

GRIFFIOEN.

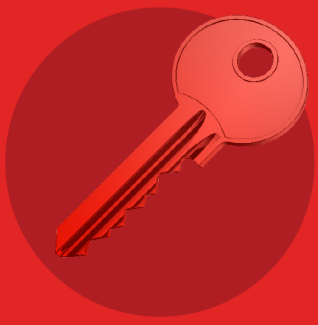
BUILDING INSPECTION REPORT

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



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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

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

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

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

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



ABOUT RED LBP

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

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	20 Robin Street, Burwood, Christchurch 8083
Client	Ben Brook
Date of Inspection	19th May 2026
Time	8:30 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: Ben Brook
Date of Inspection: 19th May 2026
Site Address: 20 Robin Street, Burwood, 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

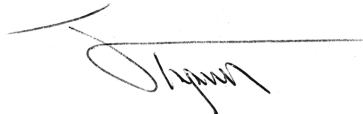
Certification:

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

Name: Jamie Chapman

Date: 19th 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 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.

The masonry tile roof cladding has surface deterioration. An LBP specialising in tile roof cladding should be engaged to assess and report on necessary repairs and maintenance. Refer to the Roof System section for further details.

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 details.

The dwelling was originally built in the 1950s with an alteration and renovation, including but not limited to, the north side of the dwelling being extended and most of the dwelling being 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	20 Robin Street, Burwood, Christchurch 8083
Legal Description	LOT 19 DP 16506
Certificate of Title	CB34C/783
Land classification	Wind Zone - Medium (BRANZ - GIS). Residential Suburban. Land Technical Category Two TC2
Weather	Overcast
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1950s and is located in Burwood. It is a freehold title situated on a corner 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 are located in the main living area. The water system is heated by an externally mounted gas califont. The internal linings are plasterboard which are decorated with paint. The floors are T&G timber with floor coverings being tile and carpet.

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

There is a detached double-car garage. The driveway is concrete. Generally, the property has a living aspect of west 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	
Timber weatherboard - Bevel-back - Horizontal fixed.	Viewed
Exterior joinery	
Single-glazed timber joinery with timber reveals.	Viewed
Single-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	Viewed
Bathroom	Viewed
Laundry	Viewed
Kitchen	Viewed
Dining room	Viewed
Living room	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Outbuildings	
Garage	Limited access

ROOF SYSTEM

Masonry tile roofing

Surface finish - Unknown.

Condition of surface - Deterioration of the surface coating.

Tile condition - Areas requiring maintenance, refer to photos below.

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:

The masonry tile roof cladding has surface deterioration and requires cleaning and recoating to help restore weathertightness. An LBP specialising in tile roof cladding should be engaged to assess and report on necessary repairs and maintenance.



Photo 3

A masonry roof is located over the dwelling.



Photo 4

Close-up view of the masonry tiles. Note the rough aggregate surface of the tiles. This indicates surface deterioration. See the next photo.



Photo 5

When lifting up the tile lap it exposes a smooth surface underneath. This was the original condition of the masonry tiles.

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.

Hips and Ridges - Visible areas only.

Material type - Masonry.

Finish - unknown.

Condition - Requires maintenance.

Laps - Some areas require refixing.

Penetrations

Type - Pipes and flues.

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:

As previously detailed the roof system is due for maintenance and repairs. It is recommended to have a licensed roofer to advise further.



Photo 6

South side roof penetration with lead flashing.



Photo 7
Masonry tiled hips and ridges located around the roof system.



Photo 8
Flue penetration with lead flashing.



Photo 9
Decommissioned overflow penetrations with boot flashings.



Photo 10

A couple signs of mortar displacement was noticed on the masonry tiled hips and ridges. Future maintenance would include re-pointing the mortar joints where required.

Guttering

Type - External.

Material - uPVC.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Areas requiring clearing.

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 - Areas requiring treatment.

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.

Finish - Paint.

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

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - Areas requiring maintenance.

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 11
A couple areas of debris were noticed inside the gutter system.



Photo 12
However, most of the gutter system was clean and clear during the inspection.



Photo 13
A couple of soffit scribes were missing outside of the living area.



Photo 14

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

EXTERIOR CLADDING

Timber - Bevel-back weatherboard. Fixed horizontally.
Vented and drained cavity - No.
Finish - Painted.
Condition of finish - No significant issues during the inspection.
Areas of rot - None visible.
Cupping or curling - None visible.
Cracks/splits - A couple areas noted at the ends of the weatherboards.
Facings and trims - Securely fixed with no gaps.
Ground clearance - No visible issues.
Seals around doors and windows - No visible issues.

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 15
Horizontal timber weatherboards are located around the dwelling.



Photo 16
Consistent weatherboard joins were noticed on the north side of the dwelling indicating this is where the extension has happened to this dwelling.



Photo 17
Mitred weatherboard joins located on the external corners.



Photo 18
Unsealed penetration hole noticed outside of the bathroom area.
Recommend sufficiently sealing.

EXTERIOR JOINERY

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - No visible issues at the time of the inspection.

Scribers - Sealed.

Putty/Beadings - No visible issues at the time of the inspection.

Exterior timbers - No visible issues at the time of the inspection.

Exterior timber sills - Paint condition - No visible issues.

Reveals - Timber.

Finish - Painted. Requires maintenance.

Coating - Interior - Painted. Condition - Areas requiring maintenance.

Hardware - Repairs and or maintenance required (refer to the photos below).

Opening sashes - Some sashes require maintenance to restore functionality.

Defects - Refer to the photos below.

Recommendations:

Keep up regular maintenance to the coating of the timber windows and ensure condensation is kept to a minimum.

Some opening sashes require repair to restore functionality and reduce draughts.



Photo 19

Single glazed timber windows are located around most of the dwelling.



Photo 20

No significant issues with the timber windows viewed from outside the dwelling.



Photo 21
However, a few areas inside the dwelling are due for maintenance with paint flaking and cracking noticed.



Photo 22
Window sashes around the dwelling were difficult to open and would benefit from adjustments for better functionality.



Photo 23
Cracked window glass panel visible in bedroom one. Recommend replacing.

Single-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.

Reveals - Timber.

Finish - Painted.

Damage - None visible at the time of the inspection.

Exterior flashings - No head flashing installed above the bedroom sliding door however, there was a soffit overhang to help protect the window joinery.

Scribers and/or seals - Sealed.

Recommendations:

Keep up regular maintenance.



Photo 24

Single glazed aluminium windows located in bedroom one and living area.

FOUNDATION

The subfloor space was accessed via the floor hatch located in the entrance area 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.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring

Insulation - Polyester.

Coverage - Full coverage where visible.

Ground cover - Polythene - Tidy where visible.

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

Underfloor Space - Building materials visible.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible

Plumbing type - Polybutylene - Grey and uPVC.

Structural alterations - Yes.

Sub-floor Clearance - Where visible - 450 mm below the bearer.

Defects - Refer to the photos below.

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 if not close to the commonly accepted guidance ranges used for indicative assessment of residential dwellings. Some deviations are to be expected in a dwelling of this age.

The overall level difference measured in the sampled areas was approximately 30mm. 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
A concrete ring foundation with vent holes is located around the subfloor.



Photo 26
Broken vent visible below the bathroom as well as concrete breakage to allow for the waste pipes.



Photo 27
It is recommended to close up these gaps to help avoid rodents or animals from entering into the subfloor.



Photo 28
Signs of concrete crack repair work were noticed around the ring foundation mainly on the north side of the dwelling.



Photo 29
View of inside the subfloor.



Photo 30
Tie wire connections were visible between the concrete piles and timber bearers.



Photo 31
Polyester insulation located in the subfloor.



Photo 32
Insulation label.



Photo 33
Debris was noticed in the subfloor mainly under the bathroom area.



Photo 34
Signs of animals entering into the subfloor were noticed during the inspection. Likely getting through the broken vent holes previously noted.



Photo 35
The floor levels were spot checked around the dwelling using a self levelling laser.



Photo 36
A 30mm difference was noticed over a 5.7m distance from the dining to living room.



Photo 37
The kitchen bench tops were 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 - Manufactured timber trusses and pitched timber framing. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - None present.

Structural alterations - Yes. Refer to the photos below.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible

Non-Electrical wiring - Aerial/Data - Visible.

Plumbing - Header tank - decommissioned. Unsecured.

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.

Efflorescence refers to the crusty white deposits of mineral salts that form on the surface of masonry materials such as concrete, render, brick, or mortar. This phenomenon occurs when moisture travels through the substrate, dissolving soluble salts within the material. As the moisture evaporates at the surface, it leaves behind these salt deposits. Efflorescence is a common issue and often serves as an indicator of moisture movement within the masonry.

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 38

View of inside the roof space.



Photo 39
Example of where the extension has started from on the north side of the dwelling with manufactured timber trusses visible.



Photo 40
Glass wool insulation located in the roof space.



Photo 41
Signs of efflorescence were noted on the underside of the masonry tiles. Refer back to the roof system section of this report to view the condition of the masonry tiles.



Photo 42

Future maintenance could include removing this decommissioned concrete header tank from the roof space.



Photo 43

Decommissioned header tank located in the roof space.

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 44

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 45

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



Photo 46
Moisture testing was done around the external window joinery.

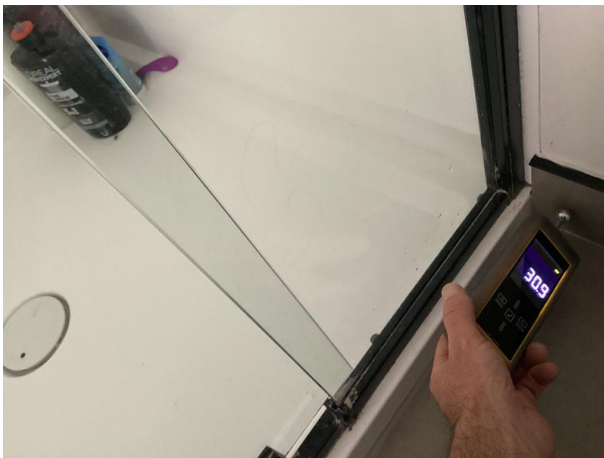


Photo 47
Moisture testing was done around plumbing and wet areas.

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.

Due to the finishes and cosmetic renovations undertaken to the property, it is not possible to identify ceiling and wall linings definitively, they may be plasterboard, fibrous plaster and/or lath & plaster.

Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Entrance door - Timber door and frame.

Internal doors - Hollow core.

Floor coverings - None installed.

Cupboards - Single



Photo 48
Entrance.

Bathroom

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.

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 - None, painted plasterboard - Sealed edge.

Bath - Freestanding. 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 49
Bathroom.

Laundry

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.

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.

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



Photo 50
Laundry

Kitchen

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.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Laminate. and Solid surface.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Tiled - 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 - Tiled.
Standalone oven and cooktop Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes.
Floor coverings - Tiles.
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 51
Kitchen.

Dining room

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Standard glass - Painted timber reveals.
Floor coverings - None installed.



Photo 52
Dining room.

Living room

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.

Internal doors - Hollow core.

Floor coverings - None installed.



Photo 53
Living room.

Bedroom 1

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.

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Single - Door - Hollow core.



Photo 54
Bedroom 1.

Bedroom 2

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.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Single - Door - Hollow core.



Photo 55
Bedroom 2.

Bedroom 3

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.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Panel.



Photo 61
Bedroom 3.

OUTBUILDINGS

Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Timber boards and battens.

Roofing - Profiled metal.

Linings - Plywood.

Garage door - Tilt door - Double - Aluminium.

Lights/Switch - Light not working. The lights were flickering on and off during the inspection. Further investigation is recommended.

Electrical sockets - Not tested.

Defects - Refer to the photos below.

Recommendations:

The detached garage were observed only as ancillary structures. General defects, deterioration, and maintenance items should be repaired as required by a competent trade professional as part of normal upkeep.



Photo 56
Garage.



Photo 57
The timber boards and batten on the exterior of the garage are overdue for maintenance with paint and timber cracking starting to appear.



Photo 58
The garage stormwater discharges onto the ground and not into an approved stormwater system.



Photo 59
Profiled metal roof with screw fixings located over the garage. Minor areas of moss/lichen spots were noticed.



Photo 60
View of inside the garage, limited inspection due to personal belongings.

NON-STRUCTURAL SYSTEMS

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

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

DRIVEWAY

Concrete.
Saw cuts or construction joints - Yes.
Cracking - Areas of cracking visible.



Photo 62
Concrete driveway, no significant issues.

BOUNDARY FENCES

Unpainted timber palings fixed to timber rails with timber posts.
Condition of cladding - In a condition expected for age.
Alignment - No visible issues.
Post and rail condition - No visible issues.
Average height - 1.8 metres.



Photo 63
Timber fences, no significant issues.

PATHS

Concrete paths.

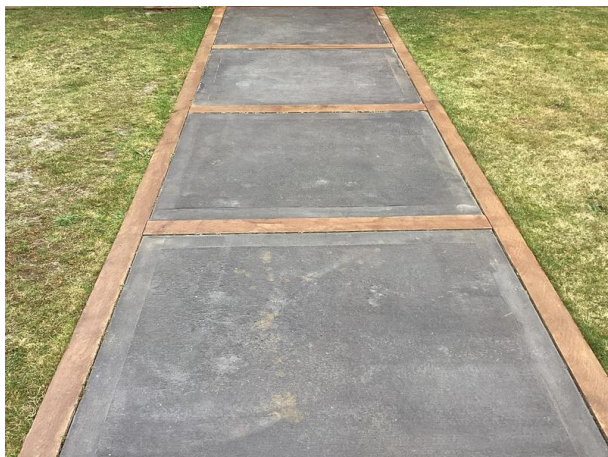


Photo 64
Concrete paths, no significant issues.

DECK

Timber deck over timber substrate with nail fixings.
Connected to dwelling - Unknown.
Condition of visible timbers - In a condition expected for age.
Defects - In a condition expected for age.

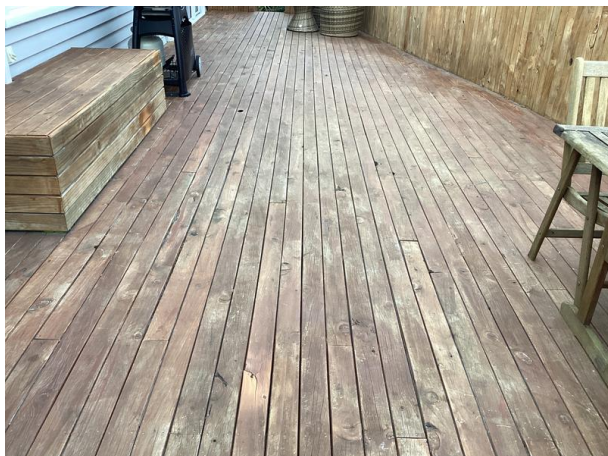


Photo 65
Timber deck, no significant issues. In a condition expected for age.

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 - Entrance. Suspected asbestos-containing material.

Earth stake - Location - Not located.

Meter box - Location - On the north west side of the dwelling.

Electrical connection - Overhead supply.

Recommendations:

This type of distribution board is of an age where, if upgrades are required to the electrical system, replacement of the board may also be required.



Photo 66
Meter box located on the north west side of the dwelling.



Photo 67
Switchboard located in the entrance area.

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. Pellet fire.

Water heating

External gas califont

Location - South side.

Condition - No observable issues.



Photo 68
South side gully trap.



Photo 69
East side gully trap.



Photo 70
East side gully trap.



Photo 71
Stormwater risers are located around the dwelling.

HEATING

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

Manufacturer - Fujitsu.

Location - Living room.

Solid fuel burner.

Brand - Metrofires.

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 72

External heatpump system located under this bench seat on the west side.



Photo 73

Fujitsu heat pump located in the living area.



Photo 74
Metro fire place located in the living area.

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 - Tested - Yes.

Gas bottle storage - Tested - No.

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:

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 75
South side gas bottle station and hot water Calfont.



Photo 76
Satellite aerial located on the roof system.



Photo 77
Security camera located around the dwelling. Not tested.

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 is 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.

Generally, the interior of the house appears in a tidy condition. No immediate repairs are required, and any necessary repairs can be carried out as part of normal maintenance. Minor scuffs, marks and small areas of damage are evident which are to be expected and can be attended to as part of normal maintenance.

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

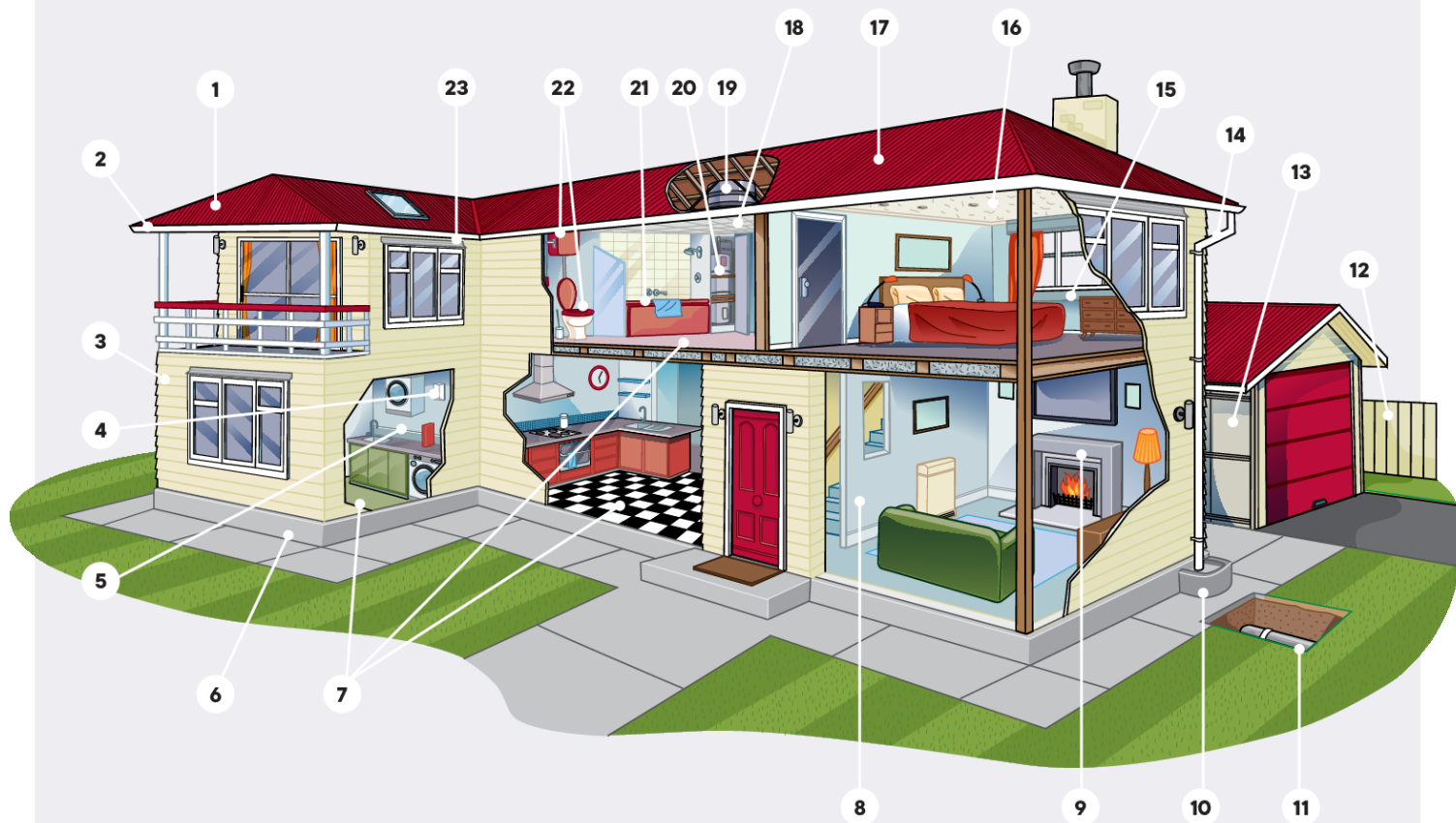
The following is a summary of possible building materials that may contain asbestos:

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.

Distribution/Electrical fuse board.
Fibrous cement sheeting.

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 | | |