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SOLD ON KĀPITI
real estate



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Building Report

3 Bressay Way
Waikanae

This report has been exclusively prepared for Sarah Searancke



Building Consultant: Ian Hall, NZIBI
Present for inspection: Ian Hall / vendor
Weather at time of inspection: Fine
Date/s of inspection: 12-Dec-2025
30-Jan 2026
Type of inspection: Building Inspection
Name of property inspected: 3 Bressay Way
Waikanae
Report prepared for: Sarah Searancke

*This report has been updated as recommendations from the initial inspection have been implemented.

Introduction



The inspection of the building at 3 Bressay Way has been carried out in accordance with the New Zealand Standard 4306:2005.

The New Zealand Standard states that:

‘A property report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection.’

‘A building report is not a Code Compliance Certificate or a certificate of acceptance under the building act. It is also not a statement that the property complies with the requirements of any other act, regulation, or by-law. Nor is the property report a warranty against problems developing with the building after the date of the report.’

‘The scope of the report is to provide you with the information gained at the time of the inspection. The inspection is visual and non-invasive.’

‘The inspection shall include an assessment of the condition of each of the following areas....site, subfloor, exterior, roof exterior & roof space, interior, services & identified ancillary spaces and buildings including accessory units.’

If you have any queries after reading your report or you require any additional information, please do not hesitate to contact me.

Ian Hall
All Building Inspections Limited

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Site

The site is considered for general condition and particular attributes. Please note that commenting on the structural integrity of any retaining walls or ground stability is outside the scope of this report.

3 Bressay Way is easily accessed from the street up a shared gated drive, which leads to the properties concrete drive that leads to the garage or short path that takes you to the front door. The front door is protected from the elements with a covered area.

The dwelling is a certified passive home. A Passive House is a building that meets a strict international energy-efficiency standard by requiring very little energy for heating and cooling. It achieves this through a "fabric-first" approach, prioritizing a well-insulated and airtight building envelope to maintain a stable, comfortable indoor temperature year-round using minimal energy, often sourced from passive solar gain and the body heat of occupants.

The dwelling has a westerly aspect facing the access drive and is well situated for local amenities with the bonus of all-day sun.

The concrete drive leading to the dwelling was in good condition with a fall away from the dwelling's foundations. Cracks were noted to the concrete drive. It appeared that the cracks have not separated or moved. This type of cracking in continuous concrete is not uncommon and can be due to past earthquakes or settling.

The concrete paths, around areas of the dwelling, slope away from the house to facilitate surface water run-off.

The property has a variety of fence types, which were generally in reasonable condition where visible and in terms of maintenance planning, areas would benefit from a coat of paint or stain to protect the integrity of the timber.

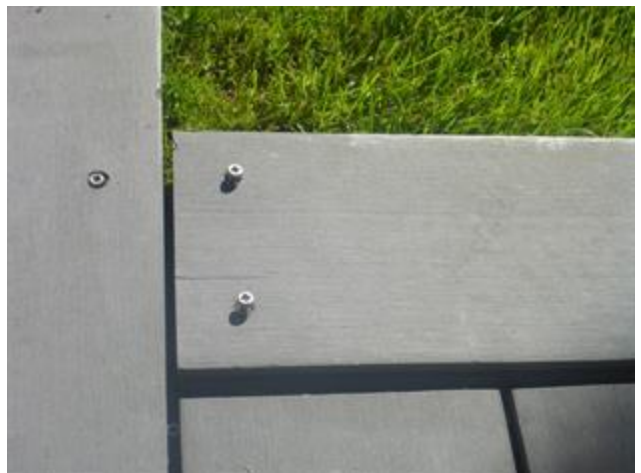
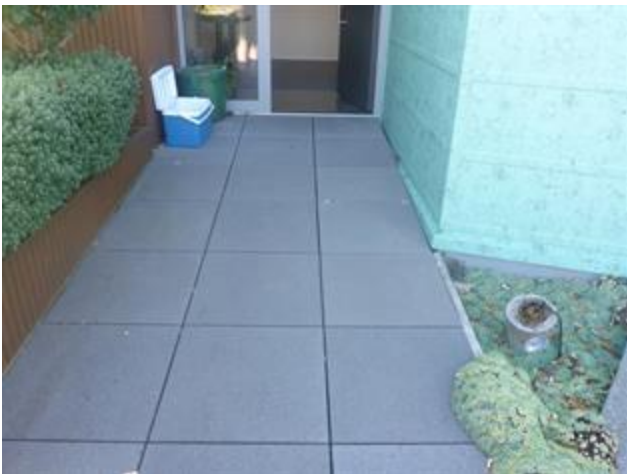
The decking was in good condition. Permadeck composite decking is virtually maintenance free, needing only periodic cleaning. The product does not require any painting or staining over the life of the product. Several screws require re-fixing as part of the dwelling's maintenance.

***Update 20/1/26 the decking has been re-fixed where required.**

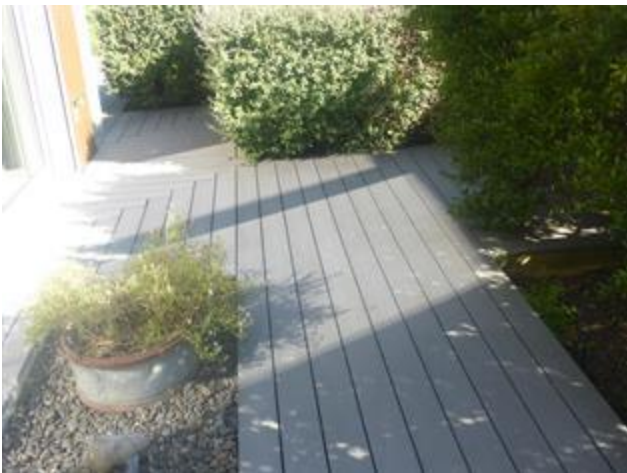




Cracks



Loose fasteners



Sub floor

The sub floor is inspected where possible to assess general condition and attributes. For further information about the assessment of the sub floor please see the further information section at the end of this report.

The concrete foundation was visually inspected where possible and was found to be in good condition and to have satisfactory perimeter alignment. I didn't find any visual evidence of disrepair, subsidence or cracks to the exterior facing of the concrete foundation surround line.

There weren't any exposed reinforcement mesh or indications of tree root penetration under the foundation line and there was no indication of surface water accumulation around the foundations of the dwelling.



Exterior

The exterior is considered, where visible, for its construction and cladding type, it's apparent condition and any particular attributes.

The exterior cladding of the dwelling is a tongue and groove cladding with a v joint detail.

The cladding is fixed directly to the cavity system over the external framing that is covered with a building wrap.

The cladding was in good condition with no visible signs of decay with an aging paint finish mainly to the sunny side of the dwelling.

In terms of maintenance planning, implementing a painting program to repair the areas that require some attention now and to maintain a good paint finish to the dwelling is recommended.

Paint preparation time currently would be small however the longer the painting is left the more preparation will be required.

***Update 20/1/26 A new paint finish has been applied where required to a good standard.**

There are minimal soffits to the dwelling with the roof cladding acting as a fascia.





<p>*Update 20/1/26 New paint seal applied</p>	
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The garage is constructed with sheet aluminum and appeared well detailed and sealed.

The large storage room / garage to the rear of the dwelling was constructed with board and batten. Board and Batten is a vertical design created using wide clear boards spaced apart with narrow battens covering the joins. Plywood sheets are generally used for the board part with timber battens placed where required or aesthetically needed. The ply sheets are manufactured under the name of Shadowclad.

The plywood sheets are applied directly to a cavity system allowing a gap from the external wall framing that is covered with a building wrap.

The lower edge of the plywood cladding and battens has not had a paint seal. A paint seal will help prevent end-grain deterioration of the battens and seal the plywood cladding.

The colour was assessed to have an approximate light reflective value {LRV} of less than 50%. The manufacturer recommends the LRV should be above 50%. If a colour with a LRV that is less than 50% is used it increases the chance of aesthetic surface deterioration and the resultant deterioration if not adequately maintained.





Dirt/ grime buildup can shorten the life of the cladding material. As part of the maintenance schedule, I recommend carefully washing down sealed cladding, windows and frames regularly. Particular attention should be paid to the areas that do not get rain washed, such as under the eaves. A soft brush and a low-pressure hose is recommended and not a high-pressure water blaster.

Exterior joinery

The exterior joinery is assessed where possible for overall apparent condition.

The dwelling consists of triple-glazed aluminium window joinery with aluminium ranch sliders from the lounge, family room, second family room, dining room and the master bedroom. There is also an aluminium door leading from the kitchen and the rear of the garage, a composite front door and a metal garage door.

Metal head flashings were fitted to all the exterior joinery, head flashings have a weather tightness function.

All the windows and doors functioned as designed.

The aluminium joinery was well maintained and clean. If you don't clean your windows and frames, it can cause corrosion of the aluminium that leads to pitting on anodized aluminium. This will shorten the product life.

Lubrication of window and door hinges is part of the maintenance requirements for all dwellings. The window joinery has outlets, which allows condensation to travel to the exterior and these outlets need to be clear of dirt and obstructions.

Manufacturers usually state that homeowners should clean aluminium frames each time the windows/doors are washed in order to remove atmospheric dirt and grime. A soft cloth with warm water and a mild household detergent are recommended.









Roof

The roof is physically assessed where possible to identify material type, condition and possible defects visible at the time of inspection. For further information about the assessment of the roof please see the further information section at the end of this report.

The roof design appeared generally well constructed.

The roof has a pitch, which helps to displace surface water efficiently.

No significant deterioration, dents or corrosion was observed to the sheets of iron.

The dwellings roof cladding is long run profiled aluminum that uses large, custom-cut metal sheets with ridges and grooves (profiles) for seamless, leak-resistant coverage, offering durability, light weight, style versatility, energy efficiency, and low maintenance. Aluminum offers excellent corrosion resistance.

The roof cladding appeared well detailed and sealed.

A once-a-year check of the roof cladding, any chimneys and the flashings is recommended to ensure problems are not developing. Things to look for include flashings that have corroded or lifted or the degradation of any sealant around the base of roof penetrations.







Spouting & downpipes

The spouting and downpipes are visually inspected where possible.

The spouting appeared in good condition with the correct fall to the downpipes.

The spouting was clear of debris.

Clearing of the spouting is part of the general maintenance for all dwellings.

To clean out your spouting, disconnect the downpipe and hose out the debris. If disconnecting the downpipe is impractical, you can block it off with a tennis ball wrapped in an old sock before hosing. Afterwards, remove the ball, hose again and check the downpipe for any blockages or leaks.

Roof Space

The attic is visually assessed where accessible for any signs of leaks and structural defects in the roof. For further information about the assessment of the roof please see the further information section at the end of this report.

In this dwelling there was no significant roof space area or access therefore I was unable to determine what type, or if any insulation was present.

A complete list of specifications can usually be reviewed within the property file.

Interior

The inspection focused on identifying building defects and not issues of a more cosmetic nature.

Non-invasive moisture testing was carried out around the windows, doors, and wet areas of the dwelling. Please see the attached Terms & Conditions for more information about moisture testing.

The T650 moisture meter was used for this inspection. It is a handheld instrument that uses a dielectric scanning method for fast, nondestructive determination of moisture content in areas of up to 40mm from the surface.

When using the moisture meter during the inspection I look for evidence of variation from normal levels and areas where higher than normal levels are recorded.

The interior comprises of a kitchen, dining room, lounge, two family areas, three bedrooms with the master bedroom having an en-suite and walk-in wardrobe and a second en-suite, a bathroom and a separate laundry area located at the rear of the garage, which has internal access. The separate garage has an additional toilet.

All moisture readings were within acceptable parameters at the time of inspection.

Overall, the interior had been maintained and was well presented.

The ceilings appeared to be in good condition with no signs of sagging. Dampness and moisture damage were not seen in the ceilings or walls.

All wardrobe and cupboard spaces were full of personal property, so I was unable to appraise these wall linings. The cabinet below the sink was full of cleaning products limiting an appraisal.

Fixed floor coverings were fitted throughout the living areas limiting appraisal of the flooring however floor levels appeared consistent throughout the dwelling.

In the cupboard to the rear of the laundry the Zehnder ComfoAir unit is located. The manufacturers state the system is designed to provide perfect indoor climate with maximum energy efficiency.

There were no discernable issues to the garage interiors.





Services & Plumbing

Services are noted at the time of an inspection, but this does not constitute a detailed appraisal. Circuit or pressure testing was not undertaken, and I recommend that a registered electrician or plumber be contacted for a full inspection.

Power supply

The power supply to this dwelling is via an underground cable.

Circuit Board

The electrical system consists of an internal circuit board located in the laundry cupboard with a meter in the garage.

All the fuses were modern circuit breakers.



Wiring

Electrical cable was viewed supplying the meter board. TPS cable (new plastic-coated cable) was sighted.

All visible sockets and light switches were tested and were found to be functioning correctly at the time of inspection.

Plumbing

An appraisal of the plumbing is difficult because most of the piping is behind the walls however the plumbing and drainage are inspected where possible.

As part of the inspection all taps have been run, showers turned on and toilets flushed. Then where accessible, pipes are checked for leaks.

The water piping sighted was a mixture of products, some of the piping was Polybutylene (grey plastic) which is an industry standard product.

Copper water piping was also present.

The dwelling is connected to the reticulated water supply and also has a private water supply system for drinking purposes. The water supply is generated from open roof catchment and rainwater gravitates into a roof guttering system with connecting downpipes and feed lines that discharge into a below ground circular storage tank at the front of the dwelling. From the holding tanks the water is electrically pumped through the internal household plumbing system. More information can be gained from: <https://www.healthed.govt.nz/resource/water-collection-tanks-and-safe-household-water> The UV lamp and the existing online filter cartridges are required to be serviced yearly and replaced.

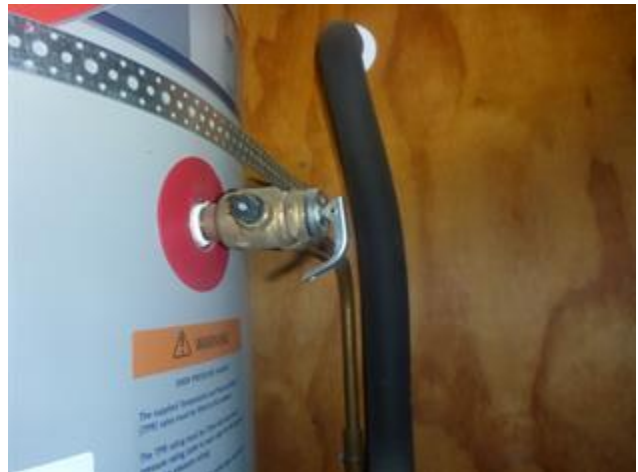




Hot water system

The hot water supply to the dwelling is via a 3000 litre Rheem mains pressure electric cylinder manufactured Dec 2016 with a 135 litre Rheem mains pressure electric cylinder supplying the kitchen.

Located on the side or top of the cylinder is a valve to relieve pressure in the hot water cylinder. It is recommended that the relief valve be checked for adequate performance or replaced at intervals not exceeding 5 years, or more frequently in areas where there is a high incidence of water deposits and that the valve easing gear be operated at least every six months.



Pressure relief valve



Drainage

The gully traps and exterior service drains of the dwelling are visually inspected for any signs of blockages or over flowing at the exterior. For further information about the assessment of a drainage system please see the section at the end of this report.

The gully traps appeared clear and clean at the time of inspection.

Gully traps are designed to relieve blocked drain sewerage externally, as they are the lowest discharge point, they also prevent drainage smells from escaping.



Summary

My first inspection found that the dwelling was in good condition for age & type.

My recommendations were:

The decking was in good condition. Permadeck composite decking is virtually maintenance free, needing only periodic cleaning. The product does not require any painting or staining over the life of the product. Several screws require re-fixing as part of the dwelling's maintenance.

In terms of maintenance planning, implementing a painting program to repair the areas that require some attention now and to maintain a good paint finish to the dwelling is recommended. Paint preparation time currently would be small however the longer the painting is left the more preparation will be required.

The lower edge of the plywood cladding and battens has not had a paint seal. A paint seal will help prevent end-grain deterioration of the battens and seal the plywood cladding.

My revisit found that several maintenance items had been carried out including re-fixing the deck where required and implementing a paint program.

In terms of other ongoing maintenance, almost all sealed materials and finishes used on the outside of a building will last longer if they are regularly cleaned. Cleaning removes dust, dirt, mould, mosses and salt spray- all of which can hasten deterioration.

Cleaning is especially necessary for:

Those areas of a building that are not rain-washed

Areas of wall immediately under the eaves

Covered verandahs and porches

The top of garage doors where sheltered by the wall

Cleaning should be carried out with a low-pressure hose and a soft brush, leaving the water blasting equipment just for paths and driveways.

We recommend that if no smoke alarms are fitted in the dwelling this is remedied as well as installing new batteries.

I always advise that Council records are checked to ensure that the dwelling is fully permitted with consents and code of compliance certificates. Plans need to correctly document any additions or alterations since original construction.

Finally, this inspection summary is not intended to replace details documented throughout the report. It is intended that the entire document be read as there may be information detailed throughout the report that you may consider significant, that may be omitted from the summary.

I hope that this report furthers your understanding of the building. If there is anything you would like me to clarify or enlarge upon I will be happy to discuss this with you.

Ian Hall

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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client: Sarah Searancke
Site address: 3 Bressay Way
Inspector: Ian Hall
Company: All Building Inspections Limited
Qualifications: New Zealand Trade Certificate
Member of New Zealand Institution of Building Inspectors

The following areas of the property have been inspected:

Site	Inspected
Subfloor	Inspected
Exterior	Inspected
Roof Exterior	Inspected
Roof Space	N/A
Interior	Inspected
Services	Inspected
Accessory Units etc.	N/A

Certification

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

Inspector: Ian Hall
Date: 12-Dec-2025
20-Jan-2026



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Further Information:

Assessment of the sub floor:

The sub floor is assessed where possible for general condition and attributes but it does not constitute a full structural engineer's report and it is outside the scope of this report to comment on how the construction may perform during a significant seismic event.

Assessment of drainage systems:

For the purposes of this report the gully traps and exterior service drains of the dwelling are visually inspected for any signs of blockages or over flowing at the exterior. A registered plumber will generally be able to make an assessment of the internal condition of the drainage system via a video camera.

Assessment of the roof

The roof is physically assessed where possible to identify material type, attributes and possible defects visible at the time of inspection. Please note that without signs of moisture ingress/ damage it is not possible to identify potential roof leaks if the inspection is carried out in dry weather conditions.

Definitions of Weathertightness Risk

Taken from The New Zealand Standard NZS 4306:2005 Appendix A (Informative). Please note this 'Informative appendix is only for information and guidance. Informative provisions do not form part of the mandatory requirements of the Standard'. We refer you to the Council's Land Information Memorandum and the BRANZ website for further information. www.weathertight.org.nz/new-buildings/risk-evaluation/

A: Wind zone:

Low risk	Low wind zone
Medium risk	Medium wind zone
High Risk	High wind zone
Very High Risk	Very High wind zone

B: Number of storeys:

Low risk	One storey
Medium Risk	Two storeys in part
High Risk	Two storeys
Very High Risk	More than two storeys

C: Roof/wall intersection design:

Low Risk Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium Risk Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High Risk Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)

Very High Risk Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width:

Low Risk Greater than 600 mm at first floor level

Medium Risk 450-600 mm at first floor level or over 600 mm at second-floor level

High Risk 100-450 mm at first floor level or 450-600 mm at the second floor level

Very High Risk 0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level

Note: Eaves width measured from external face of wall cladding to outer edge of overhang, including gutters and fascias. Balustrades and parapets count as 0mm eaves.

E: Envelope complexity:

Low Risk Simple rectangular, L, T a boomerang shape with single cladding type

Medium Risk More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)

High Risk Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very High Risk As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)

F: Deck Design:

Low Risk	None, timber slate deck or porch at ground level
Medium Risk	Fully covered in plan by roof, timber slate deck attached at first or second floor level
High Risk	Enclosed deck exposed in plan or cantilevered at first-floor level
Very High Risk	Enclosed deck exposed in plan or cantilevered at second-floor level or above

Terms and Conditions

All Building Inspections Ltd (“the Company”) agrees to supply to you “the Client” a written Report (“the Report”) on the **visual, non-invasive inspection** of a residential building(s) in accordance with these terms and conditions.

Applicable Standard

1. The inspection and Report are undertaken in accordance with the NZS 4306:2005. A copy of this Standard is available at our office for inspection, or you may obtain a copy from Standards New Zealand.

Access

2. The Client is responsible for ensuring that reasonable access can be obtained to the residential building(s). Should reasonable access not be provided then the Report will highlight this and state the areas of the residential building(s) that could not be inspected. If a re-inspection is necessary then an additional fee will be charged.

Payment

3. The Client is responsible for paying the fee of the Company. An invoice for the inspection is sent with the Report, total payment is expected within 7 days. An additional service charge of \$100 will be added to any debt collection fees. A late cancellation fee may be charged if an inspection is cancelled within 24 hours of the time arranged.

Scope of Report

4. The purpose of the Report is to identify **significant building defects visible and reasonably accessible at the time of the inspection**. The inspection is a non-invasive visual assessment of the general condition of the building. The condition of internal framing is not known.
5. The Report shall include an assessment of the condition of each of the following areas:
 - a. Site;
 - b. Subfloor;
 - c. Exterior;
 - d. Roof Exterior;

- e. Roof space;
 - f. Interior;
 - g. Services; and
 - h. Identified ancillary spaces and buildings including accessory units.
6. In a multi-unit property the Report will only cover the condition of the interior and accessible parts of the immediate exterior of the particular unit and any related accessory units.
 7. The Inspection will consider matters such as instability, weather tightness risk, the standard of workmanship and required maintenance.
 8. Any recommendations for maintenance or remedial work to be carried out are suggestions only and specific advice and quotes should be sought from whoever is instructed to carry out that work.
 9. All our advice that may be relied upon in relation to the residential building(s) is contained in the Report. No liability is accepted for any statements made by any person conducting the inspection at the time of the inspection or prior to the supply of the Report.

Limitations of the Report

10. The Report is deemed to be valid for a period of 90 days from the date of the inspection. The Company cannot be held accountable for any damage howsoever caused after the date of the inspection, including that caused by severe weather. The prevailing weather conditions at the time of the inspection will be included in the Report and it will state where the assessment of any apparent defect is subject to the prevailing weather conditions.
11. The Report is not a structural survey and does not provide specialist plumbing, heating, gas or electrical inspection but will make general comment on age, material type, socket testing and apparent general working order. The Report does not cover building component systems, appliances, pest infestation, contamination, grounds or soil conditions.
12. The inspection does not include any areas or components which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation or soil).
13. As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection, the Report may not identify all past, present or future defects. Descriptions in this Report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this Report as having been inspected is excluded from the scope of the inspection.
14. A building Report is not a Code Compliance Certificate or a Certificate of Acceptance under the Building Act. Council approval for the property is not investigated and we recommend that all clients obtain a Land Information Memorandum from the Council. The Report may contain information obtained from the Council or other 3rd parties and we accept no responsibility for that information.

15. Where the investigation and/or report is being obtained for business purposes, the statutory guarantees contained in Consumer Guarantees Act 1993 will not apply.

Limitations of Weathertightness Reporting:

16. The inspection will consider areas of weathertightness risk in accordance with Appendix A of NZS 4306:2005 ("Appendix A"). However, the inspection does not assess compliance with the NZ Building Code including the Code's weathertightness requirements. Appendix A is attached to the report for informative purposes only.
17. The T650 moisture meter is used for the inspections. It is a handheld instrument that uses a dielectric scanning method for fast, nondestructive determination of moisture content in areas of up to 40mm from the surface. When using the moisture meter during the inspection evidence of variation from normal levels and areas where higher than normal levels are recorded.
18. Moisture testing is carried out around the windows, doors, and wet areas of the dwelling and where it is thought necessary, however the evaluation is non-invasive and so has its limits. Non-invasive moisture scanning devices are useful tools, however they have limitations due to environment and limitations of the equipment.
19. Non-invasive moisture testing does not constitute a weather-tightness guarantee and is dependent on the weather conditions prior to the inspection. Water ingress can occur intermittently and may not be detected by non-invasive moisture testing. A specialist invasive weathertightness inspection can be provided upon request (and with the permission of the home owner) and at an additional cost but this is beyond the scope of the Report. The Report is not a leaky home/ specialist weathertightness report. The Report is not a warranty against problems with the building developing or becoming apparent after the date of inspection.

Limitations on Liability

20. Where the Client disputes any condition assessed in the Report it shall notify the Company within seven days of detection of such a dispute. The Client (including its agents, employees or independent contractors) shall not, with the exception of emergency conditions, make any alteration, modification or repairs to the disputed condition prior to a re-inspection by the Company. Any failure by the Client to notify the Company in accordance with this clause shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
21. Whilst the utmost diligence has been taken with the Report, the Company nor any of its employees or officers shall not be liable to the Client in any way unless legal proceedings are commenced against the Company within three years of the date of the Report.
22. Neither the Company nor any of its employees or officers will be liable for any indirect or consequential losses arising from an inspection carried out or Report provided by the Company.
23. If the Company or its employees or officers are found liable to the Client the amount of any liability is strictly limited to the sum of five times the fee.

Report Personal to Client:

24. The report is the intellectual property and copyright of the Company and has been prepared exclusively for the Client. The Client agrees that the Report is personal to

them and shall not be assigned or disclosed or distributed (other than disclosed or distributed to professional advisors for the purpose of complying with clause 9.3 of the ADLSI Agreement for Sale and Purchase of Real Estate, or other similar agreements, where expressly requested to do so by the vendor) without the written permission of the Company.

25. The Company accepts no liability to any person other than the Client. Any third party relying on the contents of the Report does so at their own risk and the Company disclaims any liability for any loss (direct or consequential), cost or damage resulting.