

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



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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✔ **Licensed Building Practitioner (LBP)**

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

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

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

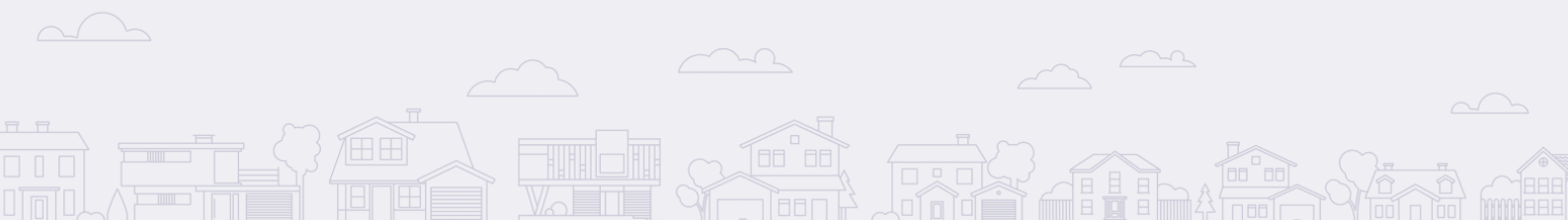
✔ **2 years of international building experience in Brisbane**

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

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

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

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



ABOUT RED LBP

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

For more information, visit redlbp.co.nz.

TABLE OF CONTENTS

TITLE PAGE	1
YOUR INSPECTOR	2
TABLE OF CONTENTS	3
PRE-PURCHASE BUILDING REPORT	4
CERTIFICATE OF INSPECTION	5
SCOPE OF REPORT, LIMITATIONS & CONDITIONS	6
EXECUTIVE SUMMARY	8
PROPERTY IDENTIFIERS	9
BUILDING DESCRIPTION	9
BUILDING ELEMENTS	10
ROOF SYSTEM	11
EXTERIOR CLADDING	18
EXTERIOR JOINERY	21
FOUNDATION	23
ROOF SPACE	28
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	31
INTERIOR LININGS	34
NON-STRUCTURAL SYSTEMS	42
DRIVEWAY	43
BOUNDARY FENCES	43
PATHS	44
DECK	45
ELECTRICAL	46
PLUMBING, DRAINAGE & SEWERAGE	48
HEATING	50
VENTILATION SYSTEM	52
SERVICES	53
CONCLUSION	56
ASBESTOS IDENTIFICATION	57

PRE-PURCHASE BUILDING REPORT

Property Address	42 Trafford Street, Harewood, Christchurch 8051
Client	Elmerlito Palino Landicho Erja Arranchado
Date of Inspection	29th April 2026
Time	8:00 am
Inspector	Jamie Chapman National Certificate in Carpentry
LBP Number	BP137228
People Present	Inspector, Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: JBC Builders Limited Ltd trading as RedLBP Christchurch North
Client: Elmerlito Palino Landicho Erja Arranchado
Date of Inspection: 29th April 2026
Site Address: 42 Trafford Street, Harewood, Christchurch 8051
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 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 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.

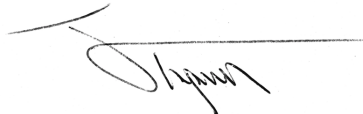
Certification:

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: 29th April 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 the inspection. These included:

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.

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

The dwelling was originally built in the 1960s with an alteration and renovation including but not limited to, most of the dwelling with an extra toilet being installed and double glazed windows added. The bathroom, laundry and kitchen have also been renovated.

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.

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

PROPERTY IDENTIFIERS

Address	42 Trafford Street, Harewood, Christchurch 8051
Legal Description	LOT 1 DP 588690
Certificate of Title	1124258
Land classification	Wind Zone - Medium (BRANZ - GIS). Residential Suburban. Land Technical Category Two TC2
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1960s and is located in Harewood. It is a freehold title situated on a front section that is flat.

The dwelling is single-storey with three bedrooms, and one bathroom. Internally, the property has heating that is provided by a wall mounted heat pump and solid fuel burner 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 timber overlay.

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with splitface masonry brick with a paint coating. The roof is masonry tiles.

There is no garage. The driveway is shingle. Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck and concrete paths. Soft landscaping of lawn and gardens.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Split face masonry brick	Viewed
Exterior joinery	
Double-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
Site-specific design for the era of construction	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bathroom	Viewed
Laundry	Viewed
Kitchen	Viewed
Dining room	Viewed
Living room	Viewed

ROOF SYSTEM

Masonry tile roofing

Surface finish - Painted.

Condition of surface - In a condition expected for age.

Tile condition - No visible issues at the time of the inspection.

Tile alignment - No visible issues observed.

Type of roof construction - Hip roof.

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

Every effort will be made to safely conduct a thorough inspection, however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all visible areas for reference.

Recommendations:

To ensure the longevity and performance of masonry tiles, it is important to adhere to the manufacturer's specifications and perform regular upkeep and maintenance. This typically involves following specific cleaning and sealing procedures on a regular basis. By doing so, you can protect the tiles from deterioration, staining, and other forms of damage.



Photo 3

Masonry tiles are located over the dwelling.



Photo 4

Moss/lichen was visible on the south side. Appears to have been sprayed and is currently dying/falling off.



Photo 5

The masonry tiled roof is in a condition expected for age. Recommend keeping up regular maintenance.

Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Valleys - Visible areas only.

Material type - Metal.

Finish - Painted.

Condition - Visible areas of corrosion.

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

Hips and Ridges - Visible areas only.

Material type - Masonry.

Finish - Painted.

Condition - In a condition expected for age.

Laps - Mortar cracking noted.

Penetrations

Type - Pipes and Chimney.

Flashing material - Lead.

Condition - In a condition expected for age.

Flashings - Not fully visible at the time of the inspection.

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

Recommendations:

Minor hairline cracking in the roof mortars is normal, if the cracks widened further and/or displaced in the future. To ensure proper repairs, it is recommended that a suitably qualified LBP in roofing be consulted, and that correct materials are used for the job.



Photo 6
Typical minor mortar cracking noticed around most of the masonry tiled hips and ridges.



Photo 7
Recommend clearing the debris in the metal valley.



Photo 8
Corrosion visible under the paint at the end of the metal valley.



Photo 9
Chimney with lead flashings.



Photo 10
A larger crack was visible on the North/West hip.



Photo 11
West side vent penetration with lead flashing.

Guttering

Type - External.

Material - uPVC.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Leaf and debris require clearing.

Damage/Corrosion/Leaks - Visible issues (refer to photos).

Adequate outlets - Yes.

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

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

Downpipes

Material - uPVC.

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

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

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

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

Discharge - Risers.

Fascia & bargeboards

Material - Timber. With borer flight holes visible.

Finish - Paint.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - In a condition expected for age.

Soffit width from cladding to fascia - 300 - 400 mm

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

Maintenance recommendations:

To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.



Photo 12

PVC gutters and timber fascia boards are located around the dwelling.



Photo 13

Borer flight holes were noticed in a couple areas of the timber fascia boards.



Photo 14

The PVC downpipes were securely attached to the dwelling during the inspection.



Photo 15

It is recommended to ensure the gutter systems are kept clean and clear.



Photo 16

A gutter leak on the North/West corner was noticed. Recommend sealing.

EXTERIOR CLADDING

Split face masonry brick.

Finish - Painted.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - Cracking to mortar.

Loose bricks - Some loose bricks to top course beside windows and doors.

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

Vent holes - Clear at time of inspection.

Movement or cracking - Areas as shown in photos below.

Penetrations - Seal and maintain any penetrations as required.

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

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

Efflorescence - 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.

Recommendations:

Step cracking has been observed within the brick veneer. At this stage, the cracks are non-displaced, indicating that no significant movement or structural failure has occurred. The cracking appears consistent with localised shrinkage or minor settlement, rather than progressive structural movement. Remedial action can be undertaken by carefully repointing and remortaring the affected joints to reinstate weather protection and maintain the veneer's durability. This work should be completed using a mortar compatible in strength, colour, and texture with the existing, to ensure an effective repair and a uniform finish.

Ongoing monitoring is recommended to confirm no further movement occurs. Should cracks widen, become displaced, or reappear after repair, further investigation by a suitably qualified practitioner would be warranted to determine any underlying structural cause.



Photo 17

Painted split face masonry bricks are located around the dwelling.



Photo 18

A couple of the brick window sills would benefit from re-pointing as missing or degrading mortar joints were noticed.

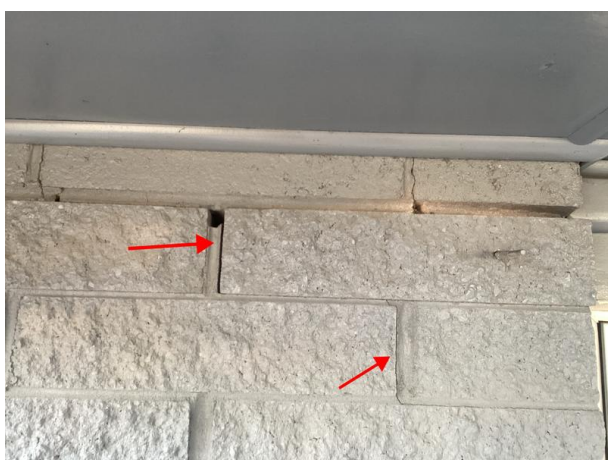


Photo 19

Mortar step cracking and a couple loose bricks were noticed on the north west corner of the living room.



Photo 20

A couple other areas of mortar step cracking were also noticed around the dwelling.



Photo 21

It appears the back entrance door has been closed off.

EXTERIOR JOINERY

Double-glazed aluminium joinery.

Coating - Anodised.

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.

Reveals - Timber.

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

Damage - None visible at the time of the inspection.

Exterior flashings - Timber headboards installed.

Exterior brick sills - Deterioration to the mortar between brick sills.

Scribers and/or seals - Visible gaps.

Entrance doors - Timber door and frame.

Recommendations:

Keep up regular maintenance.



Photo 22

Double glazed aluminium windows located around the dwelling.



Photo 23

Borer was noticed on a headboard near the entrance area.



Photo 24
Double glazed aluminium windows
viewed from inside the dwelling. No
significant visible issues during the
inspection.

FOUNDATION

The subfloor space was viewed via the floor hatch located in the laundry with approximately 50% visibility inside the subfloor.

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 - Site-specific design for the era of construction.

Foundation wall - Perimeter concrete beam.

Subfloor ventilation - Some broken vents.

Piles - Precast concrete.

Condition of piles - Ground subsidence around piles.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring

Insulation - Polystyrene.

R value of insulation - Not known.

Coverage - Requires tidying.

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

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Plumbing - Waste and water pipes visible

Plumbing type - Galvanised, polybutylene - Grey and uPVC.

Structural alterations - None visible.

Sub-floor Clearance - Where visible - 450 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 10/15mm. This assessment is limited to a visual, non-invasive spot-check and is not a full floor-level survey or certification of compliance.



Photo 25

Couple hairline cracks were noticed around the concrete to ring foundation.

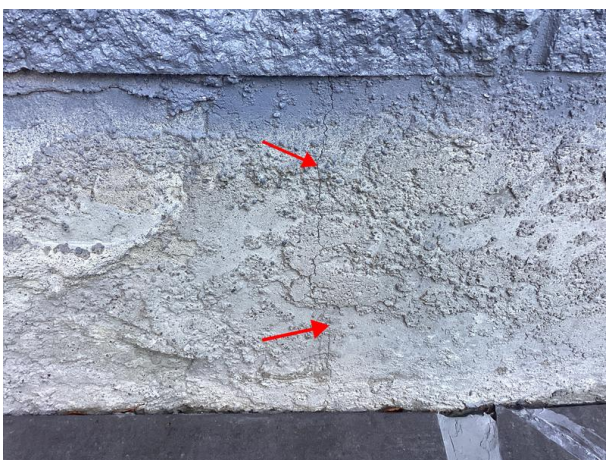


Photo 26

Example of a crack noticed on the ring foundation. Relatively typical on a dwelling of this age. Recommend monitoring, if the cracks widen, have a concrete crack repair specialist to advise further.



Photo 27

A couple foundation vents were missing. Recommend reinstalling to help avoid rodents from entering into the subfloor.



Photo 28

Gap visible around the kitchen waste pipe. Recommend filling with concrete/ mortar to close this gap and avoid rodents from entering into the subfloor.



Photo 29

View of inside the subfloor.



Photo 30

Tie wire connections were visible between the concrete piles and timber bearers.



Photo 31
A couple of polystyrene insulation panels were noticed to be displaced. Recommend reinstalling.

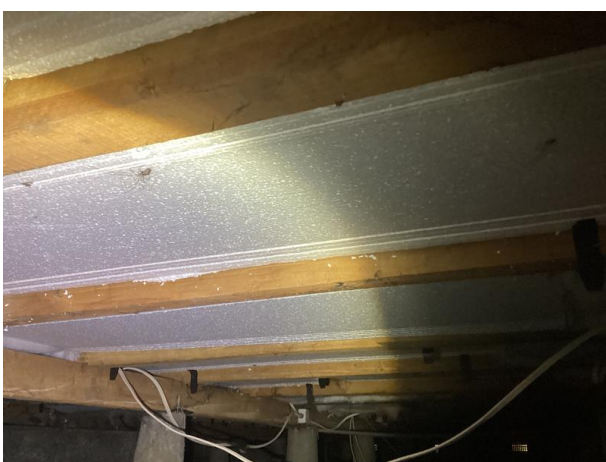


Photo 32
View of the polystyrene insulation.



Photo 33
A dead rodent was noticed in the subfloor.

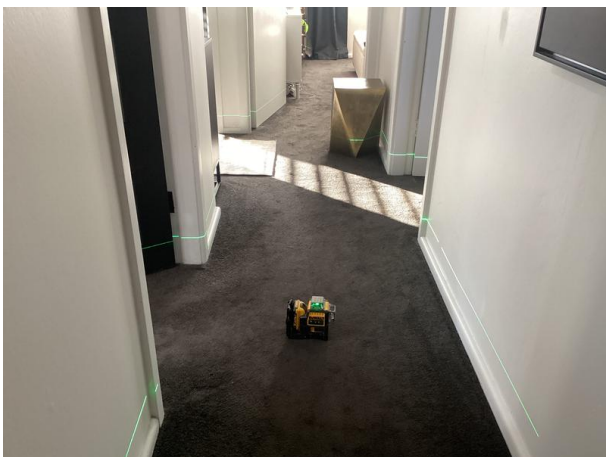


Photo 34

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

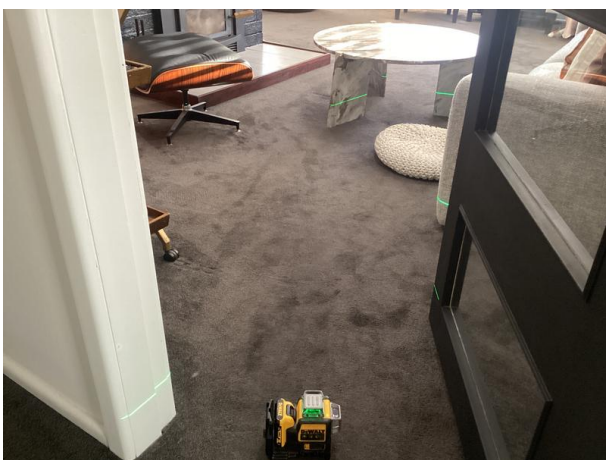


Photo 35

No significant deviations observed during the inspection. The approximate overall floor level difference was 10/15mm.



Photo 36

The kitchen Benchtops were also checked and were level.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the laundry.

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 - Pitched timber framing. Connections were not all visible.
Condition - No issues visible.

Roofing underlay - None present.

Structural alterations - None visible.

Ceiling construction - Not visible.

Vermin and insects - Signs of vermin.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Plumbing - Header tank. Unsecured.

Plumbing type - Galvanised and polybutylene - Grey.

Insulation - Glass wool.

Thickness of insulation visible - 125 mm.

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

Discharges into the roof space - None.

Stored items - No.

Maintenance recommendations:

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



Photo 37

View of inside the roof space.



Photo 38
Glass wool insulation is located in the roof space.



Photo 39
Insulation label.



Photo 40
Concrete header tank located in the roof space. Recommend securing into place.



Photo 41

A couple signs of vermin droppings were noticed in the roof space by the manhole.

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 42
Example of a base reading that was taken on an internal wall. This was the average moisture reading for this dwelling during the inspection.

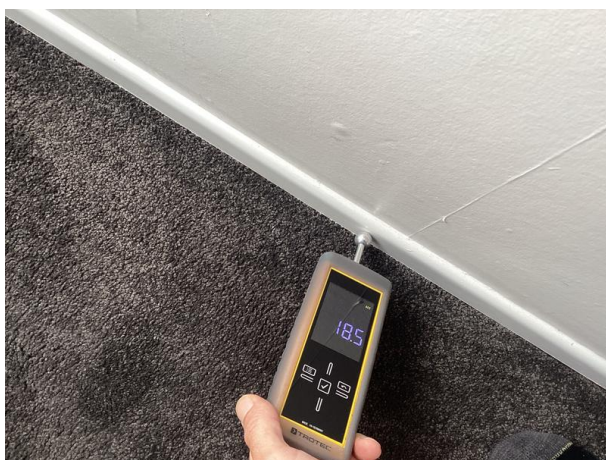


Photo 43
Moisture testing was done around the external walls of the dwelling.



Photo 44
Moisture testing was done around the external window joining.

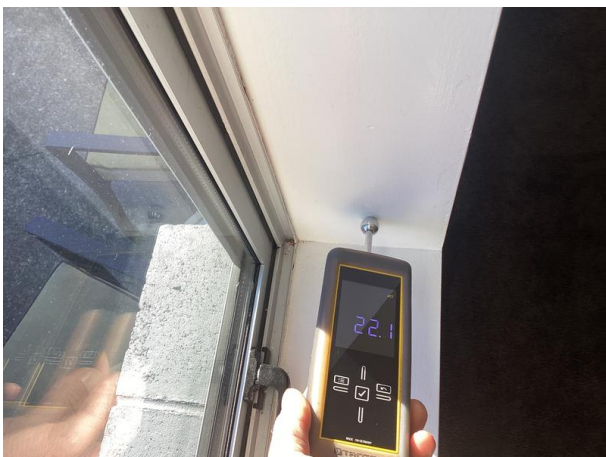


Photo 45
Example of moisture testing being carried out around the external walls of the dwelling.



Photo 46
Moisture testing was done around plumbing and wet areas.



Photo 47
With indications of damp moisture readings detected beside the shower enclosure. This is 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 floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Entrance and Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.

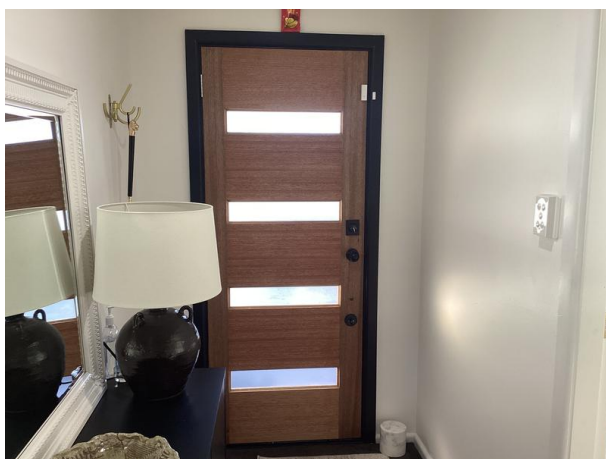


Photo 48
Entrance.

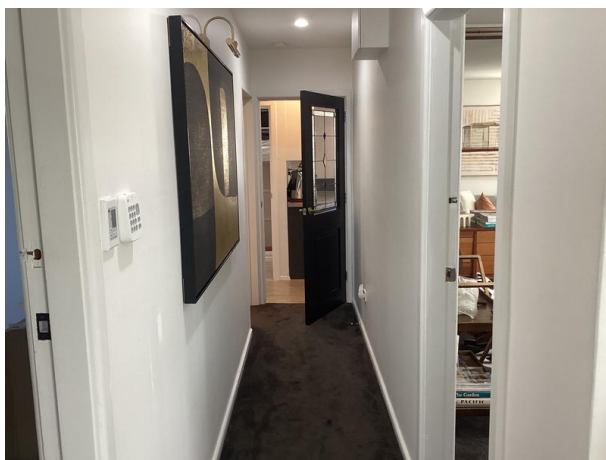


Photo 49
Hallway.

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 - Timber and glass.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.



Photo 50
Bedroom 1.

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.

Wardrobe - Double



Photo 51
Bedroom 2.



Photo 52
Borer holes noticed on the external wall skirting boards.

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.

Wardrobe - Double - Doors - Panel.



Photo 53
Bedroom 3.

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 - Timber overlay.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Wall-mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Tiled.

Shower - Enclosure. Water leaking through the corners of the shower.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes.

Heating - Yes.

Heated towel rail - Yes.

Defects - Refer to the photos below.

All wet areas, due to their exposure to water, carry a risk of water damage to surrounding elements that cannot be seen.

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 judgement.

Recommendations:

As viewed in the photos below, water was noticed to be leaking out of the bottom corner of the shower enclosure when the showerhead was directed at it. With indications of damp moisture readings detected on the left-hand side of the shower enclosure. It is recommended to have a suitable, qualified professional to ensure the shower is sufficiently sealed.



Photo 54
Bathroom.



Photo 55
Water was leaking out of the bottom corner of the shower enclosure when the showerhead was directed at this area. See the next photo.



Photo 56
Indications of damp moisture readings were also detected around this area.

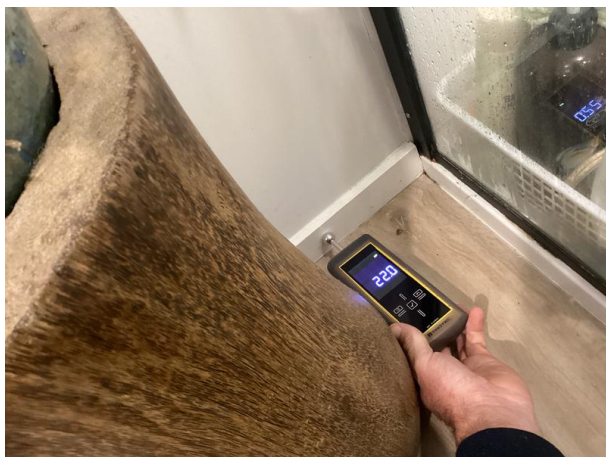


Photo 57
Example of a normal/dry moisture reading detected further away from the shower enclosure.

Laundry

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Fibre cement - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Timber overlay.
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
Washing machine discharge - To the waste under the sink.
Water hammer - No noise or vibration noted.
Cabinets - No visible issues.
Cupboards - Double - Doors - Panel.
Ventilation - Opening window. Mechanical extraction not installed.
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.



Photo 58
Laundry with toilet.

Kitchen

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Timber and glass.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Laminate.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Tempered glass - Sealed edge.
Cabinetry - Functional - Yes. Material type - Laminate.
Cabinetry requires maintenance - No.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste
Heat shield - Tempered glass.
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes.
Floor coverings - Timber overlay.
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 59
Kitchen.

Dining room

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Wall defects - Cosmetic defects.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Floor coverings - Carpet.



Photo 60
Dining room.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic defects.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



Photo 61
Living room.

NON-STRUCTURAL SYSTEMS

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

Driveway	Crushed aggregate
Boundary Fences	Timber
Paths	Concrete
Deck	Timber
Electrical	Electrical system
Plumbing, Drainage & Sewerage	water supply, gully-traps and stormwater risers
Heating	Heat pump
Ventilation system	Ventilation system
Services	Services

DRIVEWAY

Crushed aggregate driveway.



Photo 62
Shingle driveway, no significant issues.

BOUNDARY FENCES

Painted and Unpainted timber palings fixed to timber rails with timber posts.
Condition of cladding - No significant issues.
Alignment - No visible issues.
Post and rail condition - No visible issues.
Average height - 1.8 metres.



Photo 63
Timber fences, in a condition expected for age.

PATHS

Plain concrete paths.



Photo 64

Concrete paths, a couple cracks noted. No significant issues.

DECK

Timber deck over timber substrate with screw fixings.
Connected to dwelling - Unknown.
Condition of visible timbers - No visible deterioration of timbers.
Defects - None visible at the time of the inspection.



Photo 65
Timber deck located by the front entrance, no significant issues.



Photo 66
West side timber deck, no significant issues.



Photo 67
Metal structure located over the west side timber deck.

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 - Hallway.

Earth stake - Location - Not located.

Meter box - Location - On the South side of the dwelling.

Electrical connection - Overhead supply.

Recommendations:

This type of distribution board is of the age that if any upgrades were required to the electrical system, it would be required to be upgraded to a new board.

It is recommended to have a registered electrician advise on the electrical system.

Suspected asbestos-containing material.



Photo 68
Over head power supply,



Photo 69
South side meter box. Corrosion noticed on the casing.



Photo 70
Meter box located in the hallway.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps and stormwater risers.

Water source - Town supply.

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 the inspection.

Water heating

Type - Low pressure electric cylinder.

Capacity - 135L.

Manufacture/installation date - 2009.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Drip tray fitted - No.

Any visible defects - None visible.



Photo 71
South side gully trap.



Photo 72
South side stormwater riser.



Photo 73
West side gully trap.



Photo 74
Inside the North side stormwater riser
was not visible.



Photo 75
Hot water cylinder viewed from the
kitchen cupboard. Limited visibility due
to personal belongings.

HEATING

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

Manufacturer - Fujitsu.

Location - Living room.

Solid fuel burner.

Location - Living room.

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.

Check with territorial authority for solid fuel burners compliance.



Photo 76
External Fujitsu heatpump system.



Photo 77
Fujitsu heat pump located in the living room.



Photo 78
Fireplace located in the living room.

VENTILATION SYSTEM

Ventilation system
Manufacturer - HRV.



Photo 79
Ventilation system located in the roof space.



Photo 80
HRV control panel located in the hallway.



Photo 81
The HRV system is located around some of the dwelling. Not tested.

SERVICES

Services/systems tested.

Fire warning & control systems - Not functionally tested.

Heating systems - Powered on only.

Central vacuum systems - Not applicable.

Ventilation systems - Tested - No.

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 - Tested - No.

Automatic garage door opener - Not applicable.

Ceiling fan - Not applicable.

Recommendations:

New Zealand law states that smoke alarms must be installed:

- in all residential buildings, including rental homes, boarding houses, rental caravans, and self-contained sleep-outs;
- on each level of a multi-level home;
- in every escape route (hallway); and
- within 3m of each bedroom door or inside every room where a person sleeps.

All new smoke alarms must:

- be photoelectric
- have a battery life of at least eight years, or be hard-wired
- installed according to the manufacturer's instructions
- meet international standards.

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 82
Satellite aerial located on the roof system.



Photo 83
South side antenna.



Photo 84
Security control panel located in the hallway.



Photo 85

It is recommended to reinstall the smoke alarm that is located near the bedrooms.

CONCLUSION

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 the 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 judgements.

The data and statistical information presented in this report were gathered from reliable, commonly utilised 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.

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.

Failure to undertake the recommended remedial and maintenance works outlined in this report may lead to ongoing deterioration of building elements. If left unresolved, this could increase the risk of water ingress, potentially causing damage to internal timber framing, linings, and associated interior finishes.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gasfitters and drainlayers 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 requires rectification later.

Should issues arise, they should be rectified promptly to reduce the risk of consequential damage.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015)

We will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius).

If you have any concerns about the condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

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.

It would be advisable to have a drainage inspection completed due to the age of the property.

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

ASBESTOS IDENTIFICATION

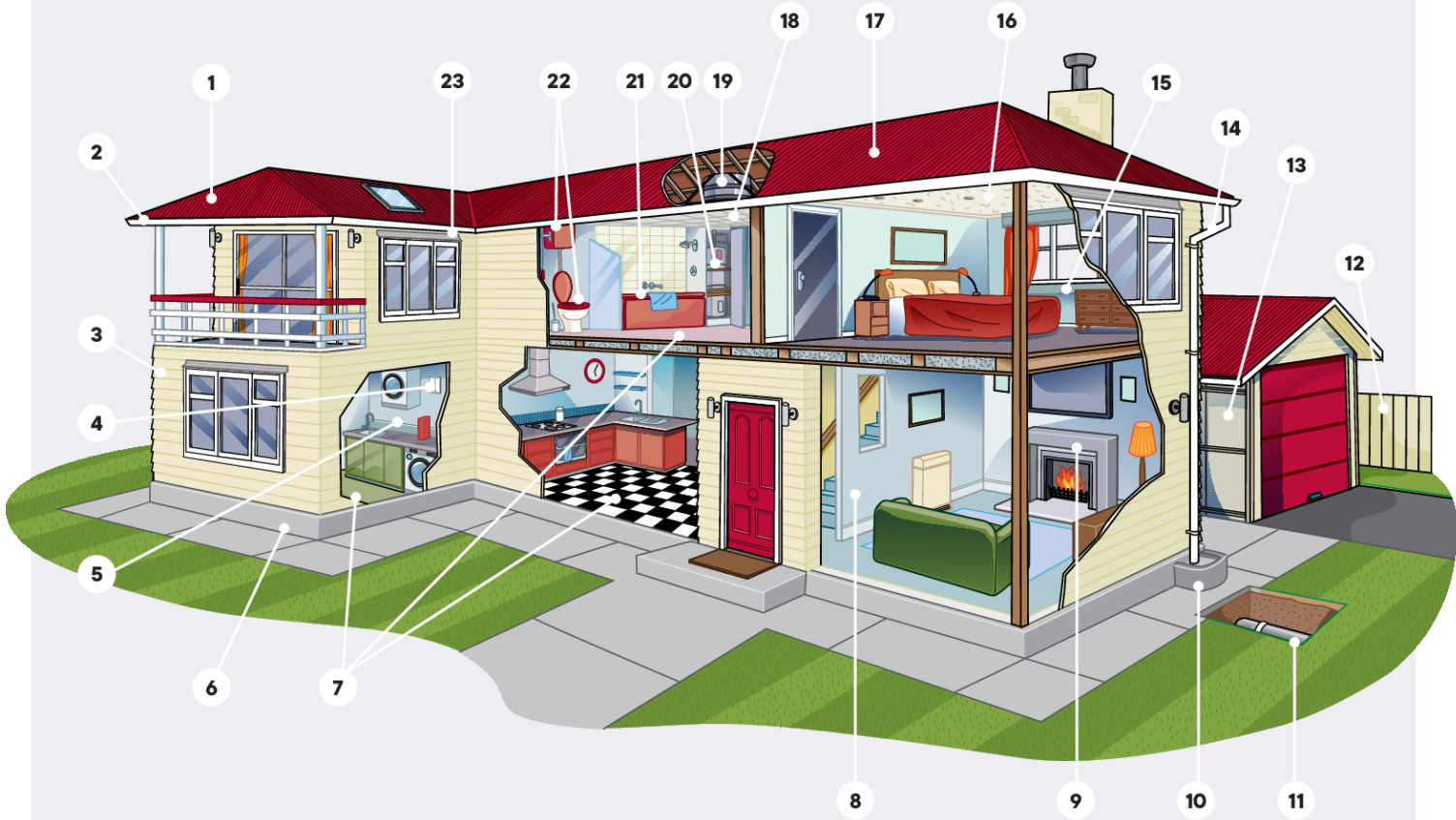
The following is a summary of possible building materials that may contain asbestos:

The construction period of the building falls within the era when buildings were constructed using products that contained asbestos and lead-based paint. The products can pose a health risk if handled without due care or asbestos-containing materials are in a deteriorated state.

Asbestos is a naturally occurring mineral that can be fluffed into a woolly consistency and mixed into building materials such as cement. Adding asbestos makes cement more durable, weatherproof and heat resistant, and because asbestos cement sheets are fireproof, builders initially considered them a much safer material than wood. Unfortunately, it is now well known that when asbestos particles are air borne it becomes toxic to inhale. Left undisturbed, these materials pose a negligible risk as long as they are in good condition and it is recommended that the asbestos-containing materials in good condition be left alone.

Fibrous cement sheeting.
Distribution/Electrical fuse board.

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 | | |