

GRIFFIOEN.

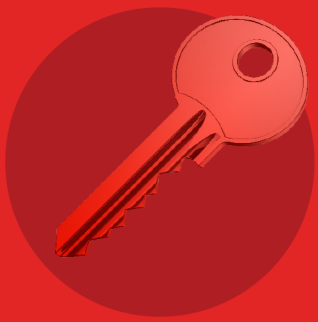
BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



RED LBP PRE-PURCHASE REPORT

- ✔ Completed by a trade professional
- ✔ Complies with NZS 4306:2005 Residential Property Inspection
- ✔ Full comprehensive written report
- ✔ Non-invasive moisture testing
- ✔ Floor level spot checked
- ✔ Summary identifying any significant faults or defects



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PRE-PURCHASE



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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- in /in/jamie-chapman-redlbp

- ✔ **Licensed Building Practitioner (LBP)**
- ✔ **12 years experience working in the building industry**
- ✔ **2 years of international building experience in Brisbane**
- ✔ **Built spec homes while working as a foreman**
- ✔ **Known for punctuality and maintaining a strong reputation for quality work**

Hi, I'm Jamie, franchise owner and inspector for Red LBP Christchurch North.

I am a Licensed Building Practitioner and qualified builder with over 12 years of experience in the industry. Born and raised in Christchurch, I expanded my expertise in Brisbane, gaining two years of international building experience before returning home in 2017. I have built several spec homes in Christchurch while also working as a foreman, further refining my skills in construction management.

Recognising the need for a career shift that would allow me to stay within the industry I'm passionate about, I took the opportunity to invest in a Red LBP franchise. This role enables me to apply my extensive building knowledge to help clients make informed property decisions.

When I'm not conducting inspections, you'll find me out on my mountain bike or spending time with my wife and our two dogs. I take great pride in my professionalism, punctuality, and the reputation I've built within the industry.



ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	49B Inwoods Road, Parklands, Christchurch 8083
Client	Tanglewood Developments Ltd
Date of Inspection	24th November 2025
Time	9:00 am
Inspector	Jamie Chapman National Certificate in Carpentry
LBP Number	BP137228
People Present	Inspector
House Occupied	Staged



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: JBC Builders Limited Ltd trading as RedLBP Christchurch North
Client: Tanglewood Developments Ltd
Date of Inspection: 24th November 2025
Site Address: 49B Inwoods Road, Parklands, Christchurch 8083
Inspector: Jamie Chapman
Qualifications: National Certificate in Carpentry

The following areas of the property have been inspected:

	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

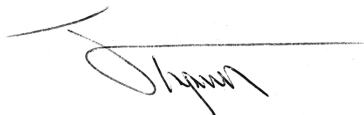
Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

Name: Jamie Chapman

Date: 24th November 2025

Signature:



(for and on behalf of RED LBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

NZS 4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.

For further detail regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

Indications of elevated moisture were detected on the north side of the dining room beside the external sliding door. The FLIR thermal imaging camera was then used with no significant thermal abnormalities discovered during the inspection. When viewing the other side, the timber weatherboards appear to have recently been replaced. It is unknown if the moisture readings detected are historic or a current issue. Further information or investigation is recommended into this area.

The roof system has visible surface deterioration to the original decramastic coating and has since been painted. There were a couple of dented metal tiles noticed around the roof system, as well as some noticeable gaps between the metal tiles and barge flashings, with birds entering between these junctions. Detailed further in the roof system section of this report.

Areas not inspected or accessed fully:

Roof space - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

Upper levels exterior cladding & joinery - The accessible areas were only viewed from a ladder.

Every effort will be made to carry out a safe and thorough inspection; however, inaccessible areas will be assessed from the best possible vantage point, with photographs taken to document all visible areas.

This Executive Summary identifies significant faults and defects and significant deferred maintenance only. Less significant items are recorded within the relevant sections of the report and are not summarised here. We kindly request that you review the report in its entirety.

PROPERTY IDENTIFIERS

Address	49B Inwoods Road, Parklands, Christchurch 8083
Legal Description	LOT 2 DP 38785
Certificate of Title	CB17K/651
Land classification	Wind Zone - Low (BRANZ - GIS). Residential Suburban. Land Technical Category Three TC3
Weather	Showers
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 1970s and is located in Parklands. It is a freehold title situated on a rear section that is flat.

The dwelling is two storey with five bedrooms and two bathrooms and a separate wash cupboard. Internally, the property has heating that is provided by heat pumps which are located in the main living area and hallway. The water system is heated by externally mounted gas califont. The internal linings are plasterboard which are decorated with paint. The floors are concrete and chipboard or similar with floor coverings being carpet and vinyl planking.

The foundation system is a concrete slab on grade, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with timber weatherboard and fibrous cement weatherboard with a paint coating. The roof is decramastic tin tiles.

There is a garage, that is attached to the house, with triple capacity. The driveway is asphalt. Generally, the property has a living aspect of west and includes hard landscaping that consists of a deck and concrete paths. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Pressed-metal tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Fibrous cement weatherboard (Horizontal)	Viewed
Timber weatherboard	Viewed
Exterior joinery	
Double-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type C1	Limited access
Roof space	
Timber-framed - roof and Concealed - skillion roof.	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Not viewed
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway	Viewed
Living room, Dining room	Viewed
Kitchen	Viewed
Bedroom 1, Walk in wardrobe, Ensuite	Viewed
Bedroom 2	Viewed
Laundry	Viewed
Bathroom	Viewed
Toilet	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Bedroom 5	Viewed
Garage	Viewed

ROOF SYSTEM

Pressed-metal tile

Coating - Painted decramastic coated.

Condition of finish - Areas showing deterioration, refer to photos below.

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage or dented - Damage or dented tiles visible, refer to the photos below.

Moss, mould or lichen - None visible at the time of the inspection.

Type of roof construction - Gable roof.

Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

Every effort will be made to safely conduct a thorough inspection, however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all viewable areas for reference.

Recommendations:

Due to the age of the roof system and the dented metal tiles noticed in a few locations, ongoing monitoring and repairs/maintenance will likely be required. Some signs of maintenance and repairs were visible at the time of the inspection, with the roof system appearing to be recently repainted, and screw fixings visible in a couple of areas. Regularly inspect for surface deterioration and leaks to maintain its condition.

We recommend that a qualified roofing professional undertake the work of assessing and repairing your roof, as walking and working on roofs can be dangerous and can damage the roofing.



Photo 3

Painted decramastic coated metal tiles are located over the dwelling.



Photo 4

A few dented metal tiles were noticed above the entrance area.



Photo 5

There were also a few other areas of dented metal tiles noticed in random locations around the roof system. It is recommended to have these repaired or replaced in the near future.



Photo 6

The original decramastic coating appears to have deteriorated and has since been painted.



Photo 7

Lifting lap join on the East side of the roof system requires resecuring down.



Photo 8

View of the painted decramastic coated metal tiled roof viewed from the east side roof elevation.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Valleys - Viewable areas only.

Material type - Butyl rubber - "single-ply"

Finish - Factory finish.

Condition - Requires maintenance.

Laps - A couple areas were slightly lifting.

Barge - Viewable areas only.

Material type - Metal.

Finish - Decramastic coating.

Condition - Requires maintenance.

Laps - Refix down areas required.

Ridges - Viewable areas only.

Material type - Metal.

Finish - Decramastic coating.

Condition - Requires maintenance.

Laps - No visible issues at the time of the inspection.

Apron - Viewable areas only.

Material type - Metal.

Finish - Decramastic coating.

Condition - Requires maintenance.

Laps - Refix down areas required.

Penetrations

Type - Pipes.

Flashing material - Rubber and lead.

Condition - No visible issues at the time of the inspection.

Flashings - Not fully visible at the time of the inspection.

Sealants - Signs of ageing.

Signs of leaking - None visible at the time of the inspection.

Recommendations:

It is recommended to have a licensed roofer to advise further on repairs and maintenance needed to the gaps visible at the barge and apron flashings located around the dwelling as driven rain may get through these gaps from time to time and birds were visible entering these junctions during the inspection.

It is recommended to install kick-out flashings to any apron flashing that flows into a gutter, these are a critical flashing in protecting the roof/wall/fascia/gutter junction, that when correctly installed diverts water away from a high weathertight area of risk.



Photo 9

Metal apron flashing located at the roof to wall junction. Areas of the missing lead flashing folding onto the metal tiles were noticed exposing some gaps.



Photo 10

The metal apron flashing has been sealed against the cladding. No kick out flashing was visible. Installing a kick out flashing will help divert the water away from the building and into the gutter.



Photo 11

Example of the visible gaps between the metal tiles and barge flashing due to the lead parts of the flashing being torn or missing. A couple birds were noticed entering through these junctions.



Photo 12

Minor water ponding and debris was visible above the entrance on the membrane valley. Ensure this is clean and clear for sufficient water flow.



Photo 13

Example of the gaps visible between the barge flashings and metal tiles. It is recommended to have a licensed roofer to advise further on repairs needed to these flashings.



Photo 14

Roof penetrations are located on the east side of the roof system.

Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

Damage/Corrosion/Leaks - None visible at the time of inspection.

Adequate outlets - Yes.

Droppers - No visible issues at the time of the inspection.

Moss and/or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes

Material - Profiled metal.

Fixings - No visible issues at the time of the inspection.

Brackets - No visible issues at the time of the inspection.

Damage - No visible issues at the time of the inspection.

Corrosion - None visible at the time of the inspection.

Leakage, blockages - No visible issues at the time of the inspection.

Discharge - Risers.

Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear. To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.



Photo 15

The metal gutter system was clean and clear at the time of the inspection.

EXTERIOR CLADDING

Fibrous cement - type - Weatherboard.
Vented cavity - No.
Finish - Painted.
Condition of finish - No visible issues.
Areas of moisture absorption - None visible.
Joints/ends - No visible issues.
Cracks/splits/breaks - None visible.
Facings and trims - Securely fixed with no gaps.
Soakers & jointers - Metal.
Ground clearance - Areas requiring attention.
Seals around doors and windows - Sealing required.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Recommendations:

It is recommended garden beds and any other ground coverings are kept below and away from the exterior cladding. This clearance is essential for the proper functioning of the cladding system and helps prevent moisture intrusion into the home via capillary action.



Photo 16

Fibre cement weatherboards are located on the South and West side of the dwelling.



Photo 17

The South side fibre cement boards appear to have been replaced.



Photo 18

No clearance was visible between the cladding and roof flashing. However no significant deterioration was observed to the cladding. Modern building methods require a gap between these junctions.

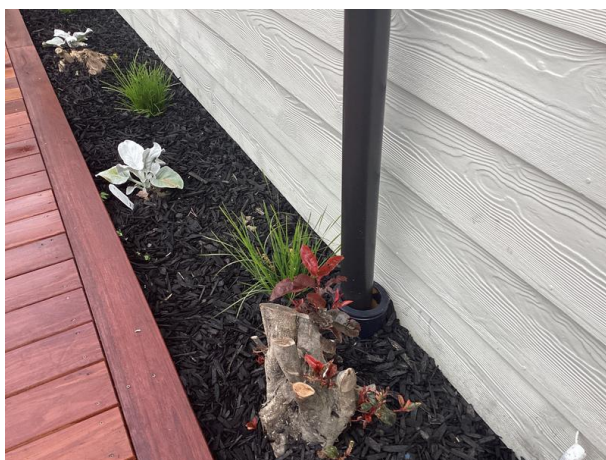


Photo 19

A couple areas of garden beds are within close proximity to the bottom of the weatherboard cladding. It is recommended to lower these garden beds.



Photo 20

Above the entrance was a visible hole in the fibre cement board. Repairing or replacing this board is recommended.



Photo 21

Near the entrance was a visible hole.
Ensure this is sufficiently sealed or repaired.

Type - Timber - Weatherboard. Fixed horizontally.
Vented cavity - No.
Finish - Painted.
Condition of finish - Recently repainted.
Areas of rot - None visible.
Cupping or curling - None visible.
Cracks/splits - Areas noted.
Facings and trims - Securely fixed with no gaps.
Ground clearance - No visible issues.
Seals around doors and windows - Areas requiring attention.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Recommendations:

The timber weatherboards appear to have been recently repainted. The overall condition on the east side weatherboards are and the condition expected for age with some maintenance and repairs recommended as detailed in the photos below. Due to the age of the weatherboards and some areas of timber splitting starting to appear ongoing maintenance and monitoring will likely be required.



Photo 22

Horizontal timber weatherboards are located around the rest of the dwelling.



Photo 23

The North side timber weatherboards appear to have been recently replaced.



Photo 24

An unused penetration hole was visible near the gas bottle station. Recommend appropriately sealing.



Photo 25

Recommend re-attaching and sealing this PVC capping on the east side of the dwelling.



Photo 26

Ensure the cladding penetration holes are well sealed. Some appear to have no silicone installed.



Photo 27

A weatherboard on the east side of the dwelling has detached away and requires resealing into place.



Photo 28

A split timber weatherboard located above the gas hot water Calfont was noticed and has been filled with silicone.

EXTERIOR JOINERY

Double-glazed aluminium joinery.

Coating - Anodised.

Joinery rubbers - No visible issues at the time of inspection.

Aluminium - No visible issues at the time of the inspection.

Hardware - Functional at the time of the inspection.

Tracks, drainage channels & weep-holes - No visible issues at the time of the inspection.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Damage - None visible at the time of the inspection.

Exterior flashings - Head flashings installed.

Scribers and/or seals - Visible gaps.

Entrance doors - Timber door and frame.

Garage joinery - Single-glazed.

Recommendations:

Make sure paint is maintained and moisture is kept at a minimum.

It is recommended to install rustic plugs/scribers or seal in key areas around exterior joinery. These plugs act as a barrier, sealing any gaps or openings to prevent water from seeping in, thereby reducing the risk of moisture.



Photo 29

Double glazed aluminium windows are located around the dwelling.



Photo 30

Future maintenance could include sealing these junctions between the cladding and aluminium windows as some visible gaps were observed.



Photo 31

Aluminium windows viewed from inside the dwelling.

FOUNDATION

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.

Cracking - None observed.

Dampness - None visible at the time of the inspection.

Concrete slab floor levels were spot-checked using a self-levelling laser. As a guide, particularly for new slabs within about the first six months, commonly accepted tolerances are: level within ± 10 mm in any one room or space, and surface deviation no more than ± 3 mm over any 3 m length. In the sampled areas, no significant faults or defects were identified.

The overall level difference measured was approximately 15mm. This is a spot-check, not a full floor-level survey.

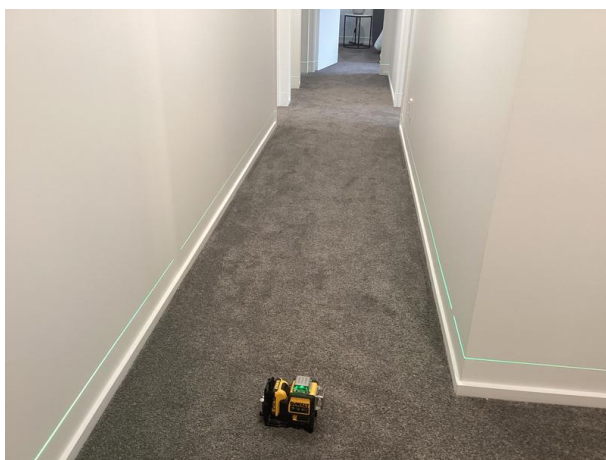


Photo 32

The floor levels were spot checked around the dwelling using a self levelling laser.

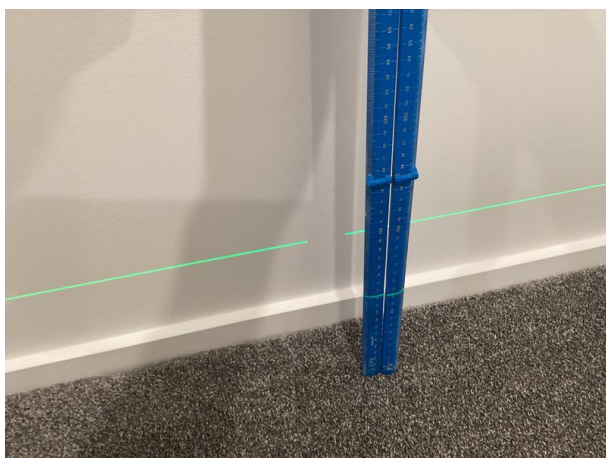


Photo 33

No significant or noticeable deviations were observed during the inspection. The overall floor levels were within an approximate 15 mm tolerance.



Photo 34

The kitchen bench tops were also checked and were level.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the bedroom.

Every effort will be made to safely access and inspect the roof space, however, if certain areas are inaccessible, they will be assessed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document visible areas for reference. It is important to note that not all parts of the roof structure may be visible during the inspection. The primary objective is to identify any significant defects observable through a visual assessment of accessible areas.

Roof frame construction and connections - Manufactured timber trusses and pitched timber framing.

Connections were not all visible.

Condition - No issues visible.

Roofing underlay - Bituminous paper with wire mesh. Condition - Areas requiring re-fixing.

Structural alterations - None visible.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Plumbing - Lagging sighted. Secured.

Plumbing type - uPVC and lagged, so not visible.

Insulation - Glass wool.

Thickness of insulation visible - None. Areas missing insulation.

Coverage - Insulation missing - Fit insulation where required.

Discharges into the roof space - None.

Stored items - No.

Defects - Areas of torn and ageing roofing underlay was noticed around the roof space.

Skillion roof

Moisture damage to interior ceiling linings - No visible signs during the inspection.

Type of construction - Enclosed.

Skillion & cathedral roofs by design do not have access to view either construction or if insulation is fitted.

Most properties with this type of roof construction over the past 50-odd years will have insulation, just to what degree cannot be easily established. The older the home the less insulation or thickness of insulation would be present.

This type of roof will or should also have ventilation allowing it to breathe and the condensation to escape.

Thus maintaining the roofing structural integrity.

The condition of the roof framing is unknown.

Recommendations:

Fill areas not covered and add another layer over the top to increase R value.

Damaged or torn roofing underlay should be repaired in accordance with the manufacturer's specifications to ensure it performs as intended and meets the requirements outlined under Clause B2 Durability of the New Zealand Building Code. Proper repairs are essential to maintain the underlay's role in providing secondary protection against moisture ingress, enhancing the roof system's overall weathertightness.



Photo 35

Some of the dwelling has a skillion roof. There is no access manhole to view the condition behind these areas.



Photo 36

View of the garage roof space area.



Photo 37

A few areas of torn underlay and signs of birds entering these areas were noticed in the garage.



Photo 38

View of the main roof space area with manufactured timber trusses supporting the roof system.



Photo 39

Future maintenance would include installing a consistent layer of insulation in the roof space.



Photo 40

There was limited access into the main roof space area due to the location of the manhole.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 16.7

Trotec T660 Moisture Metre is used for the testing of moisture levels in the dwelling.

Device is held up against the wall, timber or concrete and the unit scans up to 40mm from the surface.

Where moisture is located, the readings from the metre will increase significantly. (Note: Metal also increases the readings of capacitance metres)

Measurement Method: Capacitance - Di-electric

Measurement Range: 0-200 digits

The measurement is effected according to the dielectric measuring principle.

* The measurement results are only to be used as reference for a rough orientation.

* An important variable influencing the measured value is the bulk density of the element to be measured.

The higher the bulk density, the higher the measure value.

*If the material to be measured contains metals (e.g nails, screws, lines, pipes, foil backed plasterboard, fixings etc.) and is situated within the sensor's measuring field, the measured value increases significantly. In that event the measurement is not conclusive.

*With material thicknesses of less than 20mm there is a danger of humidity values adjacent material layers affecting the measured value.

MEASURED VALUE ASSESSMENT FOR WOOD

0 to 50 = Dry

Higher than 80 = Limit to the saturated range

Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.

MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL

For building materials the measurement results of the dielectric measuring method can only be used as reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

Values are indicative only (dry, damp, wet).

0 to 50 = Dry

50 to 80 = Damp

Higher than 80 = Wet

'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 41

Example of a base reading that was taken on an internal wall. This was the average moisture reading during this inspection.



Photo 42

Moisture testing was done around the external walls of the dwelling.



Photo 43

Moisture testing was done around the external window joinery.



Photo 44

Moisture testing was done around plumbing and wet areas.



Photo 45

Indications of elevated moisture were detected in the dining room. This is detailed further in the living and dining room section of this report.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint finish, carpet floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Entrance and Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard and timber - Paint finished.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet and vinyl planking.

Cupboards - Double - Doors - Panel.



Photo 46
Entrance.



Photo 47
Hallway.

Living and dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.

Defects - Refer to the photos below.

Recommendations:

As detailed in the photos below, indications of elevated moisture were detected on the north side of the dining room beside the external sliding door. The FLIR thermal imaging camera was then used, with no significant thermal abnormalities discovered during the inspection. When viewing the other side the timber weatherboards appear to have recently been replaced. However, there were gaps noticed between the timber weatherboards and window joinery. It is unknown if the moisture readings detected are historic or a current issue. Further information or investigation is recommended into this area.



Photo 48
Living and dining room.

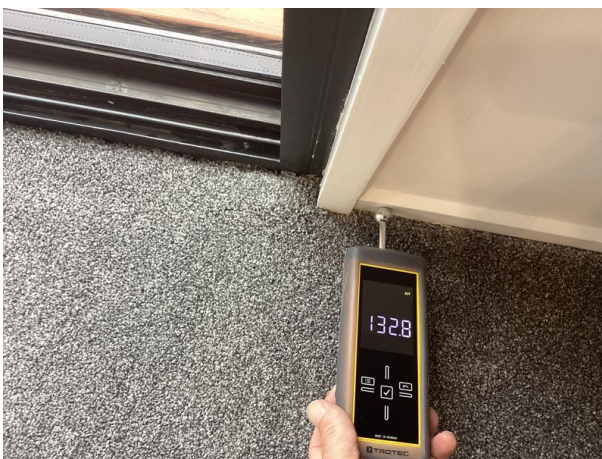


Photo 49
Indications of elevated moisture were detected on the right hand side of north side external sliding door.



Photo 50

Indications of elevated moisture were also detected on the plasterboard wall lining.



Photo 51

Example of a dry/normal moisture reading detected away from the previous photos.



Photo 52

The red arrow is pointing to where the indications of elevated moisture were detected on the other side of the wall.



Photo 53

The FLIR thermal imaging camera was then used around this area with no significant thermal abnormalities discovered during the inspection.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Solid surface.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Tiled - Sealed edge.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste

Heat shield - Tiled.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes.

Floor coverings - Vinyl planking.

Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.



Photo 54
Kitchen.

Bedroom 1, Walk-in wardrobe and Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl planking and carpet.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Tiled - Sealed edge.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes.

Heating - Yes.

Heated towel rail - Yes.

All wet areas, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 55
Stairwell area.



Photo 56
Upstairs bedroom 1.



Photo 57
Bedroom 1 ensuite.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Triple - Doors - Panel.



Photo 58
Bedroom 2.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Laundry tub/sink - Modern units, sink and benchtop joinery. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening window. Mechanical extraction not installed.



Photo 59
Laundry.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Tiled - Sealed edge.

Bath - Freestanding. Taps and waste functional - Yes.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes.

Heating - Yes.

Heated towel rail - Yes.

All wet areas, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 60
Bathroom.

Toilet

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Internal doors - Hollow core.
Floor coverings - Vinyl planking.
Condition of floor coverings - No visible issues.
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.
Ventilation - Mechanical - Functional - Yes.



Photo 61
Toilet.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Double - Doors - Panel.



Photo 62
Bedroom 3.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Quad - Doors - Panel.



Photo 63
Bedroom 4.

Bedroom 5

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Panel.



Photo 64
Bedroom 5.

Garage

Ceiling linings - None.

Wall linings - Timber - Paint finished.

Wall defects - Cosmetic issues.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.

Garage door - Sectional - Double and Single - Aluminium - - Automatic opener functional - Yes.

Floor coverings - Carpet.



Photo 65
Garage.



Photo 66

Staining and sagging was visible on the storage attic area. However, no indications of elevated moisture readings were detected around this area during the inspection.

NON-STRUCTURAL SYSTEMS

The following is a summary of the non-structural systems in the dwelling:

Driveway	Asphalt
Boundary Fences	Timber
Paths	Concrete
Deck	Timber
Electrical	Electrical system
Plumbing, Drainage & Sewerage	water supply, gully-traps and stormwater risers
Heating	Heat pump
Services	Data, gas, smoke detection and aerals

DRIVEWAY

Asphalt with timber and concrete kerb edging

Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 67

Asphalt driveway, no significant issues.

BOUNDARY FENCES

Painted timber palings fixed to timber rails with timber posts.

Condition of cladding - Refer to the photos below.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.

Recommendations:

Keep up regular maintenance.



Photo 68

The timber fences are mostly in a condition expected for age.



Photo 69

A few broken and loose timber palings were noticed.

PATHS

Plain concrete paths and patio.

Recommendations:

General upkeep and maintenance.



Photo 70

Stone paths, no significant issues.



Photo 71

North side concrete patio, no significant issues.

DECK

Timber deck over timber substrate with screw fixings.
Connected to dwelling - No.
Condition of visible timbers - No visible deterioration of timbers.
Defects - None visible at the time of the inspection.

Recommendations:

General upkeep and maintenance.



Photo 72

North side timber deck, no significant issues.



Photo 73

Timber deck leading towards the front door, no significant issues.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.

Distribution board location - Laundry.

Earth stake - Location - On the East side of the dwelling.

Metre box - Location - On the West side of the dwelling.

Electrical connection - Underground supply.



Photo 74

Meter box located on the west side of the dwelling.



Photo 75

Earth connection located on the east side of the dwelling.



Photo 76
Switchboard located in the laundry.

PLUMBING, DRAINAGE & SEWERAGE

Water source - Town supply. The water toby is located by the footpath.

Water heating

Type - Gas.

Capacity - Continuous flow.

Approximate age - Unknown.

Area serviced - Entire house.

Any visible defects - No gas bottles were installed during the inspection to test any hot water around the dwelling. It is recommended to have gas bottles installed to test the hot water before settlement.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.

Earthenware drains were noted at the property. These are prone to tree root blockage. It is recommend that these drains be CCTV inspected and cleared if required.



Photo 77

Stormwater risers are located around the dwelling.



Photo 78
East side gully trap.



Photo 79
East side gully trap.



Photo 80
Gas bottle station and hot water Califont located on the east side of the dwelling.



Photo 81
South side stormwater riser.

HEATING

Heat pump - Power connected at the time of inspection, full operation not tested.

Manufacturer - Gree.

Location - Living room and Hallway.

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance.



Photo 82
External Gree heatpump system.



Photo 83
External Gree heatpump system.



Photo 84
Gree heat pump located in the hallway.



Photo 85
Gree heat pump located in the living room.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - Tested - No.
Heat transfer system - Not applicable.
Security systems - Tested - No.
Security cameras - Not applicable.
Electricity services - Tested - Yes.
Gas services - Tested - No.
Gas bottle storage - Tested - No.
Water services - Tested - Yes.
Hot water services - Tested - No.
Foul water services - Tested - Yes.
Grey water recycling system - Not applicable.
Rainwater recycling system - Not applicable.
Solar heating - Not applicable.
Solar power/panels/inverter - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Telecommunications - Not applicable.
Lifts - Disabled access - Not applicable.
Water pump - Not applicable.
Water filters - Not applicable.
Stormwater soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Tested - No.
Communications hub - Tested - No.
Automatic garage door opener - Tested - Yes.
Ceiling fan - Not applicable.

Recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

Regular checks to ensure smoke detectors are functional.



Photo 86

Smoke alarms have been installed around the dwelling.



Photo 87

Automatic garage door openers.

CONCLUSION

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.

- **Below Average:** The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
- **Average:** This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- **Above Average:** Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well-maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

Moisture-related issues can potentially cause significant damage to a property's structures, leading to a loss of value. Therefore, it is advisable to conduct a thorough investigation of any highlighted elements and surrounding areas.

It would be advisable to have a drainage inspection completed due to the age of the property.

The property is in a condition that would be expected for the age and location.

ASBESTOS IDENTIFICATION

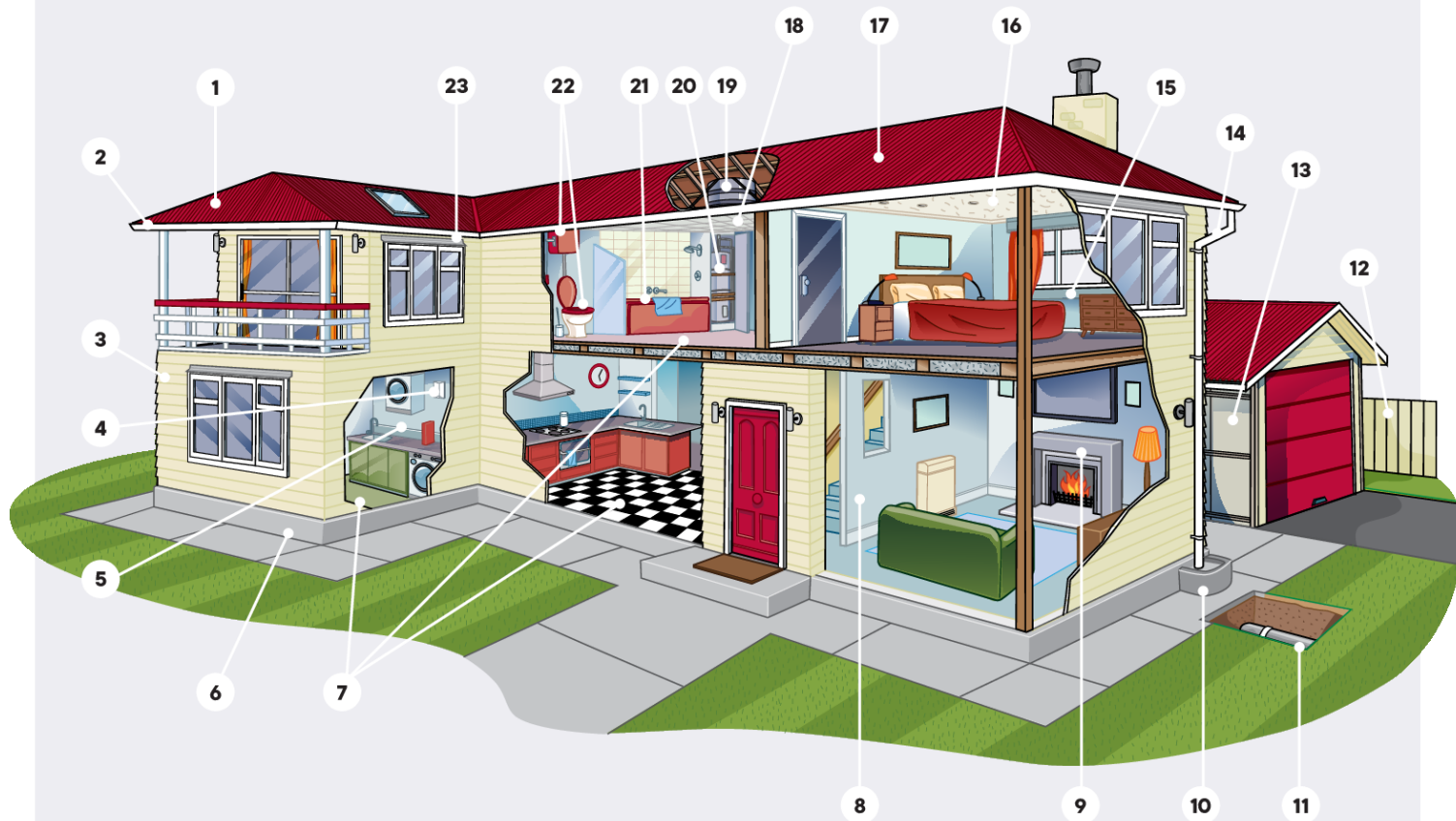
The following is a summary of possible building materials that may contain asbestos:

Exterior, possible ACM (Asbestos Containing Material).

Asbestos is a naturally occurring mineral that can be fluffed into a woolly consistency and mixed into building materials such as cement. Adding asbestos makes cement more durable, weatherproof and heat resistant, and because asbestos cement sheets are fireproof, builders initially considered them a much safer material than wood. Unfortunately, it is now well known that when asbestos particles are air borne it becomes toxic to inhale. Left undisturbed, these materials pose a negligible risk as long as they are in good condition and it is recommended that the asbestos-containing materials in good condition be left alone.

Decramastic coated roof tiles.
Fibrous cement weatherboard.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



- | | |
|--|---------------------------------|
| 1 ACM roofing panels, eg Super Six | 13 ACM clad garage |
| 2 Soffits | 14 Gutters and downpipes |
| 3 Compressed sheeting (asbestos containing material) | 15 ACM interior window panel |
| 4 Electrical meter board | 16 Textured ceiling |
| 5 Wet area lining substrate | 17 Loose fill insulation |
| 6 Cladding, including baseboards | 18 ACM ceiling tiles |
| 7 Vinyl flooring | 19 ACM water tank |
| 8 ACM partition wall | 20 ACM hotwater cupboard lining |
| 9 ACM surrounding fireplace | 21 ACM bath panel |
| 10 ACM stormwater trap | 22 ACM toilet seat and cistern |
| 11 ACM stormwater and sewage piping | 23 Exterior window flashing |
| 12 ACM fence panels | |