

GRIFFIOEN.

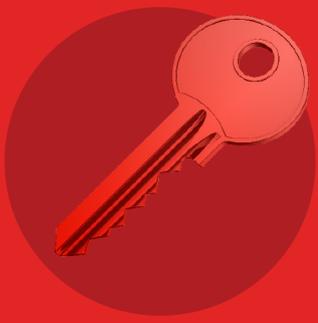
BUILDING INSPECTION REPORT

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

PRE-PURCHASE



0800 113 191 • REDLBP.CO.NZ



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

- ☎ 027 724 0904
- ✉ jamie.chapman@redinspect.co.nz
- f /redlbpchristchurchnorth
- in /in/jamie-chapman-redlbp

✔ **Licensed Building Practitioner (LBP)**

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

✔ **12 years experience working in the building industry**

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.

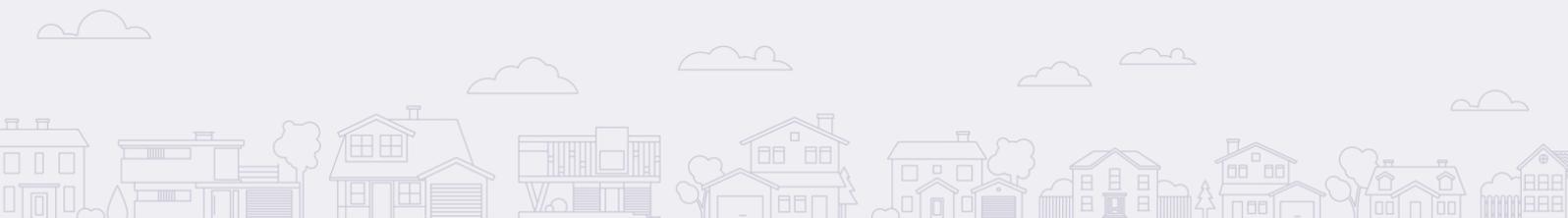
✔ **2 years of international building experience in Brisbane**

✔ **Built spec homes while working as a foreman**

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.

✔ **Known for punctuality and maintaining a strong reputation for quality work**

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	97B Opawa Road, Opawa, Christchurch 8023
Client	Craig Wattam
Date of Inspection	4th February 2026
Time	8:00 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: Craig Wattam
Date of Inspection: 4th February 2026
Site Address: 97B Opawa Road, Opawa, Christchurch 8023
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.

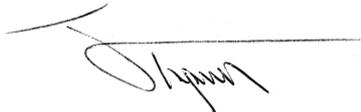
Certification:

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: 4th February 2026

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 the context of the average condition of similar buildings of approximately the same age, type of construction and material type.
(Stated in accordance with NZS 4306:2005, cl. 3.2.)

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

Certain areas of the property were not fully inspected due to access limitations at the time of inspection.

These included:

Roof space - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

These limitations may restrict the ability to identify concealed defects. Refer to the relevant sections of this report for further detail.

This Executive Summary identifies only significant defects and significant deferred maintenance. All other findings are recorded in their respective sections of the report.

PROPERTY IDENTIFIERS

Address	97B Opawa Road, Opawa, Christchurch 8023
Legal Description	LOT 2 DP 435622
Certificate of Title	533247
Land classification	Wind Zone - Medium (BRANZ - GIS).
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 2010s and is located in Opawa. It is a freehold title situated on a front section that is flat.

The dwelling is single-storey with three bedrooms, two bathrooms. Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard which are decorated with paint. The floors are concrete 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 a brick veneer and fibrous cement weatherboard with a paint coating. The roof is pressed-metal tiles.

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

BUILDING ELEMENTS

Type	Inspected
Roof system	
Pressed-metal tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Brick veneer	Viewed
Fibre cement boards and battens	Viewed
Exterior joinery	
Double-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type C2	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway	Viewed
Bedroom 1, Ensuite	Viewed
Toilet	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Kitchen	Viewed
Living room, Dining room	Viewed
Garage, Laundry	Viewed
Bedroom 3	Viewed
Office	Viewed

ROOF SYSTEM

Pressed-metal tile

Coating - Factory finish.

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

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage or dented - None visible at the time of the inspection.

Moss, mould or lichen - Areas noted, refer to the photos below.

Type of roof construction - Hip & 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 visible areas for reference.

Recommendations:

The roof displayed visible signs of lichen growth in certain areas. However, the home owner has advised me that this has been recently treated.

Maintenance recommendations:

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3

Pressed metal tiles are located around the roof system.



Photo 4

Moss/lichen was observed on the south side of the roof system.

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 - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Barge - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Hips - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Ridges - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Penetrations

Type - venting.

Flashing material - EPDM boot.

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

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

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



Photo 5
Northside vent penetration with boot flashing.



Photo 6
Metal valleys located around the dwelling.



Photo 7
Metal hips and ridges located around the roof system.

Guttering

Type - External.

Material - Profiled metal.

Snow straps - Yes.

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 - uPVC.

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.

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

Discharge - Risers.

Fascia & bargeboards

Material - Profiled metal.

Finish - Factory finish.

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

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffit width from cladding to fascia - 400 - 500 mm

Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

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 8

The metal gutter system was clean and clear at the time of the inspection. Snow straps have also been installed on the gutters.



Photo 9

The PVC downpipes were securely fixed to the dwelling at the time of the inspection.



Photo 10

Painted fibre cement soffits located around the dwelling.

EXTERIOR CLADDING

Clay brick.

Finish - Factory.

Erosion or spalling - None visible.

Mortar erosion/issues - A couple minor areas noted.

Cracking - None visible.

Loose bricks - None visible.

Brick to foundation alignment - No visible issues at the time of inspection.

Weep-holes - Raised ground levels covering weep-holes.

Vent holes - Clear at time of inspection.

Movement or cracking - None visible at the time of inspection.

Penetrations - Seal and maintain any penetrations as required.

Dampness or moisture damage - None visible at the time of inspection.

Lime leaching - None visible at the time of inspection.

Efflorescence - None visible at the time of the inspection.

Base of cladding to ground clearances - Bottom of masonry veneer cladding to paving - 100 mm.

Bottom of masonry veneer cladding to unpaved ground - 150 mm. Areas requiring lowering.



Photo 11

Brick veneer is located around most of the dwelling.

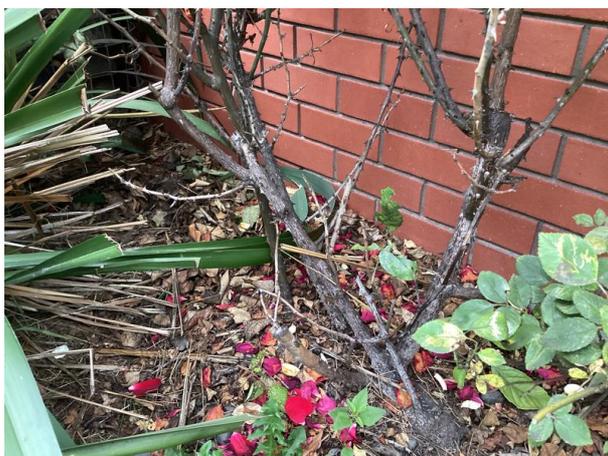


Photo 12

Some garden beds around the dwelling were covering or close to the bottom of the brick veneer and brick weep holes. See the next photo.



Photo 13

Example of a brick weep hole with the ground level below it. It is recommended to achieve this around the dwelling.

Fibrous cement - Vertical board and batten.
Vented cavity - Yes.
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 - Boxed corners.
Ground clearance - No visible issues.
Seals around doors and windows - No visible issues.

Recommendations:

Keep up regular maintenance and repainting.



Photo 14

Fibre cement boards and battens are also located around parts of the dwelling.



Photo 15

No significant issues with the fibre cement boards and battens during the inspection. Keep up regular maintenance.

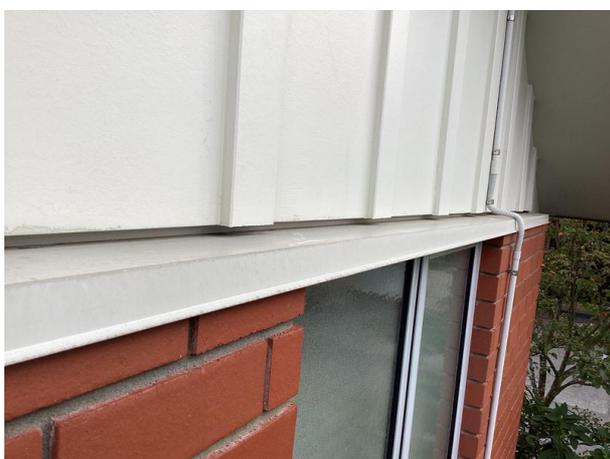


Photo 16

Metal change of cladding flashing installed between the brick veneer and boards and battens on the gable end.

EXTERIOR JOINERY

Double-glazed aluminium joinery.

Coating - Powder coated.

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

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

Hardware - Repairs or maintenance required (refer to the photos below).

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.

Recommendations:

This type of window hardware has a small plastic tag that closes the window tightly. These commonly break off through normal use. Repairing or replacing the damaged hardware will help to prevent minor draughts.



Photo 17

Aluminium windows are located around the dwelling.



Photo 18

Double glazed aluminium windows viewed from inside the dwelling.



Photo 19

A couple of the window hardware around the dwelling had broken/missing plastic tags. See the next photo.



Photo 20

Example of a window hardware with the plastic tag attached.

FOUNDATION

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.

Cracking - None observed.

Dampness - None visible at the time of the inspection.

Concrete slab floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements provide a general indication of floor performance at the time of inspection and do not constitute a compliance assessment against the Building Code or any referenced standard.

The tolerance ranges noted are provided as general guidance only and are commonly referenced for new concrete slabs within the early period after construction. In the sampled areas inspected, no significant faults or defects were identified at the time of inspection. The overall level difference measured was approximately 10mm.

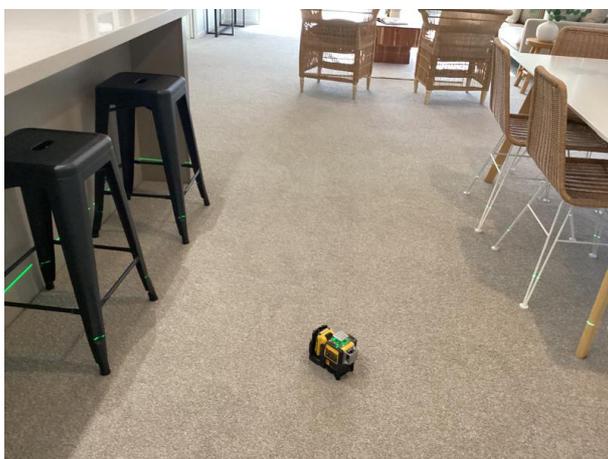


Photo 21

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

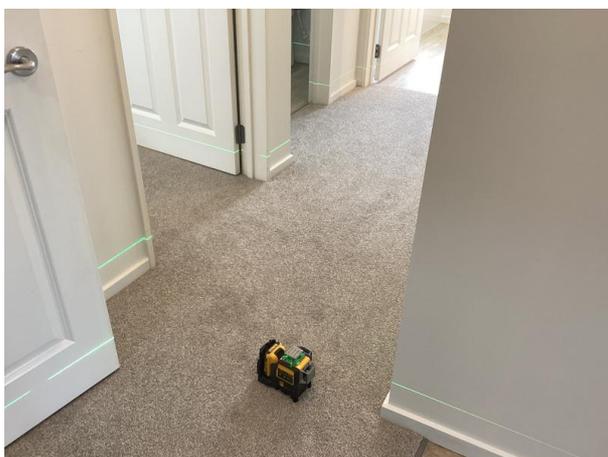


Photo 22

No significant deviations were identified during the inspection. The approximate overall floor level difference was 10 mm.



Photo 23

The kitchen Benchtops were also checked and were level.

ROOF SPACE

The ceiling space was viewed from the attic ladder via a manhole located in the garage.

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. Connections were not all visible.
Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - Torn.

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 - Heat pump piping visible.

Insulation - Glass wool.

Thickness of insulation visible - 125 mm.

Coverage - Blanket - Fitted between or over joists

Discharges into the roof space - None.

Stored items - No.

Maintenance recommendations:

Regular maintenance of the property should include periodic visual inspections of the roof space through the manhole. These checks are essential to identify potential issues such as water leaks, signs of pest infestation, or other structural concerns. Conducting these inspections can help detect problems early, allowing for timely repairs and preventing more significant damage or costly remedial work in the future.



Photo 24

View from inside the roof space.
Manufactured timber trusses supports
the roof system.



Photo 25
Acceptable coverage of glass wool insulation were visible.



Photo 26
It is recommended to check the manufacturers specifications regarding clearance around the light fittings.



Photo 27
A couple areas of torn roofing underlay were observed in the roof space. Repairing these in the future is recommended.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

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 40 mm 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 20 mm 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 28

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

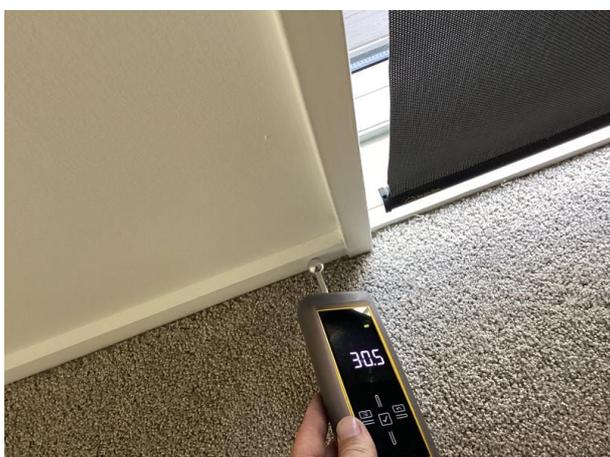


Photo 29

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

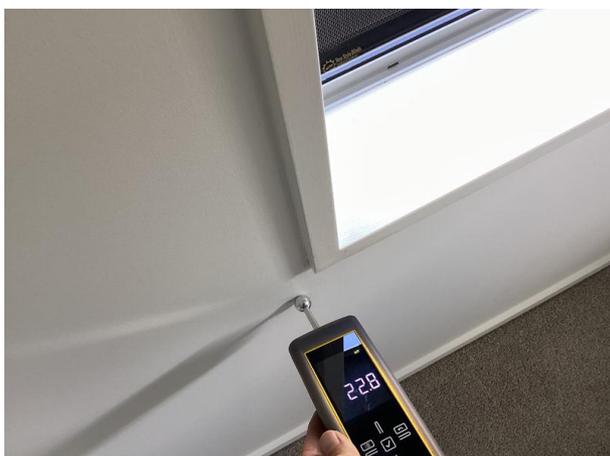


Photo 30

Moisture testing was done around the external window joinery.



Photo 31
Example of moisture testing being carried out around the external window joinery.



Photo 32
Moisture testing was done around plumbing.



Photo 33
Moisture testing was done around wet areas.



Photo 34

Elevated moisture readings were detected on the skirting board in the entrance area. This is detailed and explained further in the entrance 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 - Paint finished.

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

Internal doors - Timber and glass.

Floor coverings - Carpet and vinyl planking.

Cupboards - Double - Doors - Panel.

Recommendations:

Swelling was observed on the skirting board near the entrance, with elevated moisture readings detected in this localised area. Further moisture testing was conducted to surrounding areas and on the opposite side of the wall within the kitchen, with no additional elevated readings identified.

The moisture presence is likely attributable to general cleaning activities or a localised spill. Replacement of the affected skirting board is recommended, as MDF readily absorbs moisture, and the swelling is unlikely to subside once affected.



Photo 35
Entrance and hallway.



Photo 36
Swollen MDF skirting boards were observed by the entrance.



Photo 37
Likely due to cleaning or water spill due to their being a no visible issues around this area or on the other side of the wall during the inspection.

Bedroom 1 and ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed Safety & 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 - 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.

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 38
Bedroom 1.



Photo 39
Bedroom 1 ensuite.

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.

Vanity - Wall-mounted.

Taps & waste - functional - Yes.

Water hammer - No noise or vibration noted.

Splashback - Tiled - Sealed edge.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Ventilation - Mechanical - Functional - Yes.

Defects - A loose hand towel holder was noticed.



Photo 40
Toilet.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Vinyl planking.

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 - Inbuilt (enclosed cradle). 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.

Defects - A cracked electrical plug outlet cover was visible. However, cosmetic issue only.

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 41
Bathroom.

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 - Double - Doors - Panel.



Photo 42
Bedroom 2.

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 - None, painted plasterboard - 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 - Tempered glass.

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 43
Kitchen.

Living area

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.



Photo 44
Living area.

Garage with laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard and masonry block - Paint finished.

Wall defects - Cosmetic issues.

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

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub. 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 - Mechanical extraction not installed.

Floor coverings - Carpet.

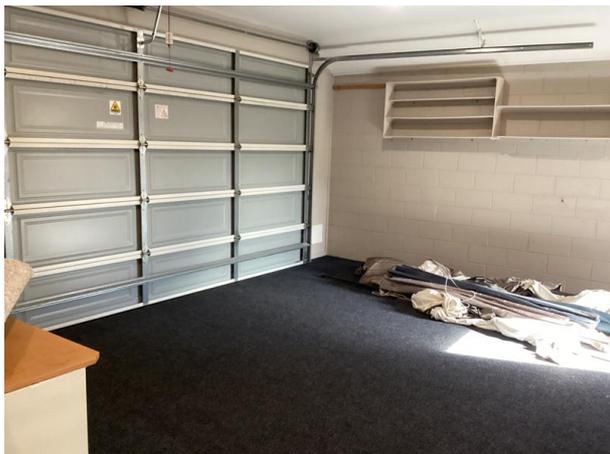


Photo 45
Garage.



Photo 46
Laundry located in the garage.



Photo 47

A light switch in the laundry was loose and would benefit from being reattached.

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 48

Bedroom 3.

Office

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 - Not applicable.



Photo 49
Office.

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	Services

DRIVEWAY

Asphalt with timber edging



Photo 50

Asphalt driveway, no significant issues.

BOUNDARY FENCES

Stained timber palings fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.



Photo 51

The timber fences are in a condition expected for age.

PATHS

Exposed aggregate paths and patio



Photo 52
West 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.



Photo 53
North side timber deck, no significant issues.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Refer two the photos below.

Distribution board location - Garage.

Earth stake - Location - Not located.

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

Electrical connection - Underground supply.



Photo 54

Meter box installed on the north side of the dwelling.



Photo 55

Switchboard located in the garage.



Photo 56

A couple light bulbs in the living area, bathroom and bedroom 1 weren't working during the inspection.

PLUMBING, DRAINAGE & SEWERAGE

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.

Gully traps and stormwater risers.

Water source - Town supply.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 300L.

Manufacture/installation date - 2011.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Any visible defects - None visible.

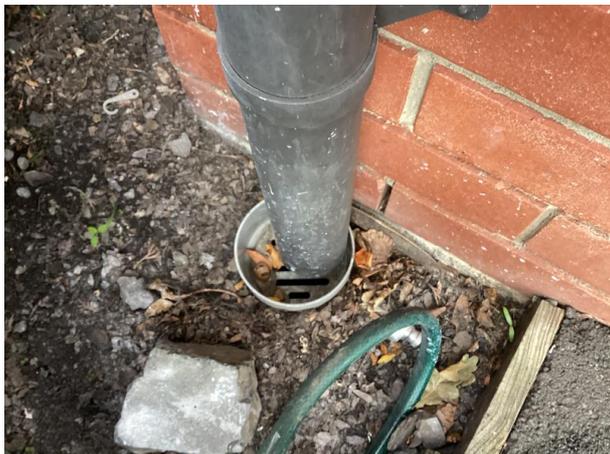


Photo 57

Stormwater risers are located around the dwelling.

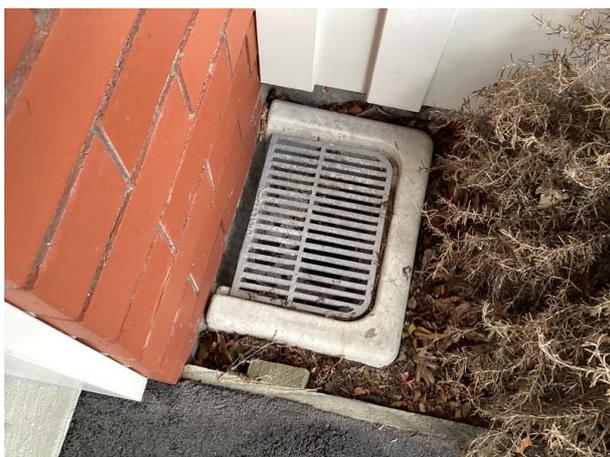


Photo 58

South side gully trap.



Photo 59
North side gully trap.



Photo 60
Hot water cylinder viewed from the hallway cupboard.

HEATING

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

Manufacturer - Mitsubishi.

Location - Living room.

Kilowatt rating - Heating - 6.8kW - Cooling - 6.0kW

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.



Photo 61
External Mitsubishi heatpump system.



Photo 62
Heat pump located in the living area.

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 - Not applicable.
Gas bottle storage - Not applicable.
Water services - Tested - Yes.
Hot water services - Tested - Yes.
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.
Data/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 - Not applicable.
Communications hub - Not applicable.
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 63
Antenna located on the roof system.



Photo 64
Satellite aerial located on the roof system.



Photo 65
Smoke alarms located in the hallways.



Photo 66
Automatic garage door opener.

CONCLUSION

As detailed in the Executive Summary section of this report, the overall condition of this dwelling is average.

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.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues.

There are areas as noted within the report where maintenance is recommended.

Other than general upkeep and maintenance, there are no obvious issues of concern.