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SOLD ON KĀPITI
real estate

Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Thu 15 Jan 2026



5 Puriri Rd, Waikanae, Kāpiti, 5036, New Zealand

Inspector: Will Suhr
For the sole purposes of Dan Neely

** unless prior agreement made with Total Home Inspection Services Porirua City Ltd*

Date & Time

Date

Thu 15 Jan 2026

Time

8:30 AM

Weather

Light Rain 21°C

Inspector's Details

Name

Will Suhr

Mobile

021749455

Customer's Details

Name

Dan Neely

Street Address

5 Puriri Rd

Location

Kāpiti

Email

N/A

Agent's Details

Name

No agent specified

Company

N/A

Date Generated

Date

-

Note

The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation. The property report does not include in depth testing of services such as, underfloor heating, specific and specialized heating systems, heat pumps, water pumps, functionality of any solar power source, swimming pool heating or alike.

Onsite Details

Onsite Inspection Details

Details

House Orientation

South facing

Height of dwelling

Single level

Slope of Section

Gentle/Flat

Up to 10 Degrees

Persons Present

Tenants & Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage

No garage

Carport

Attached to side of the house

Shed

Storage in carport. The shed at the back of the section was not inspected.

Clothes Line

Fold Up type

Landscape

Driveway

Unsealed

Paths

Concrete & pavers

Lawns and Gardens

General maintenance recommended

Retaining Walls

None

Stairs External

Concrete

Landscape Gallery



The unsealed driveway has some low points which hold water but is generally tidy and functional



The carport structure is solid and secure



There is some water damage to the linings in the storage area of the carport which requires further investigation and remediation.



The perimeter fencing is solid and intact.

Roofing

Material Type

Corrugated Iron

Finish

Pre-finished

Comment

The roof shows general wear consistent with age, including early stage paint deterioration, areas of denting, and isolated surface rust. Rejuvenation and maintenance will be required to extend the serviceable life. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options.

Spouting

Type

UPVC spouting

Inspection Method

Accessed by ladder

Condition

Average / Reasonable

Fascia

Type

Timber

Condition

Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future.

Soffit Eaves

Type

Fibre Cement Sheet

Condition

It is common for fibre cement based products like the soffit linings to contain an element of Asbestos in their composition. This is of no concern in an inert state as long as the material is kept well sealed. It is in dust form when it poses a potential hazard. Care must be taken during the prep stage before painting or if fittings are being installed.

Chimney

Type

Steel Flue

Type

While all reasonable efforts are made to assess the state of the chimney, THIS recommends all chimneys be serviced and certified by a suitably qualified professional prior to use/purchase and a service history record be sort from the vendor if available. In some cases these may require remediation or removal.

Roofing Gallery



A once or twice yearly wash will help maintain the roofs surface condition and prevent premature deterioration



The spouting is in need of a clean out which will help prevent the risk of blockages.



The roof flashings appear to be secure, intact and are effective. No sign of failure could be found beneath where accessible to view.



The main steel flue is in good condition and is effectively flashed



If installed now, all roof penetrations greater than 85mm would need to have a soaker flashing installed beneath the boot flashing, extending to the ridge. Having a flashing installed is an optional weather tightness improvement.



Example. Dents to various locations. The dents are not affecting the performance of the roof but should not be walked on to prevent further damage.



Rust is affecting some areas. Rust should be treated with rust converter and painted to slow the deterioration.



Another example of the surface rust at the base of the sheets



The plastic deck roof is intact and secure



The plastic carport roof has holes from old fixing points

Cladding

Cladding Primary

Type	Finish
Timber bevelback Weatherboards (direct fixed)	Stain or oil
Condition	Comment
Average / Reasonable	The dwelling is mostly clad with timber weatherboards. The cladding is showing general surface wear, along with a few gaps and cracks which require attention. A stain or oil upgrade should be applied to maintain weather protection. Ongoing maintenance should include periodic recoating in accordance with the coating manufacturer's guidelines, regular cleaning, and timely replacement of any boards showing signs of decay or distortion to prevent further deterioration and maintain weathertightness.

Cladding Secondary

Type	Finish
Fibre Cement/Asbestos Shiplap Sheets - direct fixed	Paint
Condition	Comment
Good	The fibre cement/asbestos shiplap cladding appears to be in generally good condition with no obvious signs of damage or deterioration. As the material contains asbestos, it is important to avoid any disturbance such as sanding, drilling, or cutting, which can release hazardous fibres. Maintenance should be limited to gentle cleaning and repainting where required, using methods that do not compromise the surface. Any future repairs or removal should be carried out by a licensed asbestos professional. Regular inspections are recommended to ensure the cladding remains sealed and in sound condition.

Window Cladding

Type	Flashings
Single Glazed Timber & Aluminium	Fitted where required

Condition

Exterior is in average condition

Comment

Paint deterioration to most of the timber windows. The windows are due for a thorough prep and paint upgrade to prevent further degradation. Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted or replaced.

Windows and doors are considered a weather tightness risk area and a good seal must be maintained at all times. There were no current concerns found.

At the time of the inspection all non invasive moisture checks completed beneath the windows and doors were within the normal range.

Cladding Gallery



The front faces to the South



The typical single glazed timber window detail consists of a head flashing, timber scribes and sill.



The timber windows and doors require a paint upgrade where surface wear is present.



Plants in close contact with the cladding should be trimmed back to prevent the risk of premature deterioration



Due to the age of the home, some of the materials installed may contain elements of Asbestos. Please note this is safe in an inert state and must be kept well sealed. If any work is to be completed in areas that likely contain Asbestos then there are certain health and safety precautions that should be followed. Good paint quality noted.

The West side



The mitred corners should be kept thoroughly sealed to prevent the risk of rot damage. Thorough sealing improvements are required in some areas. Installing corner soakers or box corners is an optional improvement for the future.



Surface wear to the weatherboards indicates that a stain/oil upgrade is required



Paint deterioration to the timber barge boards



Rust affected nails need to be treated with rust converter and painted



Good ground clearance around the perimeter. The current building code requires a 150mm clearance between the internal floor height and the sealed ground and 225mm to unsealed ground.



External power point noted. Untested.



The North side



Good clearance between the deck and the weatherboards. This detail allows water to drain away.



Some of the homes head flashings have superficial corrosion. This will get worse if left and requires the corrosion to be removed before sealing with rust converter and painting. Risk of water ingress issues if left to deteriorate.



The East side



The hole in the cladding should be waterproofed



Cladding penetrations in general are a weather tightness risk area. Penetrations such as taps, screw fixings, gas or water pipes etc. A good seal must be maintained around all cladding penetrations over time to prevent issues.

No evidence of failure could be found however any gaps should be sealed.



Example. Any cracks such as this should be thoroughly sealed or the boards replaced.



Cat door installed

Foundations

Perimeter

Type	Condition
Concrete ring foundation	Typical for age. No structural concerns sighted.

Internal

Type	Condition
Concrete piles	No current concerns sighted

Base Cladding

Type	Condition
None	N/A

External Ventilation

Type	Ground Condition
Vents in foundation	Covered by the moisture barrier

Flooring

Type	Condition
Only Timber T&G flooring sighted	General wear and tear

Access or Doors

Position	Condition
Under deck	Reasonable access

Bearers/Joints

Type and Condition	Comments
Wire connections	No concerns with the sub floor framing or connection method at the time of inspection

Foundations Gallery



The concrete ring foundation is in a typical condition for the age. No sign of cracking or significant stress.



The concrete piles are solid at the time of inspection. Galvanised wire connects the bearers to the piles and anchors the structure to the ground.



Polyester insulation installed in the sub floor. The thermal resistance rating or R-Value is the measure used most commonly in the building and construction industry to determine a material's ability to resist the transfer of heat. The higher the R-Value the better thermal resistance the product will provide.s



A ground moisture barrier is installed to limit moisture rising from the ground into the subfloor space. This helps reduce dampness, mould growth, timber decay, and corrosion of fixings, and can improve the overall durability of the structure and indoor air quality of the home.

Services

Security

Burglar Alarm	Alarm Control Panel
No alarm installed	None
Exterior Lights	Security Lights
Exterior lights noted	Security lights noted
Smoke Sensors	Security Door Locks
The battery in the smoke alarm by bedrooms 3 & 4 requires replacement	Standard locks
Security Window Locks	
Stays to some windows	

Security Gallery

N/A

Electrical

Power Connection

Overhead

Meter Board Condition

Average for age

Switch Board Type

Circuit breakers and ceramic fuses

Electrical Gallery



Connections to the house are in good condition. Purchasers should consider an electrical condition assessment (by a registered electrician) as part of your due diligence to rule out potential issues.

Meter Board Position

East side

Switch Board Position

Part of meter board



A visual inspection of the electrical system did not show any evidence of electrical overload to switches or power points. Cover plate(s) were not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise. Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken. Power points, lights and switch testing therefore does not form part of this report.

Plumbing

External Plumbing

Drainage Under Floor

Sufficiently supported

Section Run Off

There was no visible evidence of water runoff issues around the section and there were no previous issues disclosed by the owners

Downpipes

UPVC

Gas Meter Position

No gas service to the house currently

Gully Traps

Good height noted. No sign of blockages or recent overflows.

Stormwater

T.H.I.S is unable to comment on the condition of the underground drains and services due to them being concealed. The only way to determine the condition of the pipes is via a camera inspection.

Driveway Paving Sump

None

Toby Position

Front of property

Internal Plumbing

General Condition

Average / Reasonable

Type

Only Buteline and Copper pipes sighted during the inspection. T.H.I.S is unable to comment on the plumbing types inside walls etc.

Plumbing Gallery



Only Buteline and Copper pipes sighted during the inspection.



The hot water cylinder drain is distributing water onto the ground moisture barrier. A plumber should be engaged to extend the pipe to an approved drainage outlet. Excess water in sub floors can cause premature deterioration to building materials and unhealthy conditions such as fungal growth if left.

Water Heating

System - Header Tank

Mains pressure with wet back

Unit - Condition

Average appearance

Water Heating Gallery



Hallway cupboard.

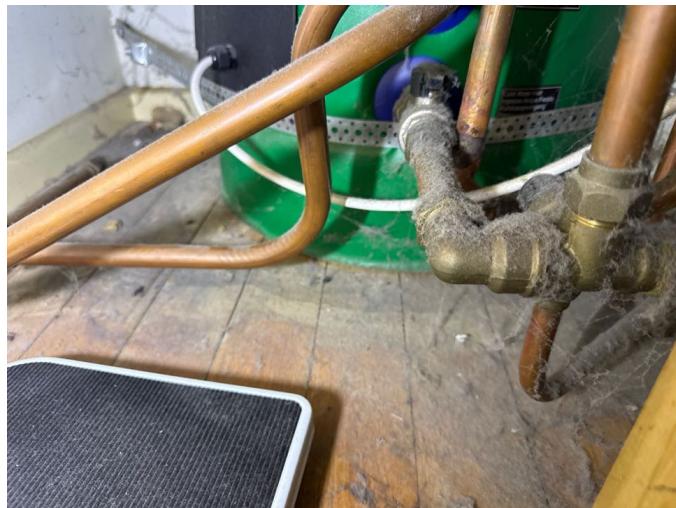
(Approximate) 180L Mains Pressure Electric Hot Water Cylinder. Seismic restraints should be installed. The pressure-reducing valve that is located at the side of the mains pressure hot water cylinder should be tested every 6 months or in accordance with the manufacturer's instructions to make sure that it is in working order.

System - Header Tank Tray

Not applicable

Unit - Year of Manufacture

Unknown



No sign of leaks at the base of the cylinder at the time of inspection. No safe tray installed which would be a requirement if installed now.

Bathrooms

Bathroom

Name	Shower
Bathroom	No Shower
Bath	Vanity Unit
Enamel over steel	Sink only
Toilet	Tapware
No toilet	Average for age
Heater	Ventilation
Electric wall heater	Mechanical ventilation
Moisture Scanning	Comments
Common failure areas examined. No unusual readings taken	The bathroom has some cosmetic wear but is generally tidy and functional. There were no current concerns found.



The rear edge of the sink is well sealed. The taps are functioning well. No concerns with the water feeds or waste under the vanity



The perimeter of the bath is sufficiently sealed. The taps are functioning well.



Wear to the cork flooring will need to be monitored



Cosmetic noted. A paint upgrade will be required in the short term.



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

Ceiling Cavities

Ceiling Cavity

Name	Roof Type
Ceiling Cavity	Pitched Roof
Roof Condition	Insulation Type
Average / Reasonable	Insulfluff and batts
Insulation Comments	Hatch Type
The ceiling cavity is in a typical condition for the age and type. There were no significant concerns sighted at the time of the inspection.	Hatch
Hatch Location	Vermin Type
Hallway	None Sighted
Vermin Comments	
No current activity sighted	

Ceiling Space / Borer

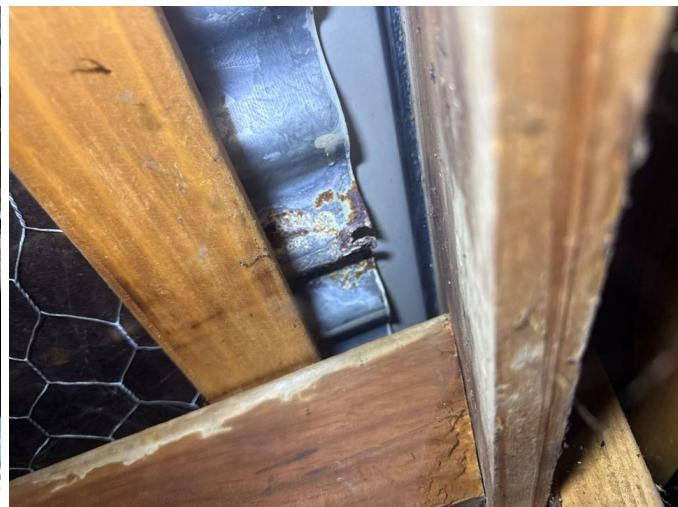
Roof Structure	Trims
No live activity sighted	No live activity sighted
Exterior Cladding	Subfloor
No live activity sighted	No live activity sighted

Comments

Any exposed timber framing should be monitored over time for borer activity. Recent activity can be identified by small mounds of 'frass' (wood dust) which is caused by the emerging adult beetles. If activity is noticed in the future, a pest industry professional should be engaged for further assessment and remediation. Structural deterioration is a risk if further assessment is not carried out.



Historic water damage to the purlins above the header tank. There is a risk of failure if this area is walked on from the top. Additional support should be installed by a builder.



Example. Rust is affecting the underside of the roofing at the top. Note the top edges have not been upturned and the underlay is short. There will be an ongoing risk of wind blown moisture entering the area. There was no evidence of recent water ingress found.



Average level of insulation installed at most locations



Extraction units vent to the exterior



The roof penetrations appear to be effectively sealed



The old copper header tank is still present in the ceiling cavity but is not a concern as it is.

Decks

Deck

Name

Deck

Category

N/A

Comments

Built using construction methods that were consistent with the time. Generally solid and functioning at the time of inspection. No current concerns with the deck structure.



Construction Type

Timber

Condition

Average / Reasonable



The timber decking is in good condition



The roof structure is solid and is well connected



No concerns with the framing structure. Solid and well connected.

Kitchens

Kitchen

Name	Oven
Kitchen	Free standing electric
Elements	Rangehood Extract
Part of oven electric	Filter type extraction only. Venting externally is the preferred method of extraction.
Dishwasher	Waste Disposal
No plumbing for a dishwasher currently	No waste disposal
Benchtops	Sinks
Formica	Stainless steel
Tapware	Units
Average for age	Painted timber
Moisture Scanning	Comments
Common failure areas examined. No unusual readings taken	The kitchen is generally in a tidy and functional condition. No concerns sighted.



The rear edge of the bench top is well sealed. The tap is functioning. No concerns with the water feeds or waste pipes under the sink.



The kitchen cabinetry and timber floor are in a tidy condition



The range hood extraction unit is functioning

Laundries

Laundry/Shower

Name	Laundry Tub
Laundry/Shower	Old concrete tub type
Washing Machine Waste	Tapware
Integrated into tub	Average for age
Dryer Vent	Other Fittings
Ceiling extraction is functioning	Acrylic shower
Heating	Ventilation
Heat lamps	Passive window ventilation
Moisture Scanning	Comments
Elevated moisture readings	General cosmetic improvements are recommended including new floor coverings. The elevated moisture readings to the wall beside the shower requires further investigation.



The old concrete tub is aging but functional



Paint deterioration to various locations



The flooring is deteriorating and should be replaced to prevent the risk of damage to the floor beneath



Average water pressure to the shower



Elevated moisture readings to the external wall by the shower.

Please note this was a visual inspection inspection using a moisture meter which has limitations. The only way to determine the condition of the internal framing is by way of invasive investigation which involves the removal of linings.



Elevated moisture readings in unusual locations.



The moisture levels by the washing machine were within the normal range

Living

Living

Room Type

Living

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Moisture Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted Pinex Tiles

External Doors

Single Glazed Aluminium Sliding Door

Heating

Fireplace

Comments

Generally tidy condition. The carpet is due for replacement.

Living Gallery



The fireplace and chimney were not checked as part of the inspection process. All fireplace manufacturers stipulate an annual service and insurance companies require evidence of due care and maintenance in the event of a claim. Purchasers should check when the fireplace was last serviced prior to the first use and have a service completed if necessary. The chimney was not checked as part of this inspection process.



The sliding door is functioning it may benefit from a service



The windows are functional



The carpet is very worn and is due for replacement



The moisture levels to the external walls were within the normal range

Bedrooms

Room Type	Floor Coverings
Bedrooms	Timber T&G
Wall Linings	Ceiling Linings
Wallpaper over plasterboard and painted plasterboard (assumed)	Painted Pinex Tiles
Internal Doors	External Doors
Hollow core	No external doors
Ventilation Ducting	Heating
Passive window ventilation	No heating
Moisture Scanning	Comments
Common failure areas examined. No unusual readings taken	There is some general cosmetic wear and tear but no concerns found.

Living Gallery



Bedroom 1



Example. Minor cosmetic defects noted.



Early stage paint deterioration to the window frames in some areas. Paint improvements recommended where surface wear is present.



The windows are functional



The moisture levels to the external walls were within the normal range



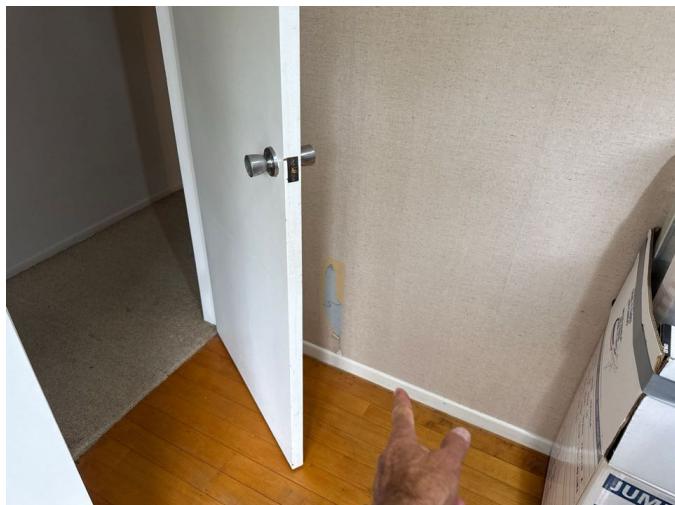
Bedroom 2



The moisture levels to the external walls were within the normal range



Bedroom 3



The internal doors are functioning.
Door stops should be installed where missing to prevent the risk of damage to the wall linings



Wear and tear to the wallpaper in areas



The moisture levels to the external walls were within the normal range



The moisture levels to the external walls were within the normal range

Toilets

Toilet

Name	Toilet
Toilet	Single flush china/acrylic
Vanity Unit	Tapware
None	No taps
Heating	Ventilation
No heating	Passive window ventilation
Comments	Moisture Scanning
The toilet (room) is generally tidy with only minor wear and tear present (mainly the flooring). The toilet is secure and functioning well.	Common failure areas examined. No unusual readings taken



The toilet is secure and in a functioning condition.



Moisture levels behind the toilet were within the normal range at the time of inspection

Galleries

Gallery

Name

Gallery



Historic moisture damage above the hot water cylinder is cosmetic only



The hallway is generally tidy

Overview

Overview

Overview Comments

The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence.

The single level timber frame dwelling has a 120m² floor area and 848m² section. The home has 4 bedrooms and 1 bathroom (split between 3 rooms). The flat section is enclosed by fencing and gates at the sides and rear. The main living area faces to the North.

The dwelling was constructed in the early 1965 and many of the original materials appear to have remained serviceable well beyond the minimum durability requirements of the current New Zealand Building Code (typically 5, 15 or 50 years, depending on the element). This suggests the materials and construction have performed well over time. However, as the building is now several decades old, ongoing maintenance and periodic replacement of materials should be expected. No assurance can be given as to the remaining serviceable life of original components.

Corrugated Iron Roofing - The roof shows general wear consistent with age, including early stage paint deterioration, areas of denting, and isolated surface rust. Rejuvenation and maintenance will be required to extend the serviceable life. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options.

Barge Boards & Fascia - Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future.

Weatherboards - The dwelling is mostly clad with timber weatherboards. The cladding is showing general surface wear, along with a few gaps and cracks which require attention. A stain or oil upgrade should be applied to maintain weather protection. Ongoing maintenance should include periodic recoating in accordance with the coating manufacturer's guidelines, regular cleaning, and timely replacement of any boards showing signs of decay or distortion to prevent further deterioration and maintain weathertightness.

Timber Windows & Doors - Paint deterioration to most of the timber windows. The windows are due for a thorough prep and paint upgrade to prevent further degradation.

Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted or replaced.

Laundry - General cosmetic improvements are recommended including new floor coverings. The elevated moisture readings to the wall beside the shower requires further investigation. Note there was no evidence of leaking beneath the floor in the sub floors.

Sub Floor/Hot Water Cylinder Drain - The hot water cylinder drain is distributing water onto the ground moisture barrier. A plumber should be engaged to extend the pipe to an approved drainage outlet. Excess water in sub floors can cause premature deterioration to building materials and unhealthy conditions such as fungal growth if left.

Smoke Alarms - The battery in the smoke alarm by bedrooms 3 & 4 requires replacement.

Personal belongings and furniture limited a full and thorough inspection of all areas of the homes interior. We recommend that when the property is vacant, a final inspection be carried out prior to settlement and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance.

Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues throughout the property.

Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation.

Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection.

This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.



There is some water damage to the linings in the storage area of the carport which requires further investigation and remediation.



Plants in close contact with the cladding should be trimmed back to prevent the risk of premature deterioration



The mitred corners should be kept thoroughly sealed to prevent the risk of rot damage. Thorough sealing improvements are required in some areas. Installing corner soakers or box corners is an optional improvement for the future.



Historic water damage to the purlins above the header tank. There is a risk of failure if this area is walked on from the top. Additional support should be installed by a builder.

Status

Site Status

Inspected

Exterior Status

Inspected

Roof Space Status

Viewed where possible

Services Status

Partially inspected

Subfloor Status

The foundation was inspected where possible

Roof Exterior Status

Inspected

Interior Status

Viewed where possible. Some locations were concealed by furniture and general belongings.

Accessory Unit Status

Briefed over

Certificate

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Dan Neely

Site Address: 5 Puriri Rd, Waikanae, Kāpiti, 5036, New Zealand

Inspector: Will Suhr

Company: Total Home Inspection Services Porirua City Ltd

Qualification: Registered member of the New Zealand Institute of Building Inspectors (NZIBI), Qualified Builder, Licensed Building Practitioner, member of the New Zealand Institute of Building Inspectors (NZIBI), Qualified & Licensed Builder

Overview Comments: The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence. The single level timber frame dwelling has a 120m² floor area and 848m² section. The home has 4 bedrooms and 1 bathroom (split between 3 rooms). The flat section is enclosed by fencing and gates at the sides and rear. The main living area faces to the North. The dwelling was constructed in the early 1965 and many of the original materials appear to have remained serviceable well beyond the minimum durability requirements of the current New Zealand Building Code (typically 5, 15 or 50 years, depending on the element). This suggests the materials and construction have performed well over time. However, as the building is now several decades old, ongoing maintenance and periodic replacement of materials should be expected. No assurance can be given as to the remaining serviceable life of original components. Corrugated Iron Roofing - The roof shows general wear consistent with age, including early stage paint deterioration, areas of denting, and isolated surface rust. Rejuvenation and maintenance will be required to extend the serviceable life. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options. Barge Boards & Fascia - Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future. Weatherboards - The dwelling is mostly clad with timber weatherboards. The cladding is showing general surface wear, along with a few gaps and cracks which require attention. A stain or oil upgrade should be applied to maintain weather protection. Ongoing maintenance should include periodic recoating in accordance with the coating manufacturer's guidelines, regular cleaning, and timely replacement of any boards showing signs of decay or distortion to prevent further deterioration and maintain weathertightness. Timber Windows & Doors - Paint deterioration to most of the timber windows. The windows are due for a thorough prep and paint upgrade to prevent further degradation. Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted or replaced. Laundry - General cosmetic improvements are recommended including new floor coverings. The elevated moisture readings to the wall beside the shower requires further investigation. Note there was no evidence of leaking beneath the floor in the sub floors. Sub Floor/Hot Water Cylinder Drain - The hot water cylinder drain is distributing water onto the ground moisture barrier. A plumber should be engaged to extend the pipe to an approved drainage outlet. Excess water in sub floors can cause premature deterioration to building materials and unhealthy conditions such as fungal growth if left. Smoke Alarms - The battery in the smoke alarm by bedrooms 3 & 4 requires replacement. Personal belongings and furniture limited a full and thorough inspection of all areas of the homes interior. We recommend that when the property is vacant, a final inspection be carried out prior to settlement and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress. This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and

any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance. Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues through out the property. Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation. Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report. Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

Site Status: Inspected

Subfloor Status: The foundation was inspected where possible

Exterior Status: Inspected

Roof Exterior Status: Inspected

Roof Space Status: Viewed where possible

Interior Status: Viewed where possible. Some locations were concealed by furniture and general belongings.

Services Status: Partially inspected

Accessory Unit Status: Briefed over

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 Inspection - and I am competent to undertake this inspection.



Inspector: Will Suh

Date: Thu 15 Jan 2026

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements 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.

Terms and Conditions



SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to visual inspection of the standard components of the home, which the inspector has reasonable access to and is the inspector's clear line of sight. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306:2005. New Zealand Standard, Residential Property Inspection. We also offer an invasive inspection, using digital imaging to inspect spaces behind walls. We are the innovators and developers of this type of inspection. This was brought to the market by us to allow for more in-depth reporting. If you have contracted us to prepare an invasive inspection report, this comprises a visual inspection (as set out above) together with cutting holes in the interior lining in specific areas, and using digital imaging to inspect the areas behind the internal linings. The invasive inspection is limited to the specific areas only that have been invasively accessed and visually documented and commented on in the body of the report.

SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The purpose of the inspection (including the invasive inspection) is to report on the condition of building elements. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code and does not investigate or comment on that.

This report:

- Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed).
- Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic molds, rotting (non-visual), electromagnetic radiation, environmental hazards.
- Does not appraise or assess the property value, or the cost of any repair work,
- Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report.
- Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances.
- Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;
- Does not investigate any underground drainage or plumbing, playground equipment, the efficiency measurement or insulation or heating and cooling equipment, vehicles, or any other object, will not be inspected or included in the report.
- Does not comment on Appliances and spa/pool equipment special cycles or features.

SECTION 3 – LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

In accordance with NZS 4306:2005 this report provides some general information about weather-tightness risks in relation to the property inspected and where appropriate comments on specific high risk design aspects, issues, or defects that are readily visible and fall within the scope of inspection. Moisture scanning has been undertaken as part of this report and the report may pick up and comment on risk factors as part of a visual inspection, but this is indicative only and is not a reliable or determinative method of detecting moisture ingress. This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mold, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home.

The nature of the leaky home problem in New Zealand means:

- Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report.
- presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.
- The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. If the client is concerned about weather-tightness, and particularly if the property inspected has areas of monolithic cladding, the client should obtain a comprehensive weather-tightness investigation from a building surveyor.

SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Should THIS (Total Home Inspection Services) be unable to physically access the roof, the inspector may employ a drone to perform a visual assessment of elevated areas. This inspection focuses on the roof's surface, aiming to spot any significant visible flaws and potential issues. The client should recognise the inherent limitations of drone inspections, as the inspector does not physically traverse the roof. THIS NZ will review the images captured and offer recommendations for any necessary or advisable further actions. The client agrees and understands that some defects, which might be detected through direct roof access, may go unnoticed in drone inspections. THIS NZ will need authorisation from the property owner and any relevant parties of adjoining properties to conduct drone operations. Additional charges apply for drone inspections.

SECTION 5 - VENDOR INSPECTIONS

The vendor is required to inform the inspector of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the inspection.

SECTION 6 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

SECTION 7 – CANCELLATION POLICY

To ensure efficient service and use of resources, we require notice of cancellation at least 24 hours prior to the scheduled inspection date and time. If you cancel your appointment less than 24 hours before it is due to take place, you will incur a cancellation fee of \$150 +gst. This fee compensates for the preparation and scheduling adjustments made in anticipation of the inspection. Please notify us as soon as possible if you need to reschedule or cancel your appointment to avoid this charge.

Glossary:

Electrical / General

Plugs, switches, and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.

Good

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally Good

Used as an overall comment to summarise the general condition of the item being checked.

Average / Reasonable

When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware

Cat doors and window handles, hinges to windows, doors and cupboards.

Deck Over Living

Deck built within the exterior wall line. Decked area is often the ceiling of a room or garage below.

External Deck

Deck built outside the exterior wall line. May be cantilevered or attached to the house and supported on posts or piles.

Header Tank

Small tank which supplies water to low pressure hot water cylinders, normally located on the roof or in the ceiling space.

Cladding

Exterior wall linings.

Gully Trap

Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby

Tap or shut off valve usually at the point where the water supply enters the property.

Soffit / Eaves

Horizontal or pitched linings under the roof overhang.

Fascia

Timber or pre-finished metal facings at the end of the roof line.

Council Property File:

Lim Report

"Land information Memorandum" is a computer generated print out of some of the information the council holds on file, mostly pertaining to the "land". If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details.

Property File

This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge.

Recommendation

Checking the Council property file for any property is recommended as part of due diligence.

Comment for this property

Recommend viewing of Council Building file.

MOISTURE DETECTION METHODS

The inspector has conducted moisture scanning of the home detailed in this report, whilst performing a detailed building inspection. This is the only method used when the inspector is performing a Pre-purchase inspection or an Independent Builders Report. Areas of typical concern such as around windows, around external doors, and along the interior of exterior walls where accessible, have been scanned with a non-invasive Protimeter moisture meter. This method, combined with the experience and training of our inspector can help to ascertain any levels of moisture within the wall cavity. Levels over 20% are considered high for more modern homes, while older homes can have a reading of around this level without concern. The fibre saturation point of older timbers (Rimu, etc.) are higher. In our experience we have found that percentage readings can be inaccurate and often misleading. Skirting boards or gib board linings can show a much higher moisture content than the timber framing behind these areas, giving a misleading indication. When scanning for moisture the inspector is trained and experienced in looking for other tell-tale signs of moisture ingress.

PROTIMETER SurveyMaster BLD5365

The world's original and best-selling dual-function moisture meter with pin and non-invasive capabilities.

FOR USE WITH:

- Wood
- Drywall
- Building Materials
- Concrete
- Fiberglass Boat Hulls

- Built-in pin probes
- Non-invasive moisture detection up to 3/4" (19mm) below the surface
- Simple to use 2-button operation
- Easy to read LED and LCD Display
- Complete with nylon carry pouch, remote pin probe, deep wall probes
- Calibration check device included to quickly check functionality



TROTEC T660 MOISTURE METER

A professional hand-held measuring device for non-destructive determination of moisture distribution in areas up to a depth of 4 cm from the surface.

Over the past decade, the T660 became one of the most commonly used non destructive moisture meters in New Zealand and was trusted by industry building inspection professionals as well as home owners, real estate agents, insurance assessors etc.

Utilising capacitance method, up to 40mm from the surface. Where moisture is located, the readings from the meter, which are displayed on the LCD, increase significantly. (Note: Metal also increases the readings of capacitance meters)

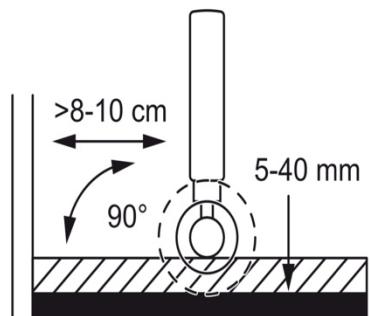
The T660 features a user settable alarm which will alert the user to high readings.



MEASURING PRINCIPLE

The measuring is effected according to the dielectric measuring principle.

- The measurement results are only to be used as a reference for a rough orientation.
- An important variable influencing the measured value is the bulk density of the good to be measured. The higher the bulk density, the higher the measured value.
- Before measuring, the measuring point is to be cleared of any impurities (e.g. paint residues, dust).
- If the material to be measured contains metal (e.g. nails, screws, lines pipes, etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.
- When the ball head is held to corners (e.g. Window frames) the measured value is generally higher, Because there is more matter in the measuring head's stray field. Toward a corner a distance of more than 8 to 10 cm has to be observed.
- During the measurement always hold the measuring head in a vertical position to the measured material, press it to the surface and do not tilt it.
- Rough surfaces will always result in a too low measured value.
- Depending on the material's bulk density the device's impact depth amounts to 20 - 40mm. Conclusions regarding zones located at a lower level cannot be drawn.
- With material thickness of less than 20mm there is a danger of humidity values from adjacent material layers affecting the measured value.
- The dielectric measurement method's main area of use consists in comparative measurements at the same construction material or similar components.



GENERAL ROOF MAINTENANCE

THE KEY THINGS YOU NEED TO CHECK NO MATTER WHAT TYPE OF ROOF YOU HAVE.

The most common type of roofing used in new New Zealand houses is galvanised or coated steel, followed by coated metal and concrete tiles.

Some maintenance tasks are common to all types of roof, others are specific to the particular roof type. Some tasks will need to be completed more often if you live close to the sea or in a geothermal area. Check with the manufacturer of your roof for specific maintenance requirements.

Flashings may not last as long as the roof so they will require more maintenance. Anything that penetrates the roof, such as pipes, flues or fixings, needs special care to ensure weathertightness.

If you are not sure about roofing work or you are uncomfortable working at heights, consider using a roofing professional. Make sure your roofing professional passes on their own and the manufacturer's warranty.

If you are painting a roof, trimming trees, cleaning guttering, replacing spouting, roofing, repairing chimneys and there are power lines nearby, arrange with your power company to disconnect the supply before carrying out the work.

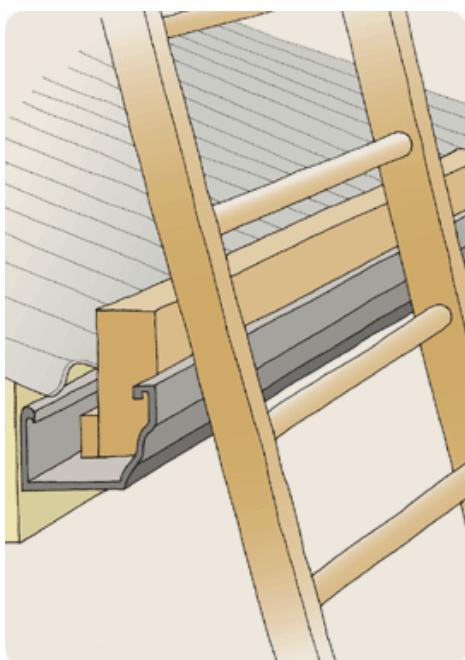
ANNUAL MAINTENANCE CHECKS

Once a year you should check your roof cladding, chimneys and flashings by getting up on to the roof. This means using a ladder. Use your ladder safely. Do not work on a wet roof.

Falling and slipping accidents are relatively common when people climb on to a roof to carry out maintenance such as painting or cleaning gutters. On a roof, particularly over 15 degrees in pitch, you generally have little or no chance of catching yourself before the edge if you slip.

Sections of roof that can't be reached by roof ladder – such as parts of a hipped roof or over dormer windows – need a secure way of fixing safety ropes.

Check that the roof can be safely walked on. Some roof materials cannot support the weight of a human (translucent sheet or severely rusted galvanised steel). Old asbestos roofs and clay and concrete tiles can be damaged when walked on so wear soft soled shoes with good grip.



When working on a roof:

- Ensure the roof is dry – do not climb on to a wet or damp roof as they can be very slippery.
- Walk along the nail lines.
- On roofs over 15 degrees, slope use a roof ladder.
- If possible use an extended window cleaning brush to clean wall cladding, eaves and joinery from the ground.

To avoid damaging the roof and guttering when you are up on the roof:

- Place a timber block in the gutter immediately behind the ladder to prevent crushing the guttering.
- Walk only along the line of nails on steel roofing.
- Step only on the front edge of the tile on tiled roofs – for full inspections use a plank as a walkway. Beware the danger of slipping as angles can be steep.
- Use a cherry picker if there is access around the house for one.

BUILDUP OF SALTS AND DIRT

This encourages rust on steel roofs, and moss and lichen on tiled roofs. Most manufacturer's warranties require regular washing, particularly in areas that don't get rain washed. Wash the roof down every 3 to 12 months according to the particular product and your location. Consult your manufacturer for specific information.

Concentrate on washing areas that do not get rain washed, such as under the eaves. You may need to wash the roof more often in coastal, geothermal or highly industrial areas to keep salt, sulphur and other deposits to a minimum.

Washing the roof also gives you an opportunity to check the general condition of your roof.

DAMAGED/UNSTABLE TV AERIAL OR RECEIVER DISH

The aerial could come loose and fall. A damaged aerial may also affect your TV reception.

There are many different makes and models of TV aerials. You are better off getting the advice of a professional rather than trying to repair or replace an aerial yourself. Although you can replace bent or corroded elements, it is probably only going to be a short-term measure.

CRUMBLING CHIMNEY MORTAR

Crumbling mortar could be due to moisture getting in. The mortar will need re-pointing and this is a job for the professionals. If the chimneypot is badly damaged you may want to consider replacing it with a metal cowl. If the chimney is no longer used, block off the top to stop birds, rain and draughts.

CORROSION OF FLUE PIPE, COWL OR FASTENINGS

This could be due to a build up of combustion deposits. Clean the flue, and the roof around it, regularly during the heating season to keep combustion deposits to a minimum. Fires can occur in flues or chimneys that haven't been cleaned. For existing corrosion, remove the rust and then paint with a zinc-rich primer. Prime with galvanised iron primer and apply roof paint. Replace severely damaged fastenings with hot dipped galvanised or stainless steel fastenings as appropriate to reduce corrosion in future. Use a chimney sweep.

INSECURE METAL FLUE

This could be due to corrosion of the fixings, especially in areas near the sea.

If the fixings have corroded, replace them with hot dipped galvanised ones. This will only be a temporary solution – you will eventually need to replace the nails, especially if you live close to the sea. Replace or re-fix others, increasing the number if necessary.

CORRODED GALVANISED METAL FLASHINGS

Corrosion is common in areas near the sea but can also occur in other areas. Flashings protect vulnerable areas of the roof. If they fail, they can affect the weathertightness of the roof allowing water to get into your home.

Remove the corrosion and paint with zinc-rich primer, metal primer and finish coat. If the corrosion is severe, replace the flashing.

LIFTED OR DISLODGED FLASHINGS

Flashings protect vulnerable areas of the roof. If they fail they can affect the weathertightness of the roof allowing water to get into your home.

Replace loose nails with new nails or screws and increase the number if necessary. Make sure there is timber below to fix the nails in to.

PONDING WATER

Water ponds when there is insufficient slope on the roof or the roof is sagging. The ponding water will cause the roof to deteriorate. This is most common on flat or membrane roofs.

Before addressing the cause, check if the roof structure is still under warranty. By making changes to the structure of the roof, you may invalidate the warranty. You may also need a building consent.

Consult with a professional if you need to make changes to the structure of the roof to address ponding.

TREES

Trees can cause many problems for roofs of all types. Overhanging branches can scratch and gouge roofing materials when blown by the wind; falling branches can damage or puncture shingles and other roofing materials; and falling leaves can clog gutters causing water to backup or run down behind the fascia.

Trees that are adjacent to the house should be kept well trimmed. Keep your gutters clear of leaves and debris. Consider using a product to prevent leaves lodging in guttering.

MAINTENANCE

Although many building materials and systems today are sold as “low maintenance”, most still require some type of maintenance to remain durable and perform well, even if this is just an occasional cleaning. Many wall cladding systems, for example, have specific maintenance requirements so ensure they remain watertight over the long term. Maintenance may be required for the warranty to remain valid.

Although the responsibility for carrying out this maintenance rests with the homeowner, contractors must explain to homeowners what work is required (see information handover above) and the potential consequences of not carrying it out. Building practitioners can benefit from houses being well maintained because this may result in fewer call backs and their work their work performing well and looking good for a much longer period of time.

GENERAL AREAS OF EXTERIOR MAINTENANCE ARE:

- Cleaning roof gutters
- Inspecting and replacing sealants
- Cleaning and re-coating roof finishes
- Cleaning and re-coating wall claddings
- Inspecting window and door flashings and glass seals
- Inspecting roof flashings/membranes/claddings
- inspecting construction gaps and keeping them clear
- Keeping ventilation clear under suspended floors

GOOD MAINTENANCE IS CRITICAL WITH CERTAIN MATERIALS OR SYSTEMS INCLUDING:

Face seal coatings on some cladding systems. These must be regularly cleaned and re-coated for weathertight performance critical sealant joints on some cladding systems.

Exposed Sealant Joints are fundamental in stopping water penetrating critical junctions critical flashings, such as window head flashings, which ensure that water is deflected over a penetration in the cladding.

HOMEOWNERS SHOULD KEEP AN EYE OUT FOR INDICATIONS OF PROBLEMS THAT REQUIRE IMMEDIATE ACTION, INCLUDING:

- Gaps around cantilevered deck joists or other cladding penetrations
- Sealant that has come loose
- Metal corrosion
- Loose-fitting cover boards, scribes or plugs
- Gaps at the end of flashings
- Rotten timber
- Cupped or buckled weatherboards
- Raised flashings
- Missing roof fixings or holes in the roof
- Overflowing spouting
- Gaps in junctions between different materials or building features
- Cracks, splits or open joints in cladding
- Gaps around window seals or sashes
- Joints or mitres that have opened or where the paint has cracked
- Water ponding on a roof or membrane deck surface
- Mould on interior walls or ceilings
- Stand or dark patches on walls
- Gaps appearing between the skirting and the wall
- Swollen skirting timber and window or door reveals
- Damp or rotten carpet

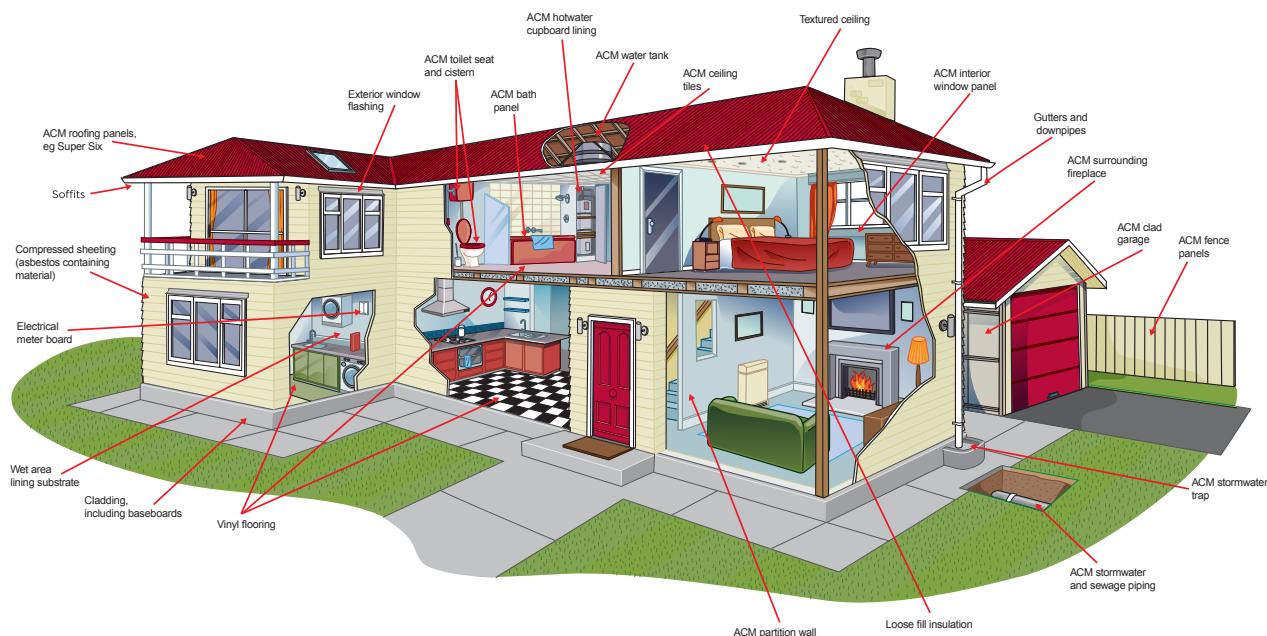
ASBESTOS

There is a one-stop shop for homeowners who need to know more about asbestos containing materials www.asbestosaware.co.nz. While this information was initially developed for people living in the Greater Christchurch area, its relevant for anyone undertaking or commissioning residential work that may involve disturbing asbestos or asbestos containing materials.

WHERE DOES ASBESTOS HIDE?

Asbestos containing products can be found in lots of places, as the image below shows. You might find it in vinyl flooring, interior and exterior wall cladding and soffits, fences, texture coatings, fireplaces, stoves, hot water cupboards, electrical switchboards, roofs, guttering and downpipes. The list goes on.

Buildings constructed before 1990 (and some up to 2000) are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly used during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.



For further information visit:

www.worksafe.govt.nz/topic-and-industry/asbestos/information-for-homeowners/

www.asbestosaware.co.nz