

# GRIFFIOEN.

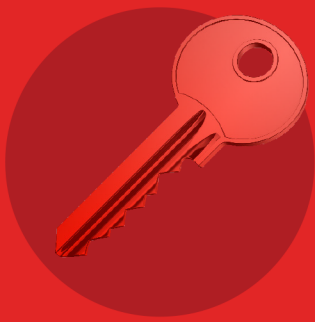
## BUILDING INSPECTION REPORT

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

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

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

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



## RED LBP PRE-PURCHASE REPORT

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



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# PRE-PURCHASE



# YOUR INSPECTOR



## Jamie Chapman

Red LBP Inspector for Christchurch North

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

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

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

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

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

## ABOUT RED LBP

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

For more information, visit [redlbp.co.nz](http://redlbp.co.nz).

# TABLE OF CONTENTS

<b>TITLE PAGE</b>	1
<b>YOUR INSPECTOR</b>	2
<b>TABLE OF CONTENTS</b>	3
<b>PRE-PURCHASE BUILDING REPORT</b>	4
<b>CERTIFICATE OF INSPECTION</b>	5
<b>SCOPE OF REPORT, LIMITATIONS &amp; CONDITIONS</b>	6
<b>EXECUTIVE SUMMARY</b>	8
<b>PROPERTY IDENTIFIERS</b>	9
<b>BUILDING DESCRIPTION</b>	9
<b>BUILDING ELEMENTS</b>	10
ROOF SYSTEM	11
EXTERIOR CLADDING	17
EXTERIOR JOINERY	21
FOUNDATION	23
ROOF SPACE	25
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	26
INTERIOR LININGS	30
BALCONY	39
<b>NON-STRUCTURAL SYSTEMS</b>	41
DRIVEWAY	42
BOUNDARY FENCES	42
PATHS	43
ELECTRICAL	44
PLUMBING, DRAINAGE & SEWERAGE	46
HEATING	48
SERVICES	49
CONCLUSION	52



# PRE-PURCHASE BUILDING REPORT

<b>Property Address</b>	7/24 Whitmore Street, Edgware, Christchurch 8013
<b>Client</b>	Jonathan Booth & Aurora Lin
<b>Date of Inspection</b>	7th February 2026
<b>Time</b>	8:00 am
<b>Inspector</b>	Jamie Chapman National Certificate in Carpentry
<b>LBP Number</b>	BP137228
<b>People Present</b>	Inspector
<b>House Occupied</b>	No



# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**Company:** JBC Builders Limited Ltd trading as RedLBP Christchurch North  
**Client:** Jonathan Booth & Aurora Lin  
**Date of Inspection:** 7th February 2026  
**Site Address:** 7/24 Whitmore Street, Edgeware, Christchurch 8013  
**Inspector:** Jamie Chapman  
**Qualifications:** National Certificate in Carpentry

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.

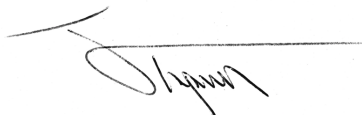
Certification:

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:** 7th 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 - There was no viewable roof space as the roof was of a skillion construction.

Roof system - Were viewed using a drone.

Upper-level exterior cladding & joinery - The accessible areas were only viewed from a 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

<b>Address</b>	7/24 Whitmore Street, Edgware, Christchurch 8013
<b>Legal Description</b>	UNIT 7 DP 406257 ON LOT 1 DP 387713 HAVING SHARE IN 1043 SQ METRES
<b>Certificate of Title</b>	421953
<b>Land classification</b>	Wind Zone - Medium (BRANZ - GIS). Residential Medium Density. Land Technical Category Two TC2
<b>Weather</b>	Fine
<b>Soil</b>	Dry
<b>Site Exposure</b>	Sheltered

## BUILDING DESCRIPTION

The dwelling was originally built in the 2000s and is located in Edgware. It is a unit title situated on a rear section that is flat.

The dwelling is two-storey with three bedrooms, and one bathroom. 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 vinyl and carpet.

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 fibrous cement weatherboard and masonry blocks. The roof is profiled metal and membrane.

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 concrete paths. Soft landscaping of gardens.

# BUILDING ELEMENTS

Type	Inspected
<b>Roof system</b>	
Profiled metal	Limited access
Membrane roofing	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
<b>Exterior cladding</b>	
Fibrous cement weatherboard (Horizontal)	Limited access
Masonry blocks	Limited access
<b>Exterior joinery</b>	
Double-glazed aluminium joinery with timber reveals.	Limited access
<b>Foundation</b>	
NZS3604 - Type C2	Limited access
<b>Roof space</b>	
Timber-framed - roof	Limited access
<b>Wall framing &amp; non-invasive moisture testing</b>	
Timber-framed - wall	Considered
<b>Interior linings</b>	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway, Stairway	Viewed
Garage, Laundry	Viewed
Bedroom 1	Viewed
Living room	Viewed
Kitchen	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
<b>Balcony</b>	
Balcony	Limited access

# ROOF SYSTEM

Moss, mould or lichen - Roofing material - Profiled metal - Long run.  
Coating - Factory finish.  
Condition of roofing material coating - No visible issues at the time of the inspection.  
Fixings - Screw.  
Laps - Correctly lapped.  
Corrosion or damage to the roofing material - None visible at the time of the inspection.  
Moss, mould or lichen - A couple of spots were visible.

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

The roof and its systems were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that are clearly visible during the inspection will be noted.

## 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**  
The second story roof system was viewed via a drone.



**Photo 4**

A long run profiled metal roof with screw fixings is located over the dwelling.

#### Membrane Roofing

Located - On the North side first story

Material - Butyl rubber - "single-ply"

Fall - 2° - minimum 2.0° for flat roofing materials.

Ponding - None noted.

Outlets & Rainheads - Adequate and correctly fitted.

Substrate - No visible issues.

Membrane securely fixed to the substrate - Areas requiring maintenance.

Joints & Laps - No visible issues.

Upstand heights - Not visible.

Adequate clearances to cladding - Complies.

Any stormwater discharges from other roofs - Yes.

Surface damage - None visible.

Ageing or splitting - Not visible.

Blistering - None visible.

Moss, mould or lichen - None visible 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:

No current significant issues, recommend re-glueing/securing the loose membrane noticed in the gutter.





**Photo 5**

Membrane roof located on the north side of the dwelling. The membrane in the gutter was loose and would benefit from re-glueing/securing down.

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.

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.

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 - Pipes.

Flashing material - EPDM boot.

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

Flashings - Water-shed back flashing in place.

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

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

**Recommendations:**

Recommend keeping the roof penetrations well sealed and maintained.



**Photo 6**

Metal barge flashings and roof penetrations with a boot flashings located on the section story.



**Photo 7**

Metal ridge capping located on the high point of the roof.

#### Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes.

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

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

#### Downpipes

Material - Profiled metal.

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

Brackets - Corrosion visible.

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 - Timber.

Finish - Painted finish.

Damage - General maintenance is recommended.

#### 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 - Variable.

#### Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear. It is recommended to keep the gutter system clean and clear.



**Photo 8**

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



**Photo 9**

Painted fibre cement soffits located around some of the dwelling.



**Photo 10**

The metal downpipes were securely attached to the dwelling at the time of the inspection. Some corrosion was noticed. No current significant issue.

# EXTERIOR CLADDING

Fibrous cement - Bevel back weatherboard.  
Vented cavity - No, directly fixed to the framing.  
Finish - Painted.  
Condition of finish - Maintenance required.  
Areas of moisture absorption - None visible.  
Joints/ends - Recommend sealing  
Cracks/splits/breaks - None visible.  
Ground clearance - No visible issues.  
Seals around doors and windows - No visible issues.

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

## Maintenance recommendations:

It is recommended to regularly maintain the painted surfaces, in accordance with the manufacturer's recommendations for the specific cladding type, is essential to preserving weathertightness. Proper upkeep helps protect the cladding from environmental exposure, prevents deterioration, and ensures the building's exterior remains effective at repelling moisture.



**Photo 11**  
Horizontal fibre cement weatherboards are located around some of the dwelling.



**Photo 12**  
A gap was visible in the weatherboards located at the balcony junction on the north side. Recommend sealing.





**Photo 13**

A couple other cladding penetration holes would benefit from being sealed. Photo of the west side tap.



**Photo 14**

Near future maintenance would include repainting the fibre cement weatherboards as surface fading was noted and gaps at the weatherboard joins were starting to open.



**Photo 15**

Paint flaking and detaching was visible on the steel portal located around the garage door.



**Photo 16**

The Westside weatherboard subscriber was loose. Recommend resecuring into place.

Masonry block.

Finish - Factory.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Lintels - No visible issues.

Loose blocks - None visible.

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

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

Penetrations - No visible issues at the time of inspection.

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. Minimum clearances are not achieved in places due to the asphalt driveway.

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

**Recommendations:**

Keep up regular maintenance.



**Photo 17**

Masonry blocks are also located around some of the dwelling. No significant visible issues during the inspection.

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## 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 - Functional at the time of the inspection.

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

Reveals - Timber.

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

Damage - None visible at the time of the inspection.

Exterior flashings - Head flashings installed.

Scribers and/or seals - Sealed.

Entrance doors - Timber door with aluminium frame.

Garage joinery - Single-glazed.

Garage door reveals - Reveals in contact with paved surface.

Defects - Refer to the photos below.

### Recommendations:

Keep up regular maintenance. It is recommended to seal the ends of the head flashing to weatherboard junctions.



**Photo 18**

Double glazed aluminium windows are located around the unit.



**Photo 19**

Gaps were visible at the head flashing into weatherboard junctions. It is recommended to seal these areas.



**Photo 20**

Moss buildup was visible between the weatherboard and head flashing.



**Photo 21**

Aluminium windows viewed from inside the dwelling. No significant issues during the inspection.



# FOUNDATION

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

Cracking - As observed in the garage.

Dampness - None visible at the time of the inspection.

The floor levels were checked using a self-levelling laser and are within acceptable tolerances as set out by MBIE.

There are indications of undulations and minor slopes at random locations. However, carpet and underlay wear will be contributing to this due to high-traffic areas.

Tolerances as per MBIE guide to tolerances, materials and workmanship in new residential construction 2015. as per below:

- Finished floor slope no more than 1:200 = 5 mm per 1 metre - MBIE

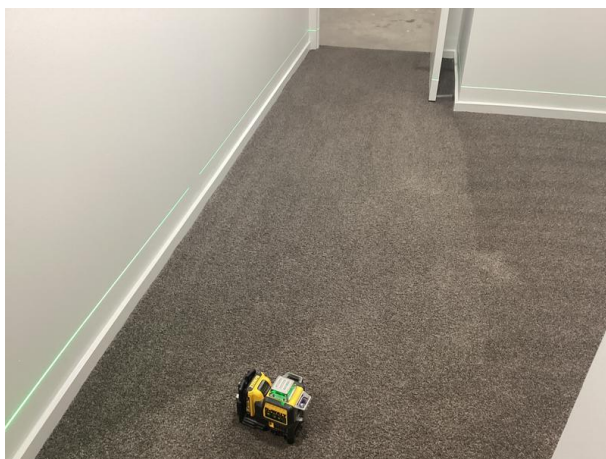
Ministry of Business, Innovation and Employment (MBIE)

The property had an overall level difference of approximately 15mm (where measured) with a self-levelling laser. This is not a floor-level survey and only a spot-check.



**Photo 22**

A couple of concrete cracks were noticed on the floor in the garage. No significant separation was noticed.



**Photo 23**

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



**Photo 24**

No significant deviations were observed during the inspection. The approximate overall floor level difference was 15mm.



**Photo 25**

The kitchen bench tops were also checked and were level.

# ROOF SPACE

Skillion roof

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

Type of construction - Enclosed.

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

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

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

Thus maintaining the roofing structural integrity.

The condition of the roof framing is unknown.



**Photo 26**

There is no roof space to view due to this roof system being a skillion construction.

# 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

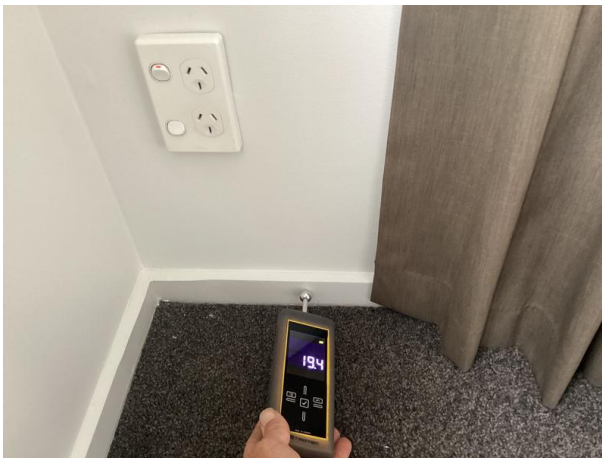
Higher than 80 = Wet

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



**Photo 27**

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 28**

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



**Photo 29**

Moisture testing was done around the external window joinery.

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**Photo 30**

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



**Photo 31**

Moisture testing done around wet areas.



**Photo 32**

Moisture testing was done around plumbing.

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**Photo 33**

Indications of elevated moisture readings were detected in the garage and bedroom one. This are detailed further within this report.

# INTERIOR LININGS

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

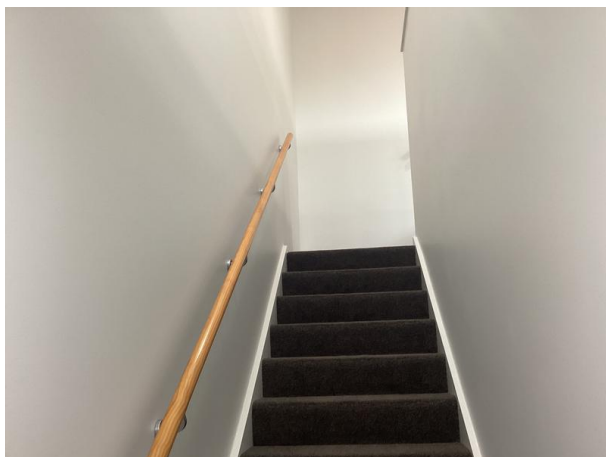
The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and 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, Hallway and Stairway

Ceiling linings - Plasterboard - Paint finished.  
Ceiling-wall junction - Square stopped.  
Wall linings - Plasterboard - Paint finished.  
Exterior joinery - Timber - Painted timber reveals.  
Type of stairs - Closed.  
Construction material - Timber.  
Handrail - Secure.  
Height of handrail - 900 mm.  
Floor coverings - Carpet.



**Photo 34**  
Entrance.



**Photo 35**

Stairwell, the flooring on the stairs were squeaking when walking on it.

---

#### Garage with laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - None.

Cupboards - Double - Doors - Hollow core.

Defects - Refer to the photos below.

Laundry tub/sink - No visible issues.

Taps & waste - Not able to be tested.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - Directly into the tub with flexi hose.

Water hammer - Not able to be tested.

Cabinets - None.

Ventilation - Mechanical - Functional - Yes.

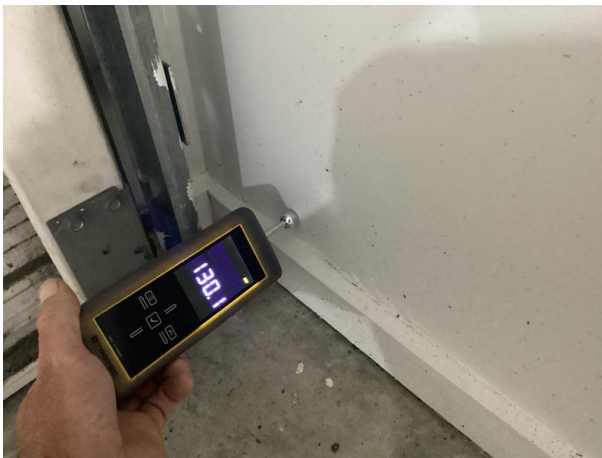
Floor coverings - Vinyl.

#### **Recommendations:**

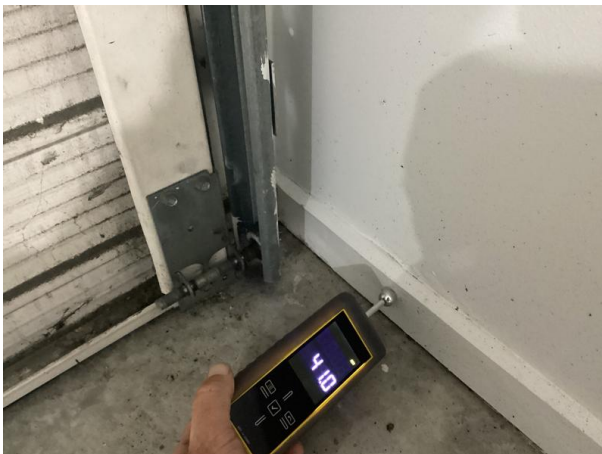
As detailed in the photos below, paint defects and indications of elevated moisture readings were detected on the plasterboard wall beside the garage door. Moisture testing was then done below the plasterboard on the skirting boards, with no elevated moisture readings detected during the inspection. Moisture readings beside a garage door are not uncommon due to cold, damp weather and minor gaps common at the garage door opening junctions. Recommend having a licensed builder to double-check/ensure there are no significant unseen issues. Monitoring this area is recommended.



**Photo 36**  
Garage.



**Photo 37**  
Paint defects and indications of elevated moisture readings were detected on the right hand side of the garage door.



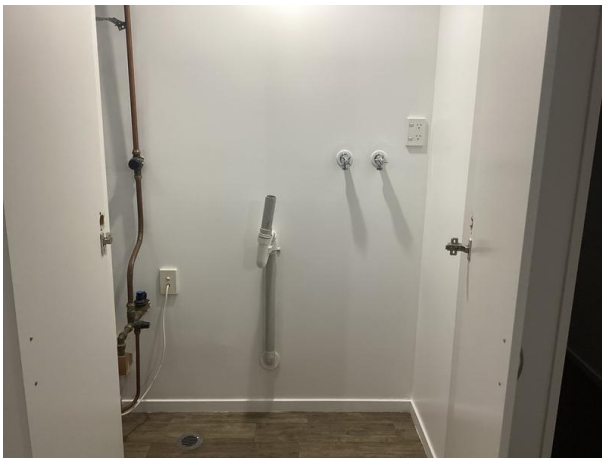
**Photo 38**  
Normal moisture readings were detected below the previous photo on the skirting boards during the inspection.





**Photo 39**

When viewing outside the dwelling around this area there were no obvious issues. Refer back to the recommendations for more information.



**Photo 40**

Laundry located in the garage cupboard.



**Photo 41**

The laundry cupboard doors would benefit from maintenance and re-securing into place.

## Bedroom 1

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.

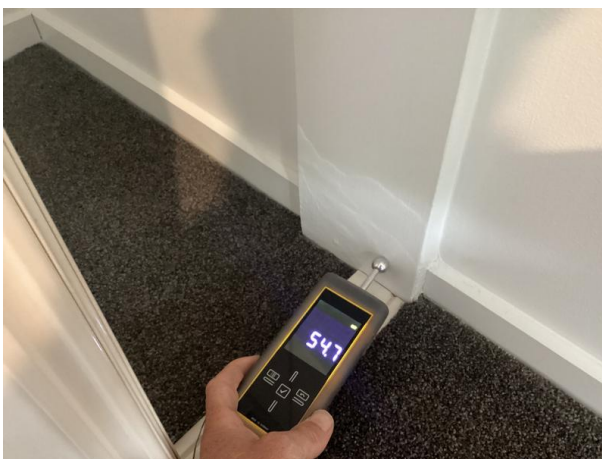
Defects - Refer to the photos below.

### Recommendations:

As detailed in the photos below, swollen wardrobes reveal, and slightly damp moisture readings were detected at the bottom of the bedroom wardrobe reveals. These reveals are MDF, which, if in contact with the cold, damp floor, can often absorb the cold, damp floor and cause the MDF reveals to swell. Recommend having a qualified builder trim the reveals off the concrete and seal the bottom. Then monitor this area to ensure that this was the cause.



**Photo 42**  
Bedroom 1.



**Photo 43**  
Swollen wardrobe reveals and slightly damp moisture readings were detected in bedroom one.



**Photo 44**

Normal moisture readings were detected on the skirting boards beside the previous photo during the inspection.

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### Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.

Cupboards - Double - Doors - Panel.



**Photo 45**

Living room.

## 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 - Laminate.  
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 - Yes.  
Cooktop - Electric - Checked. Functional - Yes.  
Oven - Powered on only - Functioning - Yes.  
Mechanical ventilation - Functional - Yes. Externally vented - Yes.  
Floor coverings - Vinyl.  
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 46**  
Kitchen.

## Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Internal doors - Hollow core.

Floor covering - Vinyl.

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 - None, painted plasterboard - 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. Externally vented - Yes. However, had minimal to no suction.

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 47**  
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 48**  
Bedroom 2.

## 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 49**  
Bedroom 3.

# BALCONY

## Balcony

Construction - Timber-framed.

Constructed over - Bedroom.

Flooring substrate - Unknown.

Waterproofing membrane - Not visible.

Condition of membrane - Not visible.

Membrane coved at the deck to wall junction - Yes.

Flooring - Tile.

Drainage - Functional at the time of the inspection.

Fall to drains - Adequate.

Handrail and balustrade - No visible issues at the time of the inspection.

Handrail and or balustrade height - 1m

Handrail stanchions - No visible issues.

Removable surfaces - Surface finish is fixed and not removable.



**Photo 50**

Balcony located off the living room.



**Photo 51**

Silicone workmanship at the tile to wall junctions were in average condition.



**Photo 52**

An overflow pipe was installed to this balcony.

# NON-STRUCTURAL SYSTEMS

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

<b>Driveway</b>	Asphalt
<b>Boundary Fences</b>	Timber
<b>Paths</b>	Concrete
<b>Electrical</b>	Electrical system
<b>Plumbing, Drainage &amp; Sewerage</b>	water supply, gully-traps and stormwater risers
<b>Heating</b>	Heat pump
<b>Services</b>	Services

## DRIVEWAY

Asphalt with concrete kerb edging

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**Photo 53**

Asphalt driveway, no significant issues.

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## BOUNDARY FENCES

Unpainted 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.

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**Photo 54**

Timber fences, in a condition expected for age.

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# PATHS

Plain concrete and paver paths

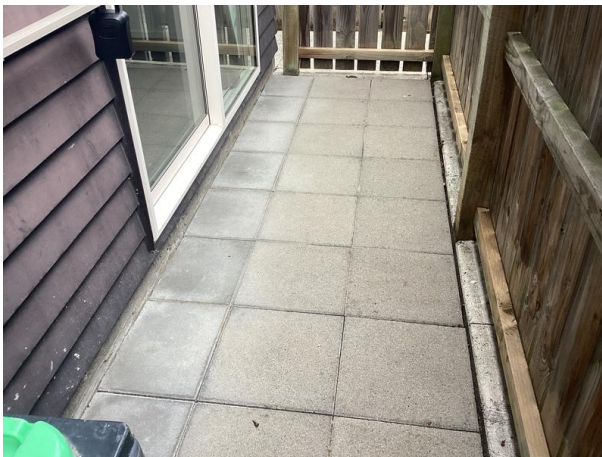
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**Photo 55**

Concrete paths, no significant issues.

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**Photo 56**

Concrete pavers, no significant issues.

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# ELECTRICAL

## Electrical

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

Distribution board location - Living area.

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

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

Electrical connection - Underground supply.



**Photo 57**

Earth connection located on the north side of the dwelling.



**Photo 58**

Meter box located on the north side of the dwelling.



**Photo 59**

Switchboard located in the living area.

# 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.

stormwater risers. No gully traps were visible or inspected.

Water source - Town supply.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 250L.

Manufacture/installation date - 2008

Seismic bracing - Recommend installing seismic bracing.

Area serviced - Entire house.

Any visible defects - Recommend re-installing seismic bracing.



**Photo 60**

Stormwater risers are located around the dwelling.



**Photo 61**

Hot water cylinder located in the garage cupboard.



**Photo 62**

Recommend reinstalling and securing these straps into place.



**Photo 63**

Discolouring and timber staining were noticed under the hot water cylinder. However, no elevated moisture readings were detected during the inspection.



# HEATING

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

Manufacturer - Daikin.

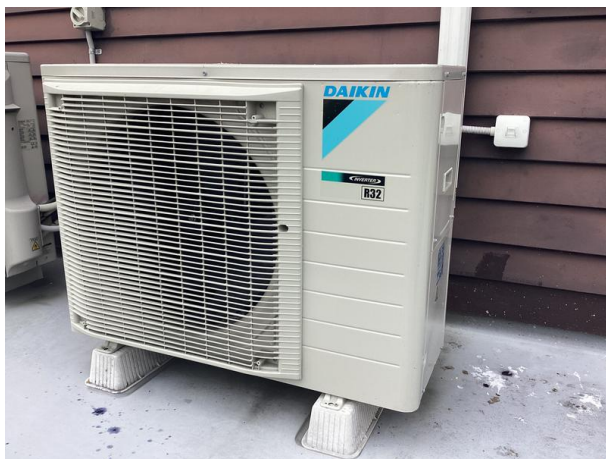
Location - Living room.

Kilowatt rating - Heating - 6.1kW - Cooling - 5.0kW

## 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.

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**Photo 64**  
External Daikin heatpump system.



**Photo 65**  
Daikin heat pump located in the living room.

# SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.  
Heating systems - Powered on only.  
Central vacuum systems - Not applicable.  
Ventilation systems - Tested - No.  
Heat transfer system - Not applicable.  
Security systems - Tested - No.  
Security cameras - Not applicable.  
Electricity services - Tested - Yes.  
Gas services - 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 66**

Satellite aerial and antenna located on the roof system.



**Photo 67**

Automatic garage door opener.



**Photo 68**

The smoke alarms were functional however have now expired. Recommend replacing.



**Photo 69**  
Communications hub located in the  
upstairs bedroom.

# CONCLUSION

As stated in the Executive Summary section, this dwelling is in average condition. 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.

Floor levels are spot checked using a self-levelling laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are indicative readings only. Floors are spot checked at different areas of the house. If a more in depth level survey is required, a floor level survey should be commissioned.

When purchasing a property on a unit title, a number of factors extend beyond the physical dwelling itself and must be carefully considered. Unlike freehold ownership, unit title properties are collectively governed by a body corporate, and as such, the purchaser effectively buys into both the individual unit and a share of the common property.

Prospective purchasers should ensure that due diligence includes:

Rules and Restrictions – Confirm the body corporate operational rules, as these may restrict activities such as renovations, letting, or even the use of common facilities.

Maintenance and Future Costs – Assess the adequacy of the long-term maintenance fund, as underfunded schemes can result in sudden, substantial levies for owners.

Insurance Cover – Confirm that the body corporate holds comprehensive insurance across the development, noting any exclusions or excesses that may impact future claims.

Legal Advice – Engage a solicitor experienced in unit title matters to review the Unit Titles Act 2010 compliance, disclosure statements, and any encumbrances or agreements registered against the title.

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