

GRIFFIOEN.

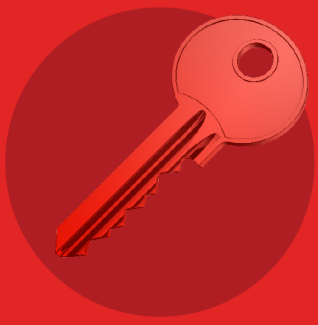
BUILDING INSPECTION REPORT

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

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

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

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



RED LBP PRE-PURCHASE REPORT

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

PRE-PURCHASE



0800 113 191 • REDLBP.CO.NZ



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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

✔ **Licensed Building Practitioner (LBP)**

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

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

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

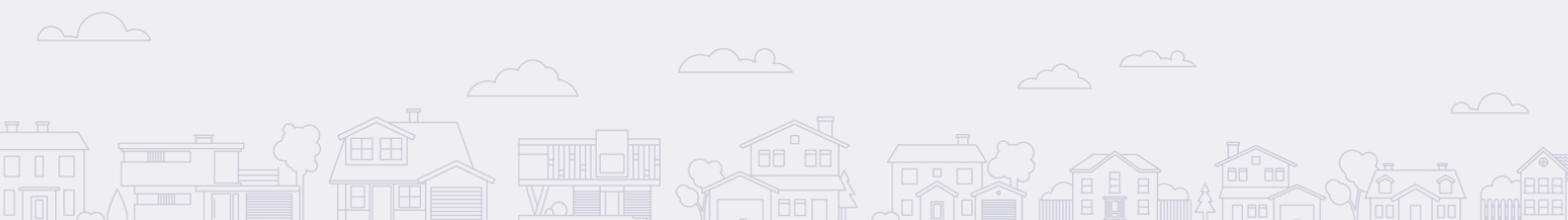
✔ **2 years of international building experience in Brisbane**

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

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

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

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



ABOUT RED LBP

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

For more information, visit redlbp.co.nz.

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	17
EXTERIOR JOINERY	20
FOUNDATION	22
ROOF SPACE	24
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	27
INTERIOR LININGS	29
NON-STRUCTURAL SYSTEMS	39
DRIVEWAY	40
BOUNDARY FENCES	40
PATHS	41
ELECTRICAL	42
PLUMBING, DRAINAGE & SEWERAGE	43
HEATING	45
VENTILATION SYSTEM	46
SERVICES	47
CONCLUSION	50

PRE-PURCHASE BUILDING REPORT

Property Address	9 Guyon Street, Marshland, Christchurch 8083
Client	Simon McSherry
Date of Inspection	8th May 2026
Time	12:30 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: Simon McSherry
Date of Inspection: 8th May 2026
Site Address: 9 Guyon Street, Marshland, Christchurch 8083
Inspector: Jamie Chapman
Qualifications: National Certificate in Carpentry

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

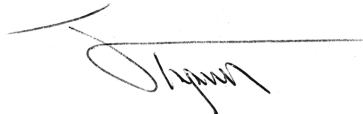
Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

Name: Jamie Chapman

Date: 8th May 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 dwellings built from 2014 onwards, under the Building (Residential Consumer Rights and Remedies) Regulations 2014, residential building contractors are required to provide the owner with documentation at completion of the building work, including information on the ongoing maintenance requirements of the building and its components.

We recommend confirming with the BCA (Building Consent Authority) and/or the vendor that the maintenance documentation and relevant construction records provided at the completion of the building work are available and are being followed for the ongoing upkeep of the dwelling.

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.

Roof system - Was only viewed from the ladder.

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

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

PROPERTY IDENTIFIERS

Address	9 Guyon Street, Marshland, Christchurch 8083
Legal Description	LOT 230 DP 531672
Certificate of Title	879006
Land classification	Wind Zone - High (BRANZ - GIS).
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 2020s and is located in Marshland. It is a freehold title situated on a front section that is flat.

The dwelling is single-storey with three bedrooms, and two bathrooms. Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard which are decorated with paint. The floors are concrete with floor coverings being tile, carpet and vinyl planking.

The foundation system is a concrete slab on grade, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with a brick veneer and fibrous cement weatherboard with a paint coating. The roof is profiled metal.

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

BUILDING ELEMENTS

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

ROOF SYSTEM

Roofing material - Profiled metal - Corrugated- Long run.

Coating - Factory finish.

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

Fixings - Screw.

Laps - Correctly lapped.

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

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

Type of roof construction - Hip & gable roof.

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

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

Maintenance recommendations:

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



Photo 3

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



Photo 4

No significant issues identified with the roof system during the inspection.

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

Valleys - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Barge - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Hips - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Ridges - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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



Photo 5
Metal hips and ridges located around the roof system.



Photo 6
Metal valleys located around the roof system.



Photo 7
Metal barge flashings installed on the Gable ends.

Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of the inspection.

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

Adequate outlets - Yes.

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

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

Downpipes

Material - Profiled metal.

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

Brackets - 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 - Profiled metal.

Finish - Factory finish.

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

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

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

Soffit width from cladding to fascia - 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:

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



Photo 8
Metal fascia and gutter system located around the dwelling.



Photo 9
The gutter system was clean and clear during the inspection.



Photo 10
Profiled metal downpipes were securely attached to the dwelling during the inspection.



Photo 11
Painted fibre cement soffits located
around the dwelling.

EXTERIOR CLADDING

Clay brick.

Finish - Factory finish.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Loose bricks - None visible.

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

Weep-holes - Clear at the time of inspection.

Vent holes - Clear at the time of inspection.

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

Penetrations - No visible issues at the time of inspection.

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

Lime leaching - None visible at the time of 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. Minimum clearances are not achieved in places.

Maintenance recommendations:

Regular maintenance is necessary to keep exterior surfaces clean and free from grime and contaminants, particularly in areas not typically washed by rain, such as beneath guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It is important to carry out normal maintenance as required.



Photo 12

Brick veneer is located around most of the dwelling.

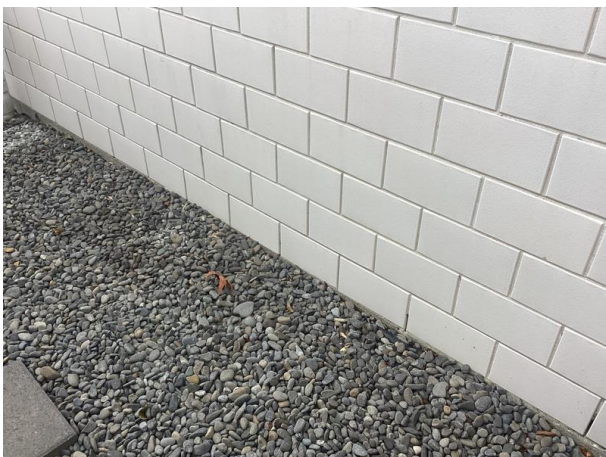


Photo 13
Limited ground clearance noticed on the west side. Areas of the ground levels are within close proximity to the brick weep hole.

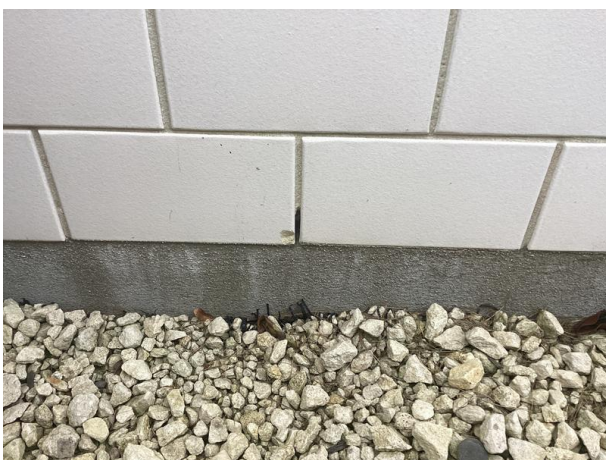


Photo 14
Example of a brick weep hole with the ground level sufficiently below it. Recommend achieving this around the dwelling.



Photo 15
No significant issues identified with the brick veneer during the inspection.

Fibrous cement - Bevel-back weatherboard.
Vented and drained cavity - Yes.
Finish - Painted.
Condition of finish - No visible issues.
Areas of moisture absorption - None visible.
Joints/ends - No visible issues.
Cracks/splits/breaks - None visible.
Ground clearance - No visible issues.

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

Maintenance recommendations:

It is recommended that painted surfaces are regularly maintained in accordance with the manufacturer's recommendations for the specific cladding type. Proper maintenance is essential to preserving weathertightness.



Photo 16
Horizontal fibre cement weatherboards are also located around parts of the dwelling.



Photo 17
No significant issues during the inspection with the fibre cement weatherboards.

EXTERIOR JOINERY

Double-glazed aluminium joinery.

Coating - 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 flashings - Head flashings installed.

Scribers and/or seals - None.

Garage joinery - Single-glazed.

Garage door reveals - No visible issues.

Recommendations:

Keep up regular maintenance.



Photo 18

Double glazed aluminium windows located around the dwelling.



Photo 19

Metal head flashings installed above the aluminium windows were required.



Photo 20

Loose window hardware noticed in the ensuite. Recommend tightening.

FOUNDATION

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

Cracking - As observed in the garage.

Dampness - None visible at the time of the inspection.

Height above finished ground - Brick veneers: FFL-to-ground clearances are reduced. The minimum required FFL-to-paved ground clearance is 100 mm, and the minimum FFL-to-unpaved ground clearance is 150 mm.

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

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

Cracking - Shrinkage cracking in concrete floors is common. Plastic shrinkage cracks are due to the too rapid loss of moisture from the surface of the concrete, e.g. during hot, dry and windy conditions. Thus, they are a form of drying shrinkage crack. Usually, they form without any regular pattern as shown in the photos below.



Photo 21

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

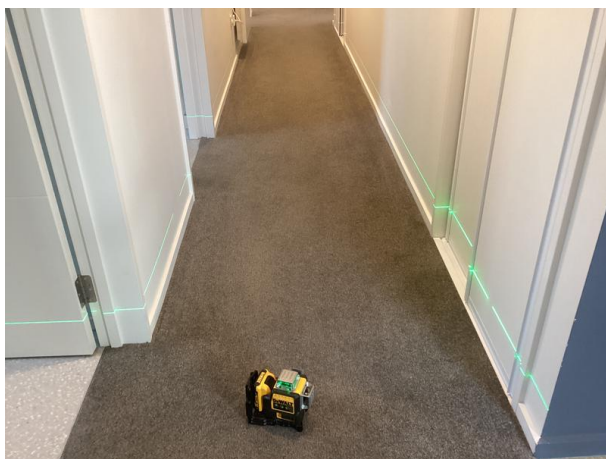


Photo 22

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

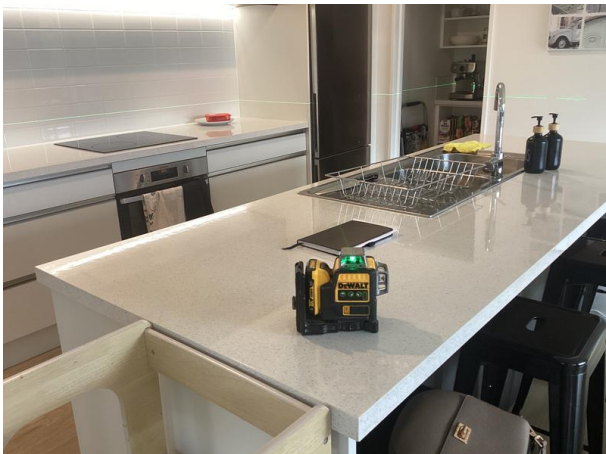


Photo 23
The kitchen bench tops were checked and were level.



Photo 24
A shrinkage crack was noticed in the garage coming from the internal corner near the back garage door.



Photo 25
The shrinkage crack visibly gets smaller and disappears by the garage internal door.

ROOF SPACE

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

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - No visible issues.

Structural alterations - None visible.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible

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

Plumbing - Lagging sighted.

Plumbing type - Polybutylene - Grey and lagged, so not visible.

Insulation - Glass wool.

Thickness of insulation visible - 125 mm. No insulation over the garage area.

Coverage - Blanket - Fitted between or over joists

Discharges into the roof space - None.

Stored items - No.

Maintenance recommendations:

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



Photo 26

Manufactured timber trusses supports the roof system.



Photo 27
Glass wool insulation located in the roof space.

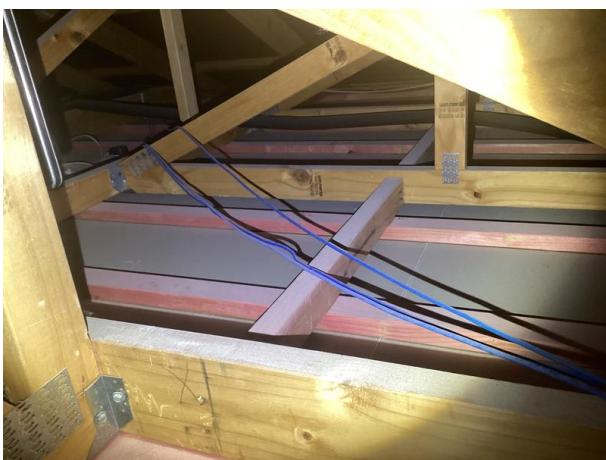


Photo 28
No insulation installed over the garage which is common.



Photo 29
Self supporting roofing underlay installed below the roof system.



Photo 30
The bathroom, kitchen and laundry ventilation systems are ducted to the exterior of the dwelling.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Trotec T660 Moisture Metre is used for the testing of moisture levels in the dwelling. At the time of the inspection, internal surface moisture testing was completed and results were consistent throughout the house, with no abnormalities detected.

Values are indicative only (dry, damp, wet).

0 to 50 = Dry

50 to 80 = Damp

Higher than 80 = Wet

The condition of the timber framing is unknown.

No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 31

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 32

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



Photo 33
Moisture testing was done around the external window joinery.



Photo 34
Moisture testing was done around plumbing and wet areas.

INTERIOR LININGS

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

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

Entrance and Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet and vinyl planking.

Cupboards - Double - Doors - Panel.



Photo 35
Entrance.



Photo 36
Hallway.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - None.



Photo 37
Garage.

Laundry

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 - Tiles.

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 tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Cupboards - Double - Doors - Panel.

Ventilation - Opening door. Mechanical - Functional - Yes - Externally vented - Yes.



Photo 38
Laundry.

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 - Tiles.

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 - Sealed edge.

Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.

Shower - Enclosure.

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

The common failure 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 judgement.



Photo 39
Bathroom.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.



Photo 40
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 - Doors - Panel.



Photo 41
Bedroom 2.

Bedroom 3 and Ensuite

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed Safety & standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Tiles and carpet.
Cistern & pan - Floor mounted. Tested - Functional - Yes.
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 - Sealed edge.
Shower - Tiled - floor & walls with glass door.
Grout - No visible issues.
Glass type - Safety.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - No.
Drain type - Stainless-steel grate.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Heating - Wall-mounted electric fan heater. Functional - Yes.
Heated towel rail - Yes - Not tested.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

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

The common failure 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 judgement.



Photo 42
Bedroom 4.



Photo 43
Bedroom 4 ensuite.



Photo 44
Minor mould is starting to appear on the silicone in the shower. Keep up regular maintenance.

Living and Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Vinyl planking.



Photo 45
Dining room.



Photo 46
Living room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Laminate.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
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 - Tiled.
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Floor coverings - Vinyl planking.
Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.



Photo 47
Kitchen.

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 - Timber and glass.
Floor coverings - Carpet.



Photo 48
Lounge.

NON-STRUCTURAL SYSTEMS

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

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

DRIVEWAY

Exposed aggregate with saw cuts and sealed
Cracking - None visible.



Photo 49
Concrete driveway, no significant issues.

BOUNDARY FENCES

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



Photo 50
Timber fences, no significant issues.

PATHS

Exposed aggregate paths and patio



Photo 51
Concrete patio, no significant issues.



Photo 52
Louvres located over the patio, no significant issues.

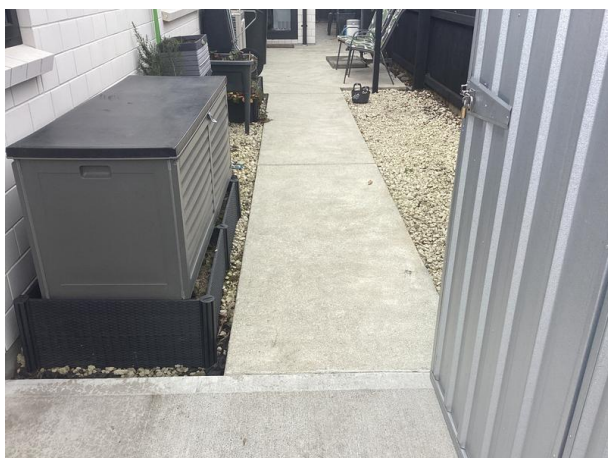


Photo 53
Concrete paths, no significant issues.

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 - Garage.

Earth stake - Location - Unable to be located.

Meter box - Location - South side.

Electrical connection - Underground supply.



Photo 54
South side meter box.



Photo 55
Switchboard located in the garage.

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 - Mains pressure electric cylinder.

Capacity - 300L.

Manufacture/installation date - 2020.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Drip tray fitted - Yes.

Any visible defects - None visible.



Photo 56
West side gully trap.

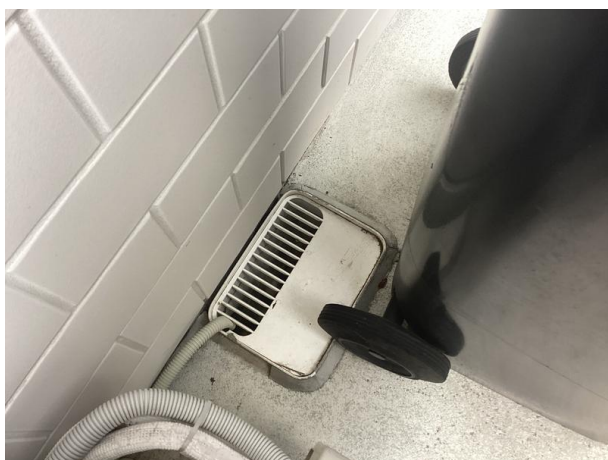


Photo 57
South side gully trap.



Photo 58
Laundry gully trap.



Photo 59
Hot water cylinder viewed from the
laundry cupboard.

HEATING

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

Manufacturer - Mitsubishi.

Location - Living room.

Kilowatt rating - Heating - 6.0kW - Cooling - 5.0kW

Recommendations:

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



Photo 60
External Mitsubishi heatpump system.



Photo 61
Mitsubishi heatpump located in the living room.



Photo 62
Wall heater located in the hallway.

VENTILATION SYSTEM

Smart vent system.



Photo 63
Smart vent control panel located in the entrance. Not tested.



Photo 64
The smart vent outlets are located around the dwelling.

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 - Tested - Yes.

Ceiling fan - Not applicable.

Recommendations:

Regular checks should be carried out to ensure smoke detectors remain 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 65

Security cameras were located around the dwelling. Not tested.



Photo 66

Ceiling fan located in bedroom three.



Photo 67

EV change point located in the garage.



Photo 68
Automatic garage door opener.



Photo 69
Smoke alarms located in the hallway
and entrance area.

CONCLUSION

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.

We recommend checking the records of the BCA (Building Consent Authority) to ensure that all necessary permits, consents, and Code Compliance Certificates have been issued and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

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.

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

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