

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.

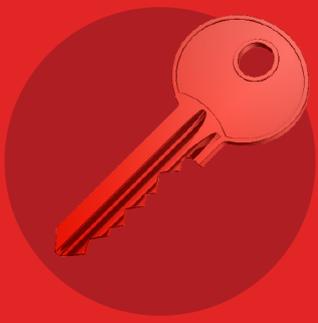
Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

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.

The **building inspection report** has identified the following maintenance items:

- **Guttering** — A small number of gutters have been identified as pooling. This has been flagged with the guttering contractor, who will be returning to remedy this.
- **Roof nails** — The inspection noted some missing nail head-caps, which will be attended to.
- **Rear drain** — A grate will be installed over the drain at the back of the property.

These works are intended to resolve some of the issues raised. Purchasers are encouraged to read the full inspection report for a complete overview of the property's condition and to seek their own independent advice as appropriate.



RED LBP PRE-PURCHASE REPORT

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

PRE-PURCHASE



MEET YOUR INSPECTOR



Shannon Faulkner

Red LBP Inspector for Christchurch South

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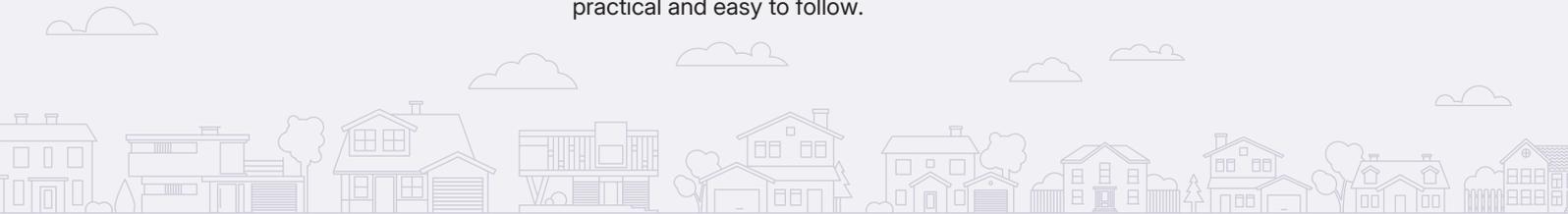
- ✔ **Licensed Building Practitioner (LBP)**
- ✔ **19+ years in the building industry, residential and commercial**
- ✔ **Completed a 4 year BCITO apprenticeship, qualifying with a national certificate in carpentry**
- ✔ **In 2022 undertook the renovations/remodel for Castro's at Riverside Market**
- ✔ **Experienced Pre-Purchase House Inspector**

Hi, I'm Shannon, franchise owner and inspector for RedLBP Christchurch South.

With over 20 years in the building industry and more than five years of pre-purchase inspection experience, I bring practical, trade-based knowledge and a detail-driven approach to every inspection. I began my career under an "old-school" chippy and an ex-army builder, whose high standards and problem-solving mindset shaped the way I work today. Those foundations continue to guide my inspections, ensuring clients receive clear, reliable, and well-reasoned reporting.

Since launching my own building company in 2015, I've worked across a wide range of residential and commercial projects — from architectural new builds in Lincoln completed in 2023, through to reclads of 1990s direct-fix monolithic homes. I've also completed over 900 pre-purchase inspections, giving me a strong understanding of how different construction methods and eras perform over time, where common issues arise, and how workmanship standards have evolved.

My commercial experience includes the 2022 remodel of Castro's at Riverside Market. These hands-on projects help me identify workmanship issues, understand construction sequencing, and communicate findings in a way that's practical and easy to follow.



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 www.redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	20 Doncaster Street, Sockburn, Christchurch 8042
Client	[REDACTED]
Date of Inspection	17th March 2026
Time	9:00 am
Inspector	Shannon Faulkner National Certificate in Carpentry. Licensed Building Practitioner
LBP Number	LBP110353
People Present	Inspector
House Occupied	Staged

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: Ragnarok Building Inspection Ltd trading as RedLBP Christchurch South
Client: [REDACTED]
Date of Inspection: 17th March 2026
Site Address: 20 Doncaster Street, Sockburn, Christchurch 8042
Inspector: Shannon Faulkner
Qualifications: National Certificate in Carpentry. Licensed Building Practitioner

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Shannon Faulkner **Date:** 17th March 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 **above 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.

Building materials and components that may contain asbestos (ACM) were identified, including fibrous-cement sheeting.

Testing should be undertaken before any invasive works are carried out.

The profiled metal short-run roof is an older system and, although it presents in a generally serviceable condition at the time of inspection, it is likely beyond its designed durability due to age. Long-term weathertightness may not be assured.

Further assessment by a Licensed Building Practitioner (Roofing) is recommended.

The dwelling was originally built in the 1970s with alterations, renovations and an addition including but not limited to, the family room, kitchen, laundry, toilet, and bathroom.

We recommend checking the records of the Building Consent Authority (BCA) 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.

Areas not inspected or accessed fully:

Roof space - Was only viewed from the access point.

Subfloor - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

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

This Executive Summary identifies significant faults and defects and significant deferred maintenance only. Less significant items are recorded within the relevant sections of the report and are not summarised here. Refer to the relevant sections for details

PROPERTY IDENTIFIERS

Address	20 Doncaster Street, Sockburn, Christchurch 8042
Legal Description	LOT 5 DP 27296
Certificate of Title	CB9B/5
Land classification	Wind Zone - Low (BRANZ - GIS). District Plan - Residential Suburban Land Technical Category - TC1
Weather	Mostly cloudy & 14°C
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

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

The dwelling is single-storey with three bedrooms and one bathroom and a separate wash cupboard

The foundation system is a site-specific design for the era of construction, with the dwelling being of timber-framed construction. The property is clad with Summer Hill Stone and fibrous cement profiled sheeting with a paint coating. The exterior joinery is aluminium and is single & double glazed. The roof is profiled metal. There is a garage, that is detached from the house, with tandem capacity.

The driveway is concrete.

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 T&G timber with floor coverings being carpet and composite flooring.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck, concrete paths and raised garden beds. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Profiled metal	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Split face masonry brick	Viewed
Profiled fibrous cement sheeting.	Viewed
Exterior joinery	
Single and double glazed aluminium joinery with timber and no reveals.	Viewed
Foundation	
Site-specific design for the era of construction	
Roof space	
Timber framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Considered
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Family room	Viewed
Lounge	Viewed
Dining/Kitchen	Viewed
Laundry/Back entrance	Viewed
Hallway	Viewed
Toilet	Viewed
Bedroom 1	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Outbuildings	
Garage	Limited access

ROOF SYSTEM

Roofing material - Profiled metal - Corrugated- Short run.

Coating - Painted.

Condition of roofing material coating - No visible issues at the time of the inspection.

Fixings - Mixture of screw and nail.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

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

Type of roof construction - Gable roof.

Pitch of roofs - 15 degrees.

Deflections of roof planes - Areas noted at the time of the inspections, refer to Recommendations for further detail.

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.

The roof was viewed from an extendable 3.6-metre ladder to all accessible elevations.

Recommendations:

The roof is a short-run corrugated iron type, understood to be over 50 years old. Although the roof has been repainted in recent years and presents in a generally serviceable condition at the time of inspection, its age and extended service history mean the underlying material is likely beyond its designed durability, and long-term weathertightness may not be assured.

It is recommended to engage a Licensed Building Practitioner (Roofing) to undertake a comprehensive assessment of the roof's condition, confirm any areas requiring repair, refurbishment, or replacement, and provide a detailed scope of works to restore long-term performance and durability.

Some roof fixings appear inconsistent. Over-tightened screws can cause the rubber washers to lose elasticity or split, reducing their ability to form a weather-tight seal. Any loose, overtightened, or deteriorated screws should be identified and replaced or refastened as required to ensure proper sealing.

Any lead-head nails with missing or deteriorated lead caps should be replaced, as the caps protect the fixing from corrosion and help maintain a secure seal. Any lifting or loose fixings should be refastened to maintain the integrity of the roofing system.

Ongoing maintenance should include monitoring for signs of active leaks, corrosion, or further changes, and arranging timely repairs as required.

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 2
Roof cladding appeared in serviceable condition where visible at the time of inspection.



Photo 3
Deflection observed to the roof plane on the west elevation.

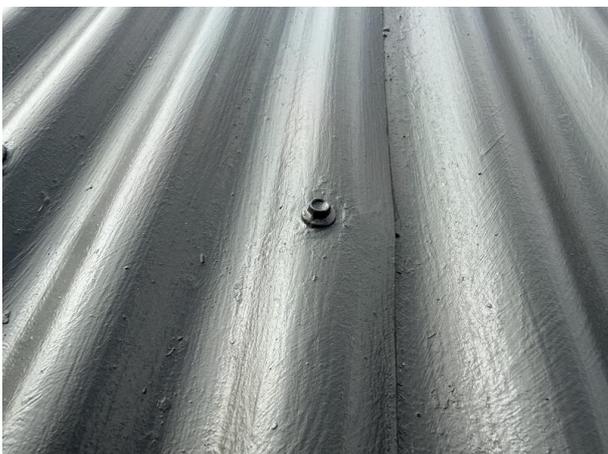


Photo 4
Multiple screws have been overtightend.



Photo 5

Some nails are missing their head caps.

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 - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Ridges - Viewable areas only.

Material type - Metal.

Finish - Painted.

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 - Lead.

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

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

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

Recommendations:

Lead flashing is not recommended for use with modern prepainted steel, aluminium/zinc/magnesium alloy-coated steel as it can cause accelerated corrosion of the roof sheeting in some exposure conditions.

Maintenance recommendations:

Over time, sealants can deteriorate due to exposure to weather conditions, UV radiation, temperature fluctuations, and general wear and tear. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling. Checking the sealants involves visually inspecting the areas where they are applied, such as around vents, chimneys, skylights, and flashings. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system.



Photo 6

Lead flashings installed around the roof penetrations.

Guttering

Type - External.

Material - Profiled metal.

Gutter guard - None.

Falls - Ponding visible.

Fixings/brackets - Sagging to areas.

Obstructions - Areas requiring clearing.

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

Adequate outlets - Yes.

Droppers -Installed and functional at the time of inspection.

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

Downpipes

Material - Profiled metal.

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

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

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

Corrosion -None visible at the time of the inspection.

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

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

Soffits & eaves

Material - Suspected Asbestos containing material.

Finish - Painted.

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

Soffit width from cladding to fascia - 500 - 600mm

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

Recommendations:

The guttering system has areas where water is ponding, which indicates improper alignment or sagging sections. Ponding water can lead to premature wear, corrosion, and potential overflow during heavy rainfall, increasing the risk of water damage to the property. To address this issue, it is recommended to adjust the

alignment of the guttering to ensure a proper fall toward the droppers, allowing water to flow freely. This adjustment should be carried out by a qualified professional.



Photo 7

An example of the painted timber fascia and barge boards, profiled metal guttering and downpipes, and painted suspected asbestos containing material soffits.



Photo 8

Guttering to the western elevation is sagging causing ponding.



Photo 9

Guttering to the eastern elevation is sagging causing ponding.

EXTERIOR CLADDING

Summer Hill Stone.

Finish - Painted.

Erosion or spalling - None visible.

Mortar erosion - None visible.

Cracking - None visible.

Lintels - Not applicable.

Loose bricks - None visible.

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

Weep-holes - Brick cavity is vented into the subfloor.

Movement or cracking - Not visible at the time of the inspection.

Penetrations - Seal and maintain any penetrations as required.

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

Lime leaching - None visible at the time of the inspection.

Ground clearances - Bottom of masonry veneer cladding to paving - 50 mm. Bottom of masonry veneer cladding to unpaved ground - 100 mm. No visible issues at the time of the inspection.

Maintenance recommendations:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.



Photo 10

The dwelling is primarily clad in Summer Hill stone with a painted finish and is in a serviceable condition for its age.

The gable ends are clad in a profiled fibrous cement sheet (Suspected Asbestos containing material).

Finish - Painted.

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

Damage or maintenance required - No visible issues at the time of the inspection.



Photo 11
The gable ends are clad in a fibrous cement sheeting with a paint finish.

EXTERIOR JOINERY

Single and double-glazed aluminium joinery.
Coating - Anodised and Powder coated.
Joinery rubbers - No visible issues at the time of the 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 brick sills -No visible issues.

Maintenance recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.



Photo 12
An example of the aluminum joinery.

FOUNDATION

The subfloor space was viewed via the manhole located in the the wardrobe of bedroom 1. Approximately 65% was able to be viewed.

The inspection was taken from the access hatch. Size - 505mm x 410mm

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). 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.

Foundation type - Perimeter concrete beam, concrete piled foundation.

Subfloor ventilation - Vents.

Condition of piles - Connections to bearers are not all visible.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring - Flooring type only visible at the access point.

Insulation - Polyester.

R value of insulation - Over R1.8.

Coverage - Acceptable.

Ground cover - Polythene - Tidy where visible.

Ground condition - Not visible below the dwelling due to the presence of the moisture barrier.

Underfloor Space - Tidy.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.

Non-Electrical wiring - Aerial/Data - None visible.

Plumbing - Waste and water pipes visible - Supported.

Plumbing type - uPVC and copper.

Structural alterations - None visible.

Sub-floor Clearance - Where visible - over 400 mm below the bearer.

Floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements obtained provide a general indication of floor performance at the time of the inspection and do not constitute a compliance assessment against the Building Code or any referenced standard. The observed slopes and deviations were generally consistent with commonly accepted guidance ranges used for indicative assessment of residential dwellings.

The overall level difference measured in the sampled areas was approximately 15mm. This assessment is limited to a visual, non-invasive spot-check and is not a full floor-level survey or certification of compliance.



Photo 13

An example of the subfloor.



Photo 14
Waste and water pipes visible.

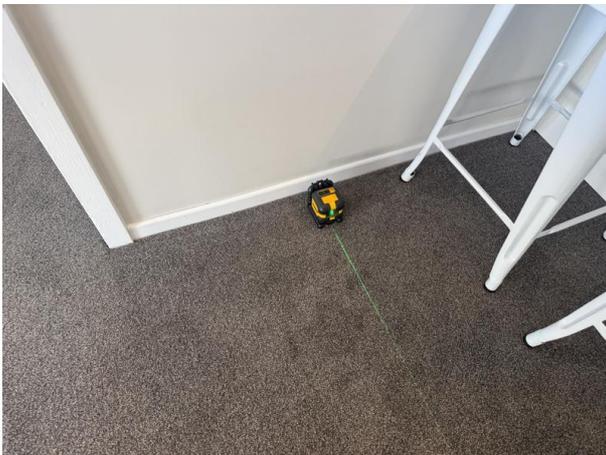


Photo 15
Floor levels were checked using a DeWalt self levelling laser.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the hallway. Access hatch size - 485mm x 485mm

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.
Condition - Historical moisture damage.

Roofing underlay - Timber sarking. Condition - Historical moisture damage.

Structural alterations - Yes - Manufactured trusses visible to the northern elevation.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.

Non-Electrical wiring - Aerial/Data - None visible.

Plumbing - None visible.

Insulation - Glass wool.

Thickness of insulation visible - Over 150mm.

Coverage - Blanket - Fitted between or over joists - Full coverage where visible.

Discharges into the roof space - None.

Stored items - No.

Recommendations:

Keep an eye on the old previously repaired leak to ensure there are no issues, and rectify immediately if this becomes an issue in the future.

Maintenance recommendations:

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



Photo 16

An example of the roof space - Torn paper to the southern gable end.



Photo 17
An example of the roof space - Historical moisture damage/staining observed to multiple roof framing members.



Photo 18
Historical moisture damage observed to areas of the timber sarking and purlins.



Photo 19
Manufactured timber trusses installed over the family room.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Timber due to age and construction type - The condition of the internal framing is unknown.

Moisture content readings have not been corrected to take into account timber species, preservative treatment or temperature. The readings obtained are therefore only indicative, and are to be used to indicate locations of likely moisture ingress and the likely overall condition of the timber framing.

Protimeter Reachmaster Pro 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 120mm 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 - Dielectric

Measurement Range: 0-1000 digits

The measurement is affected 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 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 skyrockets. In that event the measurement is not conclusive.

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

MEASURED VALUE ASSESSMENT FOR WOOD

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 a 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.

The measured values are only to be interpreted as indicators (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 Risk (Yellow)

200 to 999 = Wet (red)

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



Photo 20

A base reading of 140 was taken from an internal wall using a non-invasive moisture meter. Based on industry guidelines, this is typically interpreted as a dry reading.



Photo 21

Supplementary moisture testing photo, no indications of elevated moisture.



Photo 22

Supplementary moisture testing photo, no indications of elevated moisture.



Photo 23
Supplementary moisture testing photo,
no indications of elevated moisture.



Photo 24
Supplementary moisture testing photo,
no indications of elevated moisture.



Photo 25
Supplementary moisture testing photo,
no indications of elevated moisture.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint and lining paper finish, timber trims and doors with a paint finish, carpet and composite 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.

Maintenance recommendations:

General upkeep by way of decoration as required.

Family room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.



Photo 26
Family room.

Lounge

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 - Louvre.

Floor coverings - Carpet.



Photo 27
Lounge.

Dining/Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Timber and glass.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Composite.

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 and braided wire.

Heat shield - Tempered glass.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Floor coverings - Carpet and composite flooring.

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 28
Dining room.



Photo 29
Kitchen.

Laundry/Back entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Composite flooring.

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

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Washing machine discharge - To the waste under the sink.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening door or window. Mechanical extraction not installed.



Photo 30
Laundry.

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Floor coverings - Carpet.
Cupboards - Single - Doors - Hollow core.

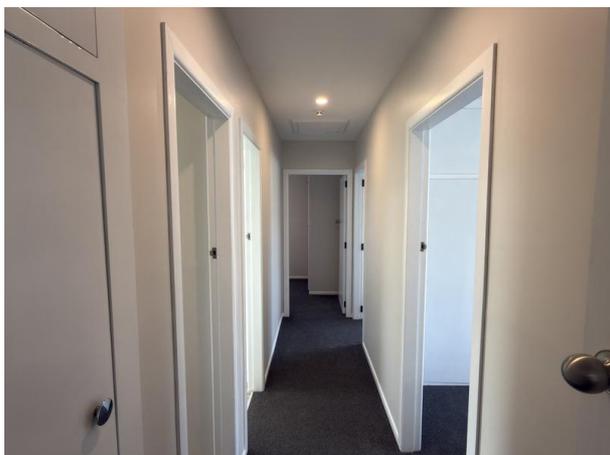


Photo 31
Hallway.

Toilet

Ceiling linings - Plasterboard - Painted lining paper.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Painted lining paper.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Composite flooring.
Condition of floor coverings - No visible issues.
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.
Ventilation - Opening window sash.

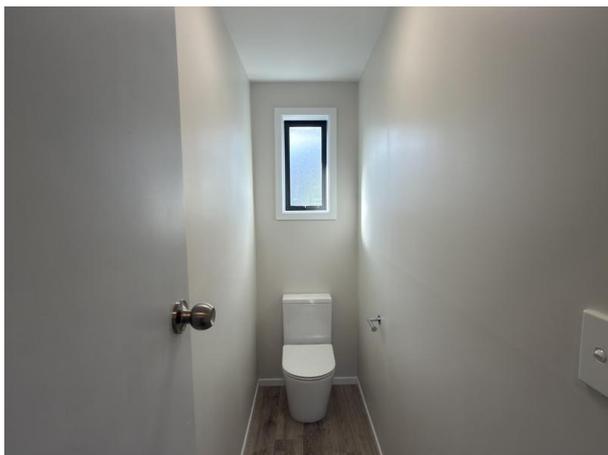


Photo 32
Toilet.

Bedroom 1

Ceiling linings - Plasterboard - Painted lining paper.

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 - Hollow core.



Photo 33
Bedroom 1.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Composite flooring.

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - None, painted plasterboard - Sealed edge.

Bath - Free standing. Taps and waste functional - Yes.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heating - Yes.

Heated towel rail - Yes.

All showers and 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 34
Bathroom.

Bedroom 2

Ceiling linings - Plasterboard - Painted lining paper.

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 - Hollow core.



Photo 35
Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Painted lining paper.

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 - Single - Doors - Hollow core.

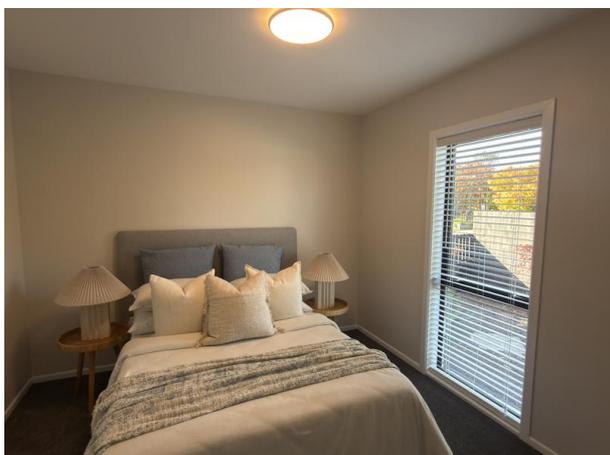


Photo 36
Bedroom 3.

OUTBUILDINGS

Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Metal profiled weatherboard.

Exterior joinery - Pressed metal - Single-glazed - Standard glass - No reveals.

Roofing - Profiled metal.

Linings - Partial lined - Unpainted.

Garage door - Tilt door - Single - Steel - Not insulated - Automatic opener functional - Yes.

Recommendations:

Regular maintenance as per the main dwelling is required.



Photo 37
Garage.



Photo 38
Garage interior - In a condition expected with age and use.



Photo 39
Garage roof - Denting observed to multiple ribs.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences & Gates	Timber & profiled metal
Paths & Patio	Concrete & pavers
Deck	Timber
Electrical	Electrical system
Plumbing & Drainage	Water supply, heating & drainage
Heating	Heat pump
Services	Services

DRIVEWAY

Plain concrete.
Saw cuts or construction joints - Yes.
Cracking - None visible.

Maintenance recommendations:

Clean down to remove moss and reduce slip hazard as part of regular maintenance.

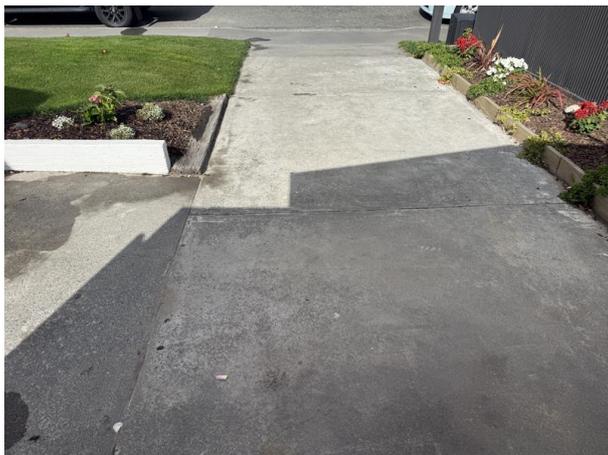


Photo 40

BOUNDARY FENCES & GATES

Painted timber palings and profiled metal fixed to timber rails with concrete posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.

Side pedestrian gate.

Material - Timber.

Functional - Yes.

Hinges - Functional.

Latches - Functional.

Maintenance recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.

It is recommended to apply regular lubrication to the hinges and latch to maintain full function.



Photo 41
Boundary fences - Functional.



Photo 42
Gates - Functional.

PATHS & PATIO

Plain concrete pavers.
Condition - Level. Plain concrete.

Saw cuts or construction joints - Yes.
Cracking - None visible.

Maintenance recommendations:

Clean down to remove moss and reduce slip hazard as part of regular maintenance.



Photo 43
Paths - Functional.



Photo 44
Paths - Functional.

DECK

Timber deck over timber substrate with screw fixings.

Connected to dwelling - Yes.

Condition of visible timbers - No visible deterioration of timbers.

Located on the west of the home, accessed from the dining room, lounge and family room.

Maintenance recommendations:

General upkeep and maintenance.



Photo 45

ELECTRICAL

Electrical connection - Underground supply.

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

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

Distribution board location - Laundry.

Electrical sockets - All accessible sockets tested were operational.

Lights/Light switches - All accessible lights and light switches tested were operational.

Maintenance recommendations:

Engage a registered electrician for all repairs and maintenance.



Photo 46
Metre box.

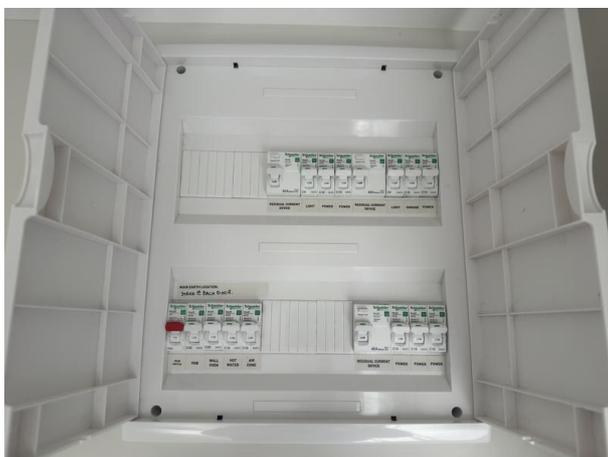


Photo 47
Distribution board.

PLUMBING & DRAINAGE

Water source - Town supply.

Water heating

Type - Mains pressure electric cylinder.

Seismic bracing - Strapping.

Area serviced - Entire house.

Any visible defects - None visible.

Drainage

Gully traps - No visible issues at the time of inspection.

Stormwater risers - Earthenware risers visible.

Sewerage Disposal - Council sewer.

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

Recommendations:

Earthenware drains were noted at the property. These systems can be prone to joint displacement and root intrusion. A CCTV inspection by a qualified drainlayer is recommended to confirm their condition and clear any obstructions if required.

Maintenance recommendations:

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

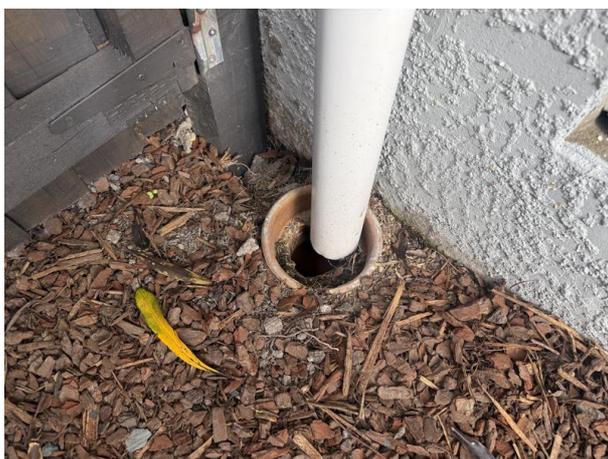


Photo 48

Earthenware stormwater risers noted on the western elevation.



Photo 49
An example of a gully trap.



Photo 50
External mounted hot water cylinder.

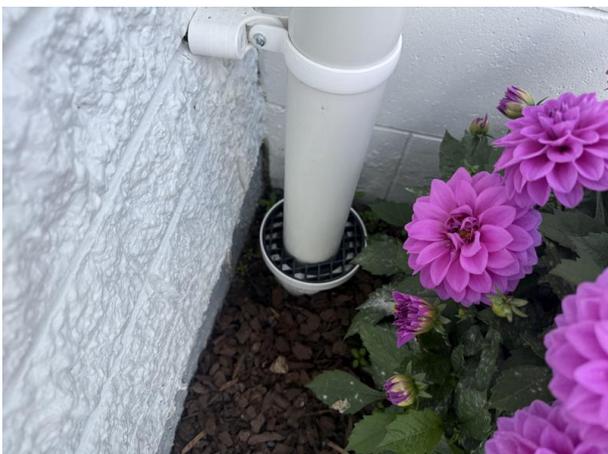


Photo 51
uPVC stormwater riser to the west elevation.

HEATING

Heat pump - Not tested.
Manufacturer - Daikin.
Location - Lounge.
Kilowatt rating - Heating - 7.2kW - Cooling - 6.0kW

Recommendations:

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

Maintenance recommendations:

Regularly clean the filters of your heat pump to maintain optimal performance. The frequency of cleaning depends on the unit's location and usage, typically ranging from every 4 to 12 weeks. Units placed in areas with higher dust or debris accumulation may require more frequent cleaning, while those in cleaner environments may need less frequent maintenance. This ensures efficient operation.



Photo 52
External heat pump unit.



Photo 53
Internal heat pump unit.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Tested - No.
Central vacuum systems - Not applicable.
Ventilation systems - Not applicable.
Heat transfer system - Not applicable.
Security systems - Not applicable.
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 - Tested - No.
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:

Regular checks to ensure smoke detectors are functional.

Maintenance 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.



Photo 54
Fibre connection to the property.



Photo 55
An example of a smoke alarm.



Photo 56
Fibre ONT box located in the lounge.



Photo 57
Automatic garage door opener -
Functional at time of inspection.

CONCLUSION

Moisture can cause structural damage and reduce property value. Any areas with elevated readings or visible staining should be further investigated to determine the source and extent of moisture ingress.

Routine inspections and timely maintenance help identify and address minor issues before they escalate. Specific areas requiring maintenance have been noted in this report. Engaging licensed professionals for repairs or renovations ensures compliance with safety standards and reduces the risk of costly rework.

It would be beneficial to obtain records of the earthquake repair works sign-off documentation for future reference.

The floor levels are, in our opinion, within acceptable tolerances for a dwelling of this age. Minor undulations and slopes were noted in random locations; however, this is typical of older properties and does not necessarily indicate structural concern.

The age of the building was considered throughout the inspection, with assessments based on the expected condition of materials relative to use, location, and wear over time.

The construction period of the dwelling falls within the era when asbestos-containing materials were commonly used. These materials can pose a health risk if disturbed or in a deteriorated state.

Some information presented in this report was sourced from commonly used industry references. While reasonable efforts were made to ensure accuracy, certain details could not be independently verified and may vary in reliability.

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms 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 concerns, or other significant matters requiring attention.

- Average: Applies to the majority of homes. The property is generally sound, with no major issues, though it may show wear, dated finishes, or minor deferred maintenance consistent with age and use.

- **Above Average: Reserved for a small number of homes (approximately 1%). These properties present as near-new or exceptionally well-maintained, with no visible issues or defects.**

These classifications provide context and comparison rather than personal value judgments.

Notes:

This building inspection was carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all requirements of the Healthy Homes Standards. The inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the building's condition at the time of inspection.

This conclusion should be read in conjunction with the full report, including the stated limitations and areas not inspected. The inspection represents the condition of the property at the time of assessment and does not predict future performance.

ASBESTOS IDENTIFICATION

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

Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement sheeting.

Recommendations:

This product is non-friable, meaning when dry may not be crumbled, pulverised or reduced to powder by hand pressure (for example materials containing asbestos that have been mixed with cement or other hard bonding materials).

Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.

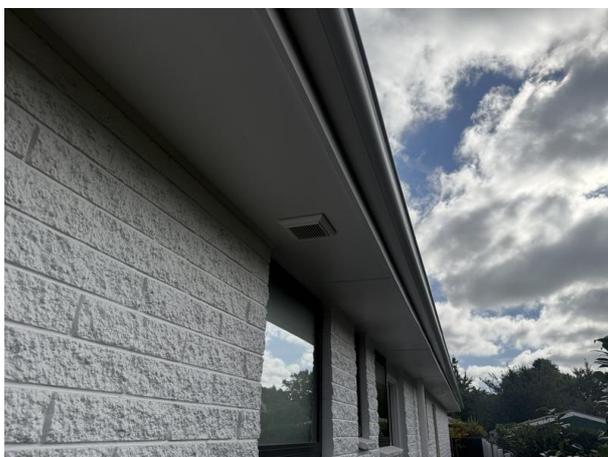


Photo 58

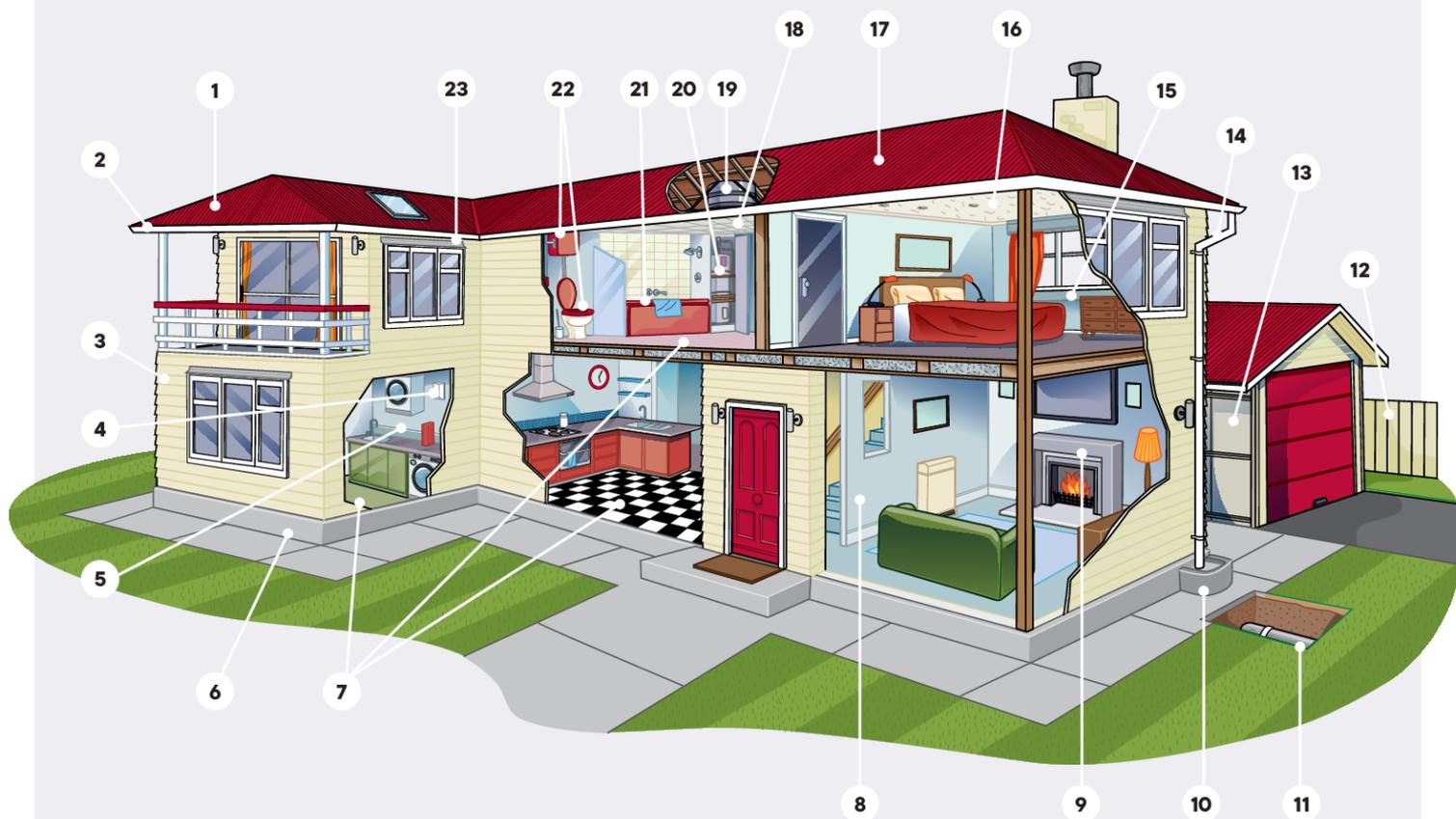
The soffits may contain asbestos.



Photo 59

The gable end claddings may contain asbestos.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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