

Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Thu 29 Jan 2026



76 Kotare St, Waikanae, Kāpiti, 5036, New Zealand

Inspector: Will Suhr

For the sole purposes of Lucy O'Hagan

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



Date & Time

Date	Time	Weather
Thu 29 Jan 2026	8:00 AM	Scattered Clouds 17°C

Inspector's Details

Name
Will Suhr
Mobile
[021749455](tel:021749455)

Customer's Details

Name
Lucy O'Hagan
Street Address
76 Kotare St
Location Email
Kāpiti 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
Southeast/Northwest

Height of dwelling
2 levels

Slope of Section
Gentle/Flat
Up to 10 Degrees

Persons Present
Owners and Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage

Double garage with internal access

Carport

No carport

Shed

Timber garden shed (not inspected)

Clothes Line

Fold Up type

Landscape

Driveway

Concrete

Paths

Concrete & pavers

Stairs External

Timber

Lawns and Gardens

Well maintained

Retaining Walls

Concrete block and timber

Landscape Gallery



The driveway slopes towards the garage and channel drain which should remove excess water from the area. The surface condition of the driveway is generally good. Common shrinkage cracking only.



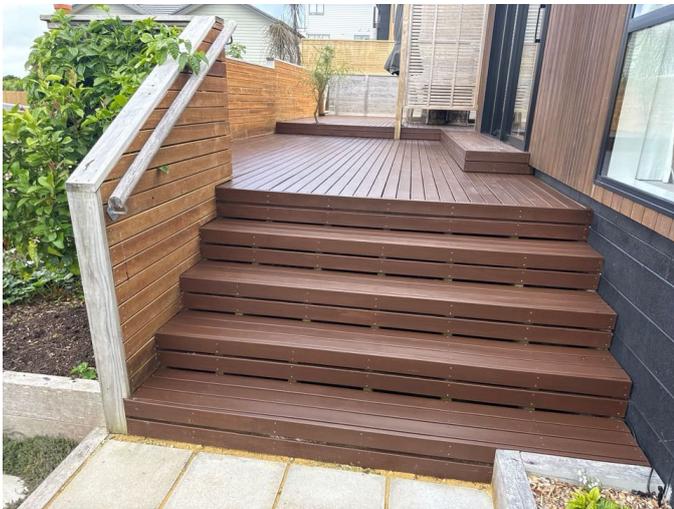
The perimeter fencing is solid and intact.



The paved paths are tidy



The condition of the retaining walls is consistent with the age of the property. The retaining walls will require ongoing monitoring. No signs of significant damage or movement at the time of inspection.



The timber stairs and handrail are solid and secure



The concrete block walls are solid



ROOF INSPECTION & REMEDIAL WORK REPORT

Client: Lizzy and Lucy
Property Address: 76 Kotare Street
Date of Inspection: 10/02/2026

1. Scope of Inspection

GSR Roofing Ltd attended the above property to investigate a reported roof leak in the vicinity of the skylight installation.

2. Findings

- Builders tape had been installed beneath the flashing system.
- The tape was restricting natural moisture escape and contributing to condensation build-up.
- Moisture accumulation had occurred beneath the roofing material.
- The roofing underlay in this area showed signs of moisture saturation where water had been sitting.

3. Remedial Work Undertaken

- Removed existing flashings around the skylight.
- Removed builders tape causing condensation retention.
- Replaced affected roofing underlay where moisture had accumulated.
- Installed new compliant flashings around the skylight.
- Ensured correct installation to allow proper water shedding and ventilation.

4. Outcome

The source of the leak was identified as moisture retention caused by incorrect installation materials beneath the flashing system. The affected underlay has been replaced and new flashings installed to restore proper waterproofing and drainage around the skylight. At the time of completion, the area was left watertight.

Completed By:

Peter Goldsmith
Director | GSR Roofing Ltd



Roofing

Material Type	Inspection Method
Lightweight Steel Trapezoidal Roof	Accessed by ladder
Finish	Condition
Pre-finished	Generally Good

Comment

The roof has a good overall visual appearance however further investigation is required due to the potentially ongoing roof leak.

Spouting

Type	Condition
Prefinished steel	Good. Regular cleaning is recommended to prevent blockages.

Fascia

Type	Condition
Prefinished steel	Good condition. Regular soft washing may help promote longevity.

Soffit Eaves

Type	Condition
Stained Timber Panels	Well sealed and in good condition

Chimney

Type	Type
No Chimney	N/A

Roofing Gallery



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



The spouting is in good condition and was clear on the day of the inspection. The effectiveness of the spouting will need to be checked during rainy periods. Due to the dry conditions that were evident on the day of our inspection we cannot comment on any leaks that maybe evident to the spouting or down pipes.



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



The roof penetrations are effectively sealed. The perimeter of the boot flashing at the base is finished with silicone which has a limited lifespan. The condition of the silicone seals should ideally be checked periodically and some replacement should be expected over time.



The owners disclosed a previous leak around the hallway skylight which was 'repaired' in July 2025. The leak didn't cause any damage and was completed by roofer. There was a bucket beneath this area nearly full of water and water pooling on the roof underlay. Further investigation is required.

Sealant used on a roof is a temporary solution only and should be monitored and maintained accordingly



Dented tiles to the southwest side beneath the skylights. The dents are not currently affecting the performance of the roof however they are prone to splitting and should not be walked on.



Cladding

Cladding Primary

Type

Timber (Abodo) Shiplap Cladding - on a cavity system

Finish

Stain or oil

Condition

Average / Reasonable

Comment

The timber shiplap weatherboards show early signs of surface deterioration in more exposed locations. While no significant failure was noted, the cladding will require ongoing maintenance to protect the timber. Particular care should be taken to ensure the end grain of the boards is well sealed, as unprotected end grain is more susceptible to moisture entry and deterioration. The timber cladding should be re-coated in the near future to maintain weather protection and extend the life of the cladding.

Timber claddings are durable when properly cared for, and regular maintenance is important to ensure their continued performance. To maintain protection against moisture and UV exposure, the weatherboards should be re-stained or oiled at intervals recommended by the coating manufacturer, or sooner if signs of surface breakdown, fading, or dryness are observed. Regular washing to remove dirt, mould, and lichen is also recommended, along with checking junctions, flashings, and sealant lines to help preserve weathertightness and extend the life of the cladding.

Cladding Secondary

Type

Brick Facade

Finish

Pre finished

Condition

Good

Comment

The brick facade is a solidly built and robust cladding system which requires little maintenance. There was no significant damage or evidence of cladding failure found at the time of inspection. The mortar joints (pointing) should be monitored for deterioration over time. If any cracks or deterioration becomes evident in the future then engage a bricklayer for improvements.

Window Cladding

Type

Double Glazed Aluminium

Flashings

Fitted where required

Condition

Good

Comment

The double glazed aluminium windows and doors are visibly in good condition, they are effectively sealed and are in a good working order. 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 Southeast



Cavity system detail behind the timber cladding. The cavity system is a modern detail that allows moisture to escape and ventilation to the back of the cladding.



The brick facade has a cavity and weep hole detail which allows ventilation and drainage to and from the cavity behind the bricks. Weep holes and ventilation gaps must be kept clear for this to be effective.



The typical double glazed aluminium window/door is face fitted with a head flashing



The surface condition of the garage door is good



The Southwest side



The current Acceptable Solution requirement of the Building Code requires that a concrete floor to ground dimension with brick veneer be 150 mm to unpaved and 100 mm to paved surfaces and cladding other than brick veneer be 225 mm to unpaved and 150 mm to paved surfaces. This dwelling generally satisfies this requirement.



Extraction vents exit through the walls



The Northwest side



Early stage surface wear to the oil/stain coat



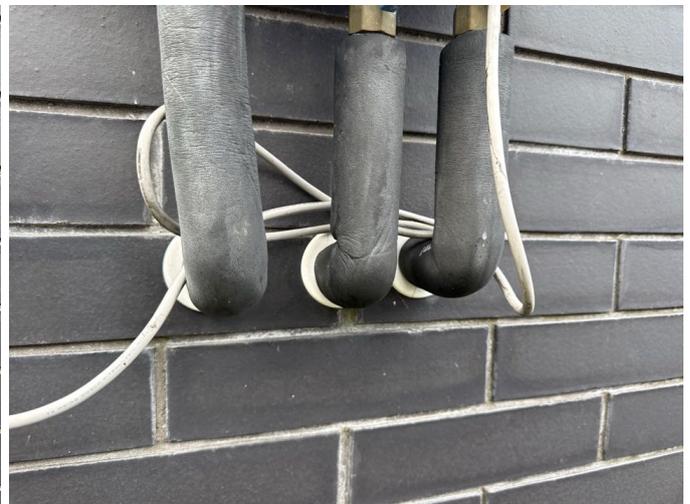
External power point noted



The Northeast side



Salts migrating out of the mortar is staining the bricks. This is cosmetic only and may be able to be washed off.



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.



Foundations

Perimeter

Type	Condition
Concrete Block	Typical for age. No structural concerns sighted.

Internal

Type	Condition
Concrete	No current concerns sighted

Base Cladding

Type	Condition
None	N/A

External Ventilation

Type	Ground Condition
No ventilation	Unable to sight

Flooring

Type	Condition
Concrete	Concealed by the internal floor coverings

Access or Doors

Position	Condition
No access. Concrete slab.	N/A

Bearers/Joints

Type and Condition	Comments
The bottom plate connection's are concealed inside the linings. T.H.I.S is unable to comment on the type or condition of the connection's. Note connection's are sighted and signed off by the council during the council inspection process.	N/A

Foundations Gallery



The concrete block ring foundation is in a typical condition for the age. There was no evidence of cracking or significant stress.



Common shrinkage cracking to the garage slab. This is not a structural concern and is commonly caused during the curing stage of the concrete hardening process.



Services

Security

Burglar Alarm

Yes but not tested

Exterior Lights

Exterior lights noted

Smoke Sensors

Yes and in a working condition at the time of inspection. Regular testing recommended.

Security Window Locks

None

Alarm Control Panel

Inside entrance

Security Lights

Security lights noted

Security Door Locks

Standard locks

Security Gallery

N/A

Electrical

Power Connection

Under ground

Meter Board Condition

Good

Switch Board Type

Circuit breaker board

Meter Board Position

In garage

Switch Board Position

Part of meter board

Electrical Gallery



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.



The modem and wiring for the internet is located in the garage (outside the scope of this inspection)

Plumbing

External Plumbing

Drainage Under Floor

Concealed in the concrete foundation

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

Side of house

Gully Traps

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

Yes and clear at the time of inspection

Toby Position

Front of property and in garage

Internal Plumbing

General Condition

Good. No plumbing issues could be found.

Type

Only Polybutylene sighted

Plumbing Gallery



Channel drain and sump to the driveway. There was no sign of current blockages or recent overflows. The effectiveness of the drains will need to be monitored over time.



The gas system is not tested as part of this inspection. T.H.I.S recommends that gas appliances are serviced regularly to ensure correct combustion, maintaining optimum efficiency and correct performance of safety devices prior to use.



Surface drain to the Southwest path



The tank and water pump under the deck uses stormwater for the toilets and external tap. Outside the scope of this inspection.



There were no plumbing issues found at the time of the inspection

Water Heating

System - Header Tank

Gas Mains Pressure System

Unit - Condition

Average appearance

System - Header Tank Tray

Not applicable

Unit - Year of Manufacture

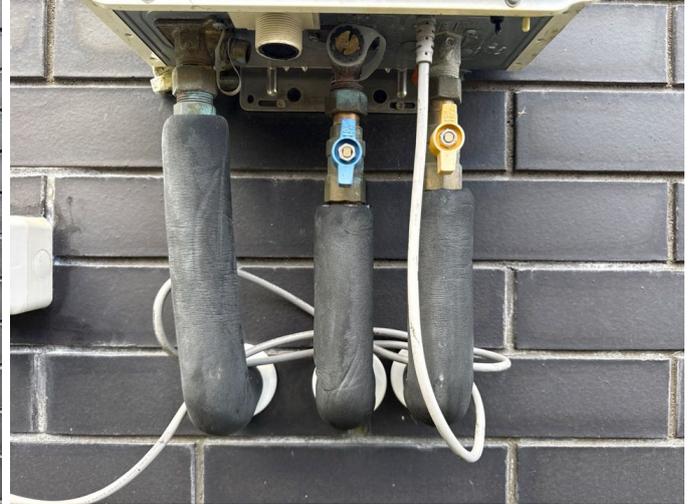
Unknown

Water Heating Gallery



Northeast side.

For reliable operation Rinnai INFINITY water heaters in residential applications should be serviced every two years. Servicing and repair should only be carried out by authorised personnel. No visible signs of issues that may affect the performance of the gas water heater.



The presence of the insulation over the pipes will help prevent UV damage

Bathrooms

Bathroom

Name

Bathroom

Bath

Acrylic

Toilet

No toilet

Heater

Under Tile heating and towel rail

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Tiled walls and base with glass frame and door

Vanity Unit

Bowl type sink on melamine cabinet

Tapware

Good working condition

Ventilation

Mechanical ventilation

Comments

The bathroom has been well maintained and is in good condition. There were no concerns found at the time of inspection.



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



The bath is visibly in good condition and is functional



The tiled shower is showing no evidence of deterioration or failure at the time of the inspection. If there are any concerns with the condition of the tiles, sealant or grout in the future, a professional Tiler should be engaged for further assessment.



Good water pressure noted. No sign of current leaks from the shower frame during water testing.



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



Ceiling Cavities

Ceiling Cavity

Name	Roof Type
Ceiling Cavity	Trusses
Roof Condition	Insulation Type
Good	Fibreglass Batts
Insulation Comments	Hatch Type
Only a small section of the roof structure was inspected due to the design. Insulation over the living areas would have been sighted and signed off by the council prior to lining.	Hatch
Hatch Location	Vermin Type
Hallway cupboard	None Sighted
Vermin Comments	
No current activity sighted	

Ceiling Space / Borer

Roof Structure	Trims
Not expected for age	Not expected for age
Exterior Cladding	Subfloor
Not expected for age	Not expected for age
Comments	
No activity sighted. Not expected or common for the age of the dwelling.	



The ducted Heatpump system can be accessed through the toilet wall.



Average level of insulation installed. There was no labelling present to indicate the R-Value of the material.

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.



Modern downlights (labelled IC) installed which are safe to have insulation placed over them.



There was a bucket and towel placed on top of the wall frame where the previous leak was found. The roof underlay had a large bulge and was full of water. The bucket was also nearly full which indicates that there may be an ongoing leak. Further assessment and remediation should be completed by an experienced roofer.

Decks

Deck

Name

Deck

Category

N/A

Comments

Good modern construction materials and building methods used. Solidly built and no concerns sighted.

Construction Type

Timber

Condition

Good



The decking is in good condition



Good clearance gap between the deck and cladding. This will allow water to escape and will prevent premature deterioration.



The balustrade is solid and connected sufficiently at the base



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

Ensuites

Ensuite

Name	Shower
Ensuite	Tiled walls and base with glass frame and door
Bath	Vanity Unit
No bath	Bowl type sink on melamine cabinet
Toilet	Tapware
Dual flush china/acrylic	Good working condition
Heating	Ventilation
Under Tile heating and towel rail	Mechanical ventilation
Moisture Scanning	Comments
Common failure areas examined. No unusual readings taken	The bathroom has been well maintained and is in good condition. There were no concerns found at the time of inspection.



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



The base of the toilet is well sealed and secure. The toilet is in a functioning condition.



The base of the shower is well sealed. There was no evidence of damage to the shower base at the time of the inspection.



Good water pressure noted. No sign of current leaks from the shower frame during water testing.



The tiled shower was showing no evidence of deterioration or failure at the time of the inspection. If there are any concerns with the condition of the tiles, sealant or grout in the future, a professional Tiler should be engaged for further assessment.

Kitchens

Kitchen

Name

Kitchen

Elements

Electric / separate bench top

Dishwasher

Yes but not tested

Benchtops

Stone

Tapware

Good working order

Moisture Scanning

Common failure areas examined. No unusual readings taken

Oven

Wall oven

Rangehood Extract

Vented to exterior

Waste Disposal

No waste disposal

Sinks

Stainless steel

Units

Melteca

Comments

The kitchen has been well cared for and is in very good condition. No concerns found.



The bench and sink areas have been well maintained and are in good condition. The tap is functioning well.

No concerns with the water feeds or waste under the sink.



The kitchen cabinetry and vinyl floor are in good condition



The range hood extraction unit is functioning



2nd sink and tap noted



The motorised skylights were not tested as part of the inspection process

Laundries

Laundry (in garage)

Name

Laundry Tub

Laundry (in garage)

Stainless tub on timber base

Washing Machine Waste

Tapware

Integrated into tub

Good working order

Dryer Vent

Other Fittings

None

No other fittings sighted

Heating

Ventilation

No heating

Through open door only

Mositure Scanning

Comments

Common failure areas examined. No unusual readings taken

The laundry is in good condition. No sign of flooding damage or significant deterioration at the time inspection.



The tub is well sealed. The tap is functioning well.



No concerns with the waste or water feeds beneath the tub



Moisture levels in the laundry were within the normal range at the time of inspection.

Living

Bedrooms

Room Type

Bedrooms

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

External Doors

No external doors

Heating

Ducted Heatpump system

Comments

The interior has been well maintained since completion and is in good overall condition. Minimal wear and tear sighted.

Living Gallery



Bedroom 1



The internal doors are functioning well. Door stops installed behind the doors.



Heating is provided by a ducted Heatpump system and ceiling vents



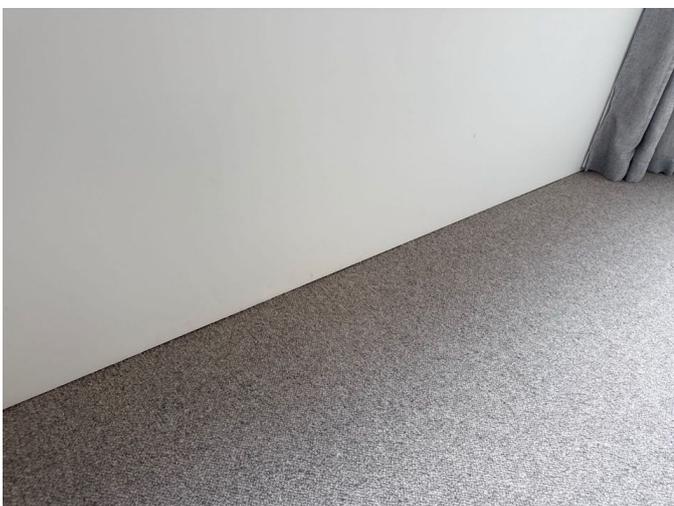
Moisture levels to the external walls were within the normal range at the time of inspection



Bedroom 2



The windows are functioning throughout



The wall and ceiling linings and carpet are in good condition



Moisture levels to the external walls were within the normal range at the time of inspection



Bedroom 3



The walk in wardrobe has a storage system in place which is secure and in good condition



Moisture levels to the external walls were within the normal range at the time of inspection

Dining/Living

Room Type

Dining/Living

Wall Linings

Painted plaster board

Internal Doors

Timber sliding door

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Vinyl planks

Ceiling Linings

Stained Timber Panels

External Doors

Double Glazed Aluminium Sliding Doors

Heating

Heatpump

Comments

The main living area is in a very tidy and maintained condition

Living Gallery



Heat pump installed, untested.
Heat pumps require regular servicing to be efficient.
The manufacturers instructions should be checked and understood with regards to future servicing requirements.



The sliding doors and windows are functioning well



The wall, ceiling linings and vinyl flooring are in good condition



The sliding door is functioning well



Moisture levels to the external walls were within the normal range at the time of inspection

Toilets

Toilet

Name	Toilet
Toilet	Dual flush china/acrylic
Vanity Unit	Tapware
Pre-finished type	Good working condition
Heating	Ventilation
No heating	Mechanical ventilation
Comments	Moisture Scanning
The toilet (room) is tidy and has been well maintained. The toilet and vanity are well sealed and functioning well.	Common failure areas examined. No unusual readings taken



The base of the toilet is well sealed and is secure. The toilet is in a functioning condition.



The sink is well sealed to the wall. The tap is functioning well. No visible concerns with the water feeds or waste beneath the sink.



There was no visible evidence of failure beneath the skylight.



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

Galleries

Gallery

Name

Gallery



The timber stairs and handrail are solid and secure



Not all areas of the garage could be fully inspected due to the presence of stored items. A full inspection is recommended once cleared. This applies to all concealed locations throughout the house.



The electric garage door is functioning



The small office space is 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 thoroughly checked by potential purchasers as part of their due diligence.

The 2 level timber frame dwelling has a 169m² floor area and was completed in 2020. The home has 3 bedrooms, an office and 2 bathrooms. The sloping 450m² section is enclosed at the sides and rear by fencing and gates. The main living outlook is to the Northwest.

The home is in an average/good overall condition when compared to other similar homes of this age and type. The homes construction materials are still functioning as intended but will only continue to do so with regular checks and maintenance. Regular maintenance will ensure the structure continues to meet the durability requirements of the building code.

Timber Cladding - The timber shiplap weatherboards show early signs of surface deterioration in more exposed locations. While no significant failure was noted, the cladding will require ongoing maintenance to protect the timber. Particular care should be taken to ensure the end grain of the boards is well sealed, as unprotected end grain is more susceptible to moisture entry and deterioration. The timber cladding should be re-coated in the near future to maintain weather protection and extend the life of the cladding.

Roof - The roof requires further professional assessment to determine if there is an on going leak at the previous location. The bucket should be emptied and the water removed from the roof underlay inside the ceiling cavity.

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.

N/A

Status



Site Status

Inspected

Exterior Status

Inspected

Roof Space Status

Unable to fully inspect due to the design and lack of access

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: Lucy O'Hagan

Site Address: 76 Kotare St, 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 thoroughly checked by potential purchasers as part of their due diligence. The 2 level timber frame dwelling has a 169m² floor area and was completed in 2020. The home has 3 bedrooms, an office and 2 bathrooms. The sloping 450m² section is enclosed at the sides and rear by fencing and gates. The main living outlook is to the Northwest. The home is in an average/good overall condition when compared to other similar homes of this age and type. The homes construction materials are still functioning as intended but will only continue to do so with regular checks and maintenance. Regular maintenance will ensure the structure continues to meet the durability requirements of the building code. Timber Cladding - The timber shiplap weatherboards show early signs of surface deterioration in more exposed locations. While no significant failure was noted, the cladding will require ongoing maintenance to protect the timber. Particular care should be taken to ensure the end grain of the boards is well sealed, as unprotected end grain is more susceptible to moisture entry and deterioration. The timber cladding should be re-coated in the near future to maintain weather protection and extend the life of the cladding. Roof - The roof requires further professional assessment to determine if there is an on going leak at the previous location. The bucket should be emptied and the water removed from the roof underlay inside the ceiling cavity. 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.

Site Status: Inspected

Subfloor Status: The foundation was inspected where possible

Exterior Status: Inspected

Roof Exterior Status: Inspected

Roof Space Status: Unable to fully inspect due to the design and lack of access



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 Suhr

Date: Thu 29 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.

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.

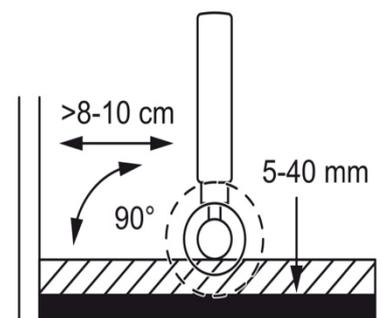
Utilising capacitance method, up to 40mm from the surface. Where moisture is located, the readings from the meter, which are displayed on the LCD, increase significantly. (Note: Metal also increases the readings of capacitance meters)

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.

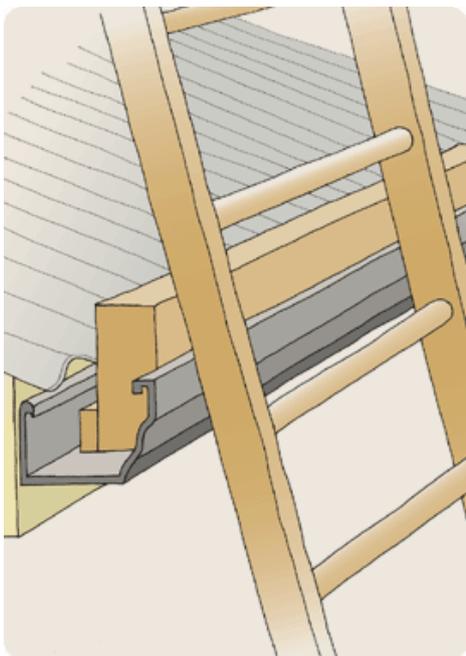
ANNUAL MAINTENANCE CHECKS

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 chimney pot 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 window and door flashings and glass seals
- Inspecting and replacing sealants
- Inspecting roof flashings/membranes/claddings
- Cleaning and re-coating roof finishes
- inspecting construction gaps and keeping them clear
- Cleaning and re-coating wall claddings
- 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 canter-levered deck joists or other cladding penetrations
- Gaps in junctions between different materials or building features
- Sealant that has come loose
- Cracks, splits or open joints in cladding
- Metal corrosion
- Gaps around window seals or sashes
- Loose-fitting cover boards, scribes or plugs
- Joints or mitres that have opened or where the paint has cracked
- Gaps at the end of flashings
- Water ponding on a roof or membrane deck surface
- Rotten timber
- Mould on interior walls or ceilings
- Cupped or buckled weatherboards
- Stand or dark patches on walls
- Raised flashings
- Gaps appearing between the skirting and the wall
- Missing roof fixings or holes in the roof
- Swollen skirting timber and window or door reveals
- Overflowing spouting
- Damp or rotten carpet

CARING FOR YOUR JOINERY.

Maintain your aluminium windows and doors by washing them regularly. Remember aluminium joinery is low maintenance, not no maintenance.

WHAT TO USE?

Use a mild soap, warm water and a quality liquid is always handy and works well. Simply wash the entire frame with soapy water, rinse with clean water and dry to avoid streaking.

POINTS TO NOTE

Proper drainage is important to extend the lifetime of your windows and doors.

Remove any debris clogging drain holes. And ensure sliding door tracks are clean and free from debris.

Reduce condensation by removing or limiting moisture sources and improving ventilation. Excessive moisture can reduce performance and cause permanent damage.

WHAT NOT TO USE?

Never use solvent cleaners as they can damage the powdercoating on your windows and doors. Common solvents like petrol, acetates, thinners and Methyl Ethyl Ketone (MEK) are very damaging, including Jif.

Highly acidic, alkali and many common household solvent or alcohol-based cleaners are also not recommended.

HOW OFTEN

- Coastal - clean every 3 months
- Geothermal - clean every 3 months
- Industrial - clean every 3 months
- Rural - clean twice a year
- Residential - clean twice a year

PAINT SPLASHES, SEALANTS, CONCRETE AND MORTAR

After first testing a non-visible area, remove paint or sealant splashes with a cloth soaked in methylated spirits. Spirit must be washed off immediately with soapy water after use

During construction concrete and mortar splashes can damage your joinery.

SUNSCREENS

It is important to note that sunscreens containing Zinc or Titanium oxides, will damage the powdercoat surface of your joinery over time.

It is recommended that joinery which has come into contact with sunscreens, either during construction or in general, is cleaned with soapy water and then rinsed clean immediately.

FURTHER TIPS

Opening louvre windows to different angles will allow the sun to make contact evenly across the surface to assist with uniform colouration and drying.

CARING FOR YOUR HARDWARE AND ENTRY DOOR.

Maintain your hardware, components and entry door with proper use and regular cleaning. Help your windows and doors keep working for longer.

WHAT TO USE?

Wash your hardware every month with a mild cleaner like dishwashing liquid mixed with warm water. Adjust and lubricate your hardware as directed by your supplier.

- Clean hinges and window stays at the same time as your aluminium joinery, with a mild cleaner.
- Door closers should be checked and maintained. If doors are slamming shut, adjust or consult your supplier.
- Check for and replace all damaged components of your window and door system. This includes seals, gaskets, rubbers and rollers. Damaged components can reduce lifetime considerably.
- Entry door - look after as stated above; and clean panels and other surfaces by following the same guidance as for your windows and doors.
- Split hinges should be replaced. Wedging doors open can cause permanent damage.
- Timber panels (and louvres):
- Timber should be sealed around all 6 sides to ensure optimal performance and longevity - talk to your local fabricator for more information. For care and maintenance of your timber doors, please refer to your timber door supplier.

WHAT NOT TO USE?

Avoid washing with household cleaning sprays as they can be too aggressive and cause damage. Do not oil keyholes of locks. Do not slam covering new entry doors.

HOW OFTEN?

- Coastal - clean every month
- Geothermal - clean every month
- Industrial - clean every month
- Rural - clean every month
- Residential - clean every month