



REDLBP.

BUILDING REPORTS & PROPERTY INSPECTIONS

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PRE-PURCHASE BUILDING REPORT

Property Address	179 Tutere Street Waikanae Beach		
Client	Robert Hunsley		
Date of Inspection	18th October 2023	Time	1:00 pm
Inspector	Trevor Garrett MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.		
LBP Number	131790		
Inspection Type	Pre-Purchase Report		
People Present	Owner		
House Occupied	No		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REDLBP.
BUILDING REPORTS & PROPERTY INSPECTIONS

Company: Property Support LTD trading as RedLBP

Client: Robert Hunsley

Date of Inspection: 18th October 2023

Site Address: 179 Tutere Street Waikanae Beach

Inspector: Trevor Garrett

Qualifications: MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.

The following areas of the property have been inspected:

Inspection	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: Trevor Garrett

Date: 18th October 2023

Signature:

(for and on behalf of REDLBP)

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

LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

PRE-PURCHASE BUILDING REPORT

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and quality 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 type will also advise on areas of weathertightness, however, this is a non-invasive visual inspection and further investigation may be required. Should further investigation be required, the correct professional will be recommended. This is not designed to replace a report completed by a qualified Building Surveyor, however, it is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of being structurally sound and fit for purpose. 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

VERBAL

This report type will identify and report on all aspects of the property, and information is collected in exactly the same way it is onsite for a written report. A phone call will take place after the inspection to run through all the items of significance that have been identified during the property visit. Verbal reports do not comply with the NZ Standard as they are not in written format, however, the information gathered onsite is the same as when a written report is completed should the report need to be changed from a verbal to a written at a later date.

METH TESTING

This will be completed via samples taken from rooms as required by the homeowner, to test for the presence of methamphetamine in a property. The findings will be tabled and reported on within this document if requested by the homeowner. The testing will be completed by a qualified and experienced laboratory. It is conclusive as per the lab terms and conditions. Turnaround times for testing may be delayed at any time due to issues arising outside the inspectors' control. This includes delays in couriers, holiday closing dates and the like. Meth test results will be passed on as soon as they are available.

FLOOR LEVELS

Floor levels will be undertaken using a Zipline Pro-2000 and will be shown via a grid paper layout of the property that is not to scale. A section of commentary will be given providing general recommendations and tolerances as per NZS3604:2011, NZS 3109-1987, MBIE, BRANZ. This is not designed to replace an engineer; however, the findings will assist in concluding if further professional advice is recommended.

GENERAL

This report has been completed via a non-invasive inspection and provides recommendations only to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report. 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. The Report is not intended to provide an indication of value, worth or suitability of the Premises. This report should be seen as a general guide from a qualified 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. Where qualified building recommendations have been inappropriate, recommendations from sub-trade experts have been given and noted. The experts may include electrical inspectors, weathertightness experts, engineers, and surveyors. 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. This report is not a weathertight assessment. 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 qualified LBP 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 a period of 30 days after release to the Client, 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.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

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.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

Note. 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.

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

Areas not inspected or accessed fully - Roof space and roof system

The reason for not inspecting these - Confined space. The roof was only viewed from a ladder. All attempts will be made to safely view, but if unable to inspect the areas, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

Dux Qest was introduced in the mid - late 1970's as one of the first plastic plumbing products to replace copper plumbing.

Dux Qest is black in colour and can be difficult to distinguish from other black polybutylene plumbing. The tell-tale sign is that you can often find "Qest Dux" written in white on the pipe. Damage resulting from the splitting and leaking of these pipes is the issue and the product should be replaced as soon as possible.

Indications of elevated moisture are noted. Refer to the wall framing, exterior cladding and roofing sections for further detail.

PROPERTY IDENTIFIERS

Address	179 Tutere Street Waikanae Beach
Legal Description	LOT 38 DP 42960
Certificate of Title	WN14D/991
Land classification	Residential Suburban. Wind Zone - Very High - BRANZ - GIS. Sea Spray Zone.
Weather	Fine
Soil	Dry
Site Exposure	Exposed

BUILDING DESCRIPTION

The property was originally built in the 1980s and is located in Waikanae Beach. It is a freehold title situated on a front section that is sloping.

The dwelling is a split level with four bedrooms and one bathroom. Internally, the property has heating that consists of two heat pumps and a solid fuel burner which are located in the lounge and bedroom 4. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and are decorated with paint. The floors are concrete with floor coverings being vinyl, carpet and composite flooring.

The foundation system is a concrete slab on grade with the dwelling being timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with brick veneer and fibrous cement weatherboard with a paint coating. The roof is masonry tiles. There is a garage, that is detached from the house, with double capacity. The driveway is asphalt.

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, gardens and trees.

BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
Roof System	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior Cladding	
Fibrous cement weatherboard	Viewed
Brick veneer	Viewed
Exterior Joinery	
Single-glazed aluminium and timber joinery with timber reveals.	Viewed
Wall Framing	
Timber framed - wall	Not viewed
Foundation	
Type C2 - Timber framed dwelling on concrete floor with heavy-weight cladding.	Not viewed
Roof Space	
Timber framed - roof	Limited access
Interior Linings	
Plasterboard ceiling and wall linings, timber trims and doors, carpet, vinyl and composite floor coverings.	Viewed
Kitchen	Viewed
Lounge	Viewed
Hallway	Viewed
Bedroom 4	Viewed
Bedroom 3	Viewed
Bedroom 2	Viewed
Bathroom	Viewed
Bedroom 1	Viewed
Laundry	Viewed
Outbuildings	
Garage	Viewed

Roof System

Type of roof construction - Gable roof.

Pitch of roofs - 20 - 25 degrees.

Pitch appropriate for materials - Yes.

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

All attempts will be made to safely view, but if unable to inspect, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

Masonry tile roofing

Surface finish - Factory.

Condition of surface - Deterioration to the surface coating. Some cracked edges of tiles visible.

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

Ridges/Hips/Barges - No visible issues at the time of the inspection.

Recommendations:

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

Regular cleaning helps remove dirt, debris, and other contaminants that can accumulate on the roof's surface. By keeping the roof clean, you can prevent the buildup of substances that may lead to deterioration or damage over time. Recoating the roof, as recommended by the manufacturer, helps restore the protective layers and extends the lifespan of the roofing materials.

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



Photo 2

East side cracked edges are indicated by arrows.



Photo 3

Northside cracked edges of tiles.

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

Barge - Viewable areas only.

Material type - Masonry.

Finish - Factory finish.

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

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

Ridges - Viewable areas only.

Material type - Masonry.

Finish - Factory finish.

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

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

Apron - Viewable areas only.

Material type - Lead.

Finish - Factory finish.

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

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

Penetrations

Type - flues and venting.

Flashing material - Lead.

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

Flashings - Back flashing in place.

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

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



Photo 4

East side barge capping.



Photo 5

South side barge capping.



Photo 6

South side wood burner penetration, no visible issues.



Photo 7

North side penetration, lead apron flashing, downpipe with no spreader. The roof wall junction does not have a kick out flashing.



Photo 8

West side roof and wall junction does not have a kick out flashing.



Photo 9

North side vent penetration.

Guttering

Type - External.

Material - PVC.

Gutter guard - No.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes - No visible issues.

Rainwater heads and droppers - Not applicable.

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

Downpipes

Material - PVC.

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 - Not applicable.

Spreaders - Recommend installation of spreaders.

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

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

Soffits & eaves

Material - Fibrous cement sheeting. Suspected Asbestos containing material.

Finish - Painted.

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

Soffit width from cladding to fascia - 200 - 300mm

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

Recommendations:

The gutters were clear at the time of the inspection. It is important to keep the gutters clear of debris to ensure proper drainage. Clogged gutters can cause water to overflow and pool on the roof or into other elements of the building, leading to potential water damage, leaks, and structural issues. Regularly removing leaves, twigs, and other debris from the gutters prevents blockages and allows water to flow freely away from the roof.

It is recommended to install spreaders to downpipes that discharge onto lower roofs. This installation helps to distribute the flow of water evenly, preventing excessive water concentration in specific areas and reducing the risk of damage to the lower roofs.

It is recommended to install kick-out flashings to any apron flashing that flows into a gutter, these are a critical flashing in protecting the roof/wall/fascia/gutter junction, that when correctly installed diverts water away from a high weathertight area of risk. Refer to the wall framing section for moisture testing.



Photo 10

North side downpipes, no visible issues.



Photo 11

North side downpipe, no visible issues.



Photo 12

South side downpipe, no visible issues.



Photo 13

West side downpipes, no visible issues.

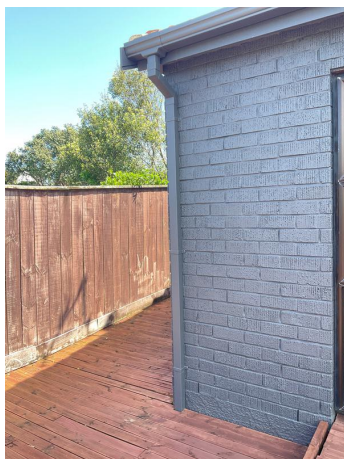


Photo 14

East side downpipe, no visible issues.



Photo 15

South side downpipe does not have a spreader.

Exterior Cladding

- Fibrous cement - type - Hardiplank™.
- Vented cavity - No. Directly fixed to the framing.
- Finish - Painted.
- Condition of finish - No visible issues.
- Areas of moisture absorption - None visible.
- Joints/ends - No visible issues.
- Cracks/splits/breaks - Areas noted.
- Facings and trims - Securely fixed with no gaps.
- Soakers & jointers - Not applicable.
- Ground clearance - Areas requiring attention.
- Seals around doors and windows - 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.

Recommendations:

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

Recommend reducing pavement and garden beds in contact with the cladding. Refer to the foundation section for detail.



Photo 16

North side raised garden is in contact with the weatherboard.



Photo 17

South side impact damage to the weatherboard. The weatherboard is in contact with the pavement.



Photo 18

West side weatherboard has cracking.



Photo 19

Close up of the previous photo, timber framing is visible.



Photo 20

West side historic crack repair.



Photo 21

South side historic crack repair.

Material - Clay brick paint finished.
Erosion or spalling - None visible.
Mortar erosion/issues - None visible.
Cracking - None visible.
Lintels - Corrosion.
Loose bricks - None visible.
Brick to foundation alignment - No visible issues at the time of inspection.
Weep-holes - Clear at the time of inspection.
Vent holes - Not applicable.
Movement or cracking - None visible at the time of 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 inspection.
Efflorescence - None visible at the time of the inspection.

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

Recommendations:

Recommend a brick layer reviews the condition of the rusty lintels and advise repair solutions.



Photo 22

Weep holes are present throughout the brick work.



Photo 23

Eastside steel lintel is rusty.



Photo 24

East side steel lintel is very rusty.



Photo 25

East side rusty lintel.



Photo 26

North side rusty lintel.



Photo 27

Northside rusty lintel.



Photo 28

North side rusty lintel.

Exterior Joinery

Single-glazed aluminium joinery.

Coating - Anodized.

Joinery rubbers - Shrinking or pulling away from corners.

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 issue 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.

Cladding/soffit junctions - No visible issues at the time of the inspection.

Exterior flashings - Head flashings installed.

Scribers and/or seals - Sealed.

Entrance doors - Timber door and frame.

Defects - Refer to the photos below.

Recommendations:

Keep tracks, drainage channels & weep-holes clear of debris.

Make sure paint is maintained and moisture is kept at a minimum.

To prevent water & drafts from entering, it is recommended to replace or properly reseal the rubber seals on the exterior of the joinery. By doing so, you can ensure a tight seal that effectively safeguards against water & draft ingress.

Window head flashings should be tucked under weatherboards rather than surface fixed.

Window head seals within brickwork that are in contact with the steel lintel are reliant on the the steel to be stable to support the sealant.



Photo 29

Shrunk glazing rubber.



Photo 30

Shrunk glazing rubber.



Photo 31

Shunk glazing rubber.



Photo 32

Shrunk glazing rubber.



Photo 33

West side historic maintenance to the headflashings.



Photo 34

South side crack to weatherboard and historic maintenance to the headflashing.



Photo 35

West side shrunken glazing rubber.



Photo 36

South side head flashing appears to be surface fixed.



Photo 37

Seals to window heads in contact with steel lintels are degraded.

Wall Framing

Timber due to age and construction type. Readings using a Protimeter Reachmaster Pro non-invasive moisture tester were taken from a minimum of three points from wet areas, window heads that appeared to be at risk and roof and wall junctions where accessible.

Indications of elevated moisture were found and are noted below.

Protimeter Reachmaster Pro moisture meter is used for the testing of moisture levels in the dwelling.

Device is held up against the wall, timber or concrete and the unit scans up to 120mm from the surface. Where moisture is located, the readings from the meter will increase significantly. (Note: Metal also increases the readings of capacitance meters)

Measurement Method: Capacitance - Dielectric

Measurement Range: 0-1000 digits

The measurement is effected according to the dielectric measuring principle.

* The measurement results are only to be used as a reference for a rough orientation.

* An important variable influencing the measured value is the bulk density of the element to be measured. The higher the bulk density, the higher the measure value.

*If the material to be measured contains metals (e.g nails, screws, lines, pipes etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.

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

MEASURED VALUE ASSESSMENT FOR WOOD

Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.

MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL

For building materials, the measurement results of the dielectric measuring method can only be used as a reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

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

<60 = Dry

<60 but <170 = Dry (Green)

>170 but <200 Risk (Yellow)

>200 but <999 = Wet (red)

Recommendations:

The condition of the wall framing is unknown.



Photo 38

Corner of the shower has indications of normal moisture readings.



Photo 39

Corner of the shower has indications of normal moisture readings.



Photo 40

Bedroom 4 north wall adjacent to the raised garden bed has indications of normal moisture.



Photo 41

Bedroom 4 north wall adjacent to the raised garden bed has indications of normal moisture.



Photo 42

Lounge south window head has indications of normal moisture.



Photo 43

Lounge south window head has indications of normal moisture.



Photo 44

Lounge north window head adjacent to the rusty lintel has indications of normal moisture.



Photo 45

Lounge north window head adjacent to the rusty lintel has indications of normal moisture.



Photo 46

Entrance west facing wall adjacent to the roof and wall junction has indications of normal moisture.



Photo 47

Entrance west facing wall adjacent to the roof and wall junction has indications of normal moisture.

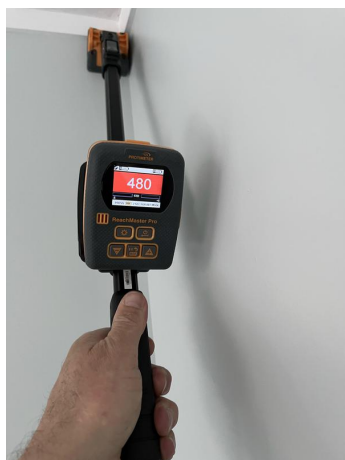


Photo 48

Bedroom 4 north wall adjacent to the roof wall junction has indications of elevated moisture.



Photo 49

Bedroom 4 north wall adjacent to the roof wall junction has indications of elevated moisture.



Photo 50

Bedroom 4 north wall adjacent to the roof wall junction has indications of elevated moisture.



Photo 51

Outside bedroom 4 below the roof wall junction has indications of elevated moisture.



Photo 52

Outside bedroom 4 below the roof wall junction has indications of elevated moisture.



Photo 53

Bedroom 3 below the roof wall junction has indications of elevated moisture.



Photo 54

Bedroom 3 below the roof wall junction has indications of elevated moisture.

Foundation

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

Height above finished ground - Minimum heights have been reduced due to - Raised gardens and subsequent paving.

Cracking - None observed.

Dampness - None visible at the time of inspection.

Recommendations:

The rules for minimum clearances are set out in Building Code Acceptable Solution E1/AS1, E2/AS1 and NZS 3604.

Top of concrete slab on grade – veneer cladding – above paving 100 mm

Top of concrete slab on grade – veneer cladding – above soil 150 mm

Top of concrete slab on grade – other cladding – above paving 150 mm

Top of concrete slab on grade – other cladding – above soil 225 mm

Bottom of cladding to paving – except masonry veneer 100 mm

Bottom of cladding to unpaved ground – except masonry veneer 175 mm

Recommend altering raised garden beds and pavement to match the above.

Roof Space

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in bedroom 1 cupboard. Access hatch size - 600 x 600mm.

All attempts will be made to safely view, but if unable to inspect the area, it will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection.

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

Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - Torn.

Obvious structural alteration - No.

Ceiling construction - Timber ceiling battens visible in places where the insulation is disturbed.

Vermin and insects - Signs of vermin.

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

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

Plumbing - None visible.

Plumbing type - NA

Insulation - Glass wool and polyester.

Thickness of insulation visible - Over 100mm (glass wool) and 175mm (polyester)

Coverage - Segments - Must be fitted tightly between ceiling timbers and blanket - Fitted between or over joists - Requires tidying.

Discharges into the roof space - No.

Intertency fire wall - Not applicable.

Stored items - No.

Visible defects - Refer to photos.

Recommendations:

Tidy disrupted insulation ensuring a good fit/coverage.

As part of regular maintenance, it is advisable to conduct regular visual checks of the roof space via the manhole to identify any issues, including leaks or pest activity.

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



Photo 55

Over the lounge has torn roof underlay.

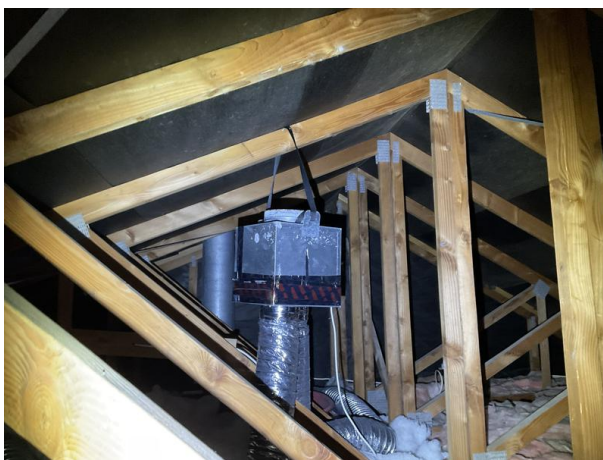


Photo 56

Ventilation system equipment over the lounge.



Photo 57

Insulation installation record, R value 2.9.



Photo 58

Over the kitchen has 100mm glass wool insulation.



Photo 59

Over bedroom 1 has evidence of a historic leak and disturbed insulation.



Photo 60

Over bedroom 1 torn roof underlay.

Interior Linings

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

There are products and building elements used in the construction and decoration of the home that may contain asbestos, ACM Asbestos Containing Material. Testing should be undertaken before any invasive works are started.

Recommendations:

The inspection and resulting report are not intended to 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.

Kitchen

Ceiling linings - Plasterboard - Paint and textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Composite.

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 - PVC waste.

Heat shield - Tempered glass.

Cooktop - Electric - Not checked.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - Composite flooring.

Dishwasher - Functional - Yes. This was powered on only, not run through a cycle.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.

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 61

Kitchen.



Photo 62

Kitchen.



Photo 63

Dining area.

Lounge

Ceiling linings - Plasterboard - Paint and textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Composite flooring.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 64

Lounge.

Hallway

Ceiling linings - Plasterboard - Paint and textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet and composite flooring.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single - Door - Hollow core.

Defects - None identified.



Photo 65

Entrance.



Photo 66

Hallway.

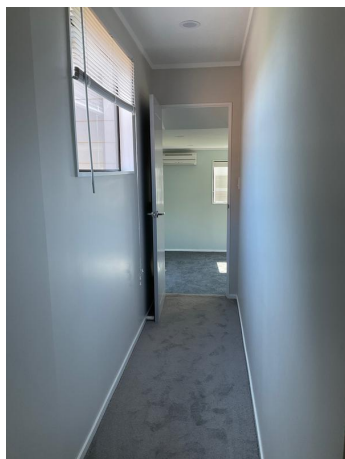


Photo 67

Hallway.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Refer to the wall framing section for moisture testing to this room.

Recommendations:

Refer to the wall framing section for moisture testing.



Photo 68

Bedroom 4.

Bedroom 3

Ceiling linings - Plasterboard - Paint and textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - Refer to the wall framing section for moisture testing.

Recommendations:

Refer to the wall framing section for moisture testing.



Photo 69

Bedroom 3.

Bedroom 2

Ceiling linings - Plasterboard - Paint and Textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - None identified.



Photo 70

Bedroom 2.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard and tiles - Paint and factory finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor covering - Tiles.

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

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC waste.

Splashback - Tiled.

Bath - Spa bath - Spa function not tested. Taps and waste functional - Yes.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

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

Heating - Yes.

Heated towel rail - Yes.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.

Waterproof membrane (floors) - The condition of the waterproof membrane is not visible, and its condition cannot be determined.

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.

Recommendations:

Inbuilt baths can be prone to maintenance issues. Depending on how the bath has been installed and maintained depends on how watertight it remains and how much future maintenance it will require. Typical failure points are where the bath meets the wall and around the tap units. It is recommended you constantly monitor these junctions to ensure damage is not occurring to the adjacent walls. No visible issues were noted during the inspection.



Photo 71

Vanity and toilet.



Photo 72

Spa bath, function not tested.



Photo 73

Shower.

Bedroom 1

Ceiling linings - Plasterboard - Paint and textured finish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors.

Defects - None identified.



Photo 74

Bedroom 1.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Located - Laundry room.

Floor coverings - Vinyl.

Laundry tub/sink - Built-in MDF with stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - PVC waste.

Washing machine discharge - Through waste coming out of the wall.

Water hammer - No noise or vibration noted.

Cabinets - None.

Cupboards - Not applicable.

Ventilation - Opening door or window. Ducting for dryer - Externally vented - Yes.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 75

Laundry.

Outbuildings

Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Metal profiled weatherboard.

Exterior joinery - Pressed metal -Single-glazed Standard glass.

Roofing - Profiled metal.

Linings - Partial lined.

Garage door - Tilt door - Single x 2 - Steel - Not insulated - Automatic opener functional - Yes.

(Garage 1)

Lights/Switch - Operational. Garage 1.

Electrical sockets - All accessible sockets were operational. Garage 1.

Defects - None identified.

Recommendations:

General upkeep and maintenance.



Photo 76

Roof is in serviceable condition.



Photo 77

Garage is divided into separate spaces. the far space has no power.



Photo 78

Garage one has a auto door, power and lighting.



Photo 79

Distribution board.



Photo 80

Garage 2 has no power.



Photo 81

Garage door opener is functional.

NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Asphalt
Boundary Fences	Timber
Paths	Concrete
Retaining Walls	Timber and stone
Deck	Timber
Gates	Timber framed and covering
Drainage	Gully-traps, stormwater risers, sumps
Heating.Cooling.Ventilation	Heat pumps, wood burner and ventilation system
Services	Services

Driveway

Asphalt.

Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 82

Driveway, functional.

Boundary Fences

Painted and unpainted 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 - 1.2- 1.8m.

Recommendations:

General upkeep and maintenance, keep vegetation and soils clear of timbers as these timbers are only exterior treated and will rot if vegetation or soils are up against them.



Photo 83

North side, functional.



Photo 84

South side, functional.



Photo 85

South side has rot to the bottom on the left side.



Photo 86

West side, functional.



Photo 87

South side is deteriorated.

Paths

Plain concrete.

Recommendations:

General upkeep and maintenance.



Photo 88

West side, functional.



Photo 89

East side, functional.

Retaining Walls

Retaining walls

Type - Timber and stone.

Height of retaining wall - 0.9 -1.2.

Rotation - Slight rotation noted in photo below.

Moisture - None visible at time of inspection.

Damage - No.

Recommendations:

Earth bound, visual inspection to exposed sections only.



Photo 90

West side functional. 1.2



Photo 91

East side, functional.



Photo 92

East side, functional.



Photo 93

West side is rotated (leaning the wrong way)

Deck

Located on the south, east and west of the home, accessed from the living room, kitchen and front door. Timber deck over timber substrate with nail fixings.

Connected to dwelling - Yes.

Condition of visible timbers - No visible deterioration of timbers.

Balustrade - Secure at the time of inspection.

Height of Balustrade - Complied at the time of construction.

Defects - Refer to photos.

Recommendations:

General upkeep and maintenance. Punch nails that are protruding above the decking as required.

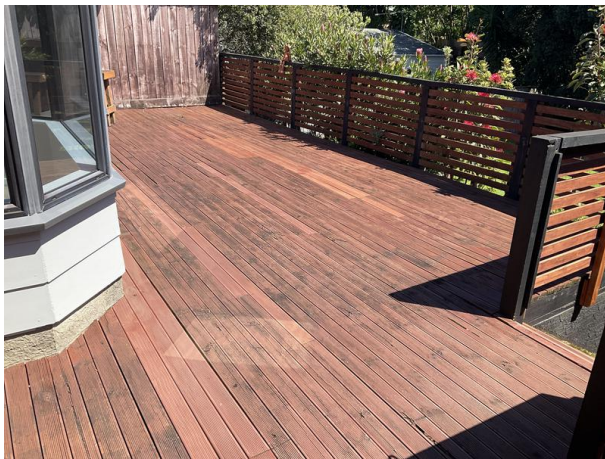


Photo 94

West side, functional.

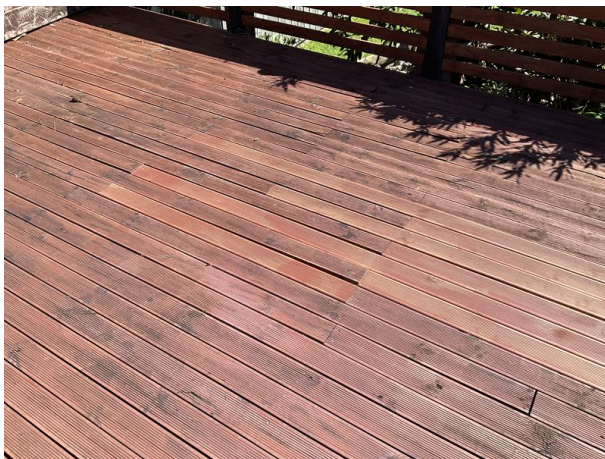


Photo 95

West side has loose boards.



Photo 96

South side, functional.



Photo 97

East side functional. The joists are at 800 mm centres making some boards springy.

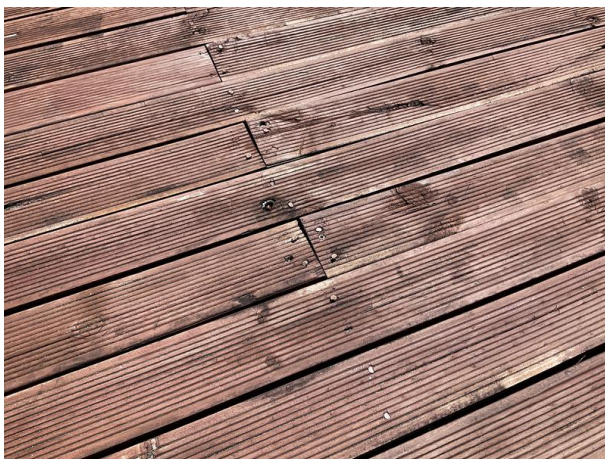


Photo 98

Nails in places have risen up.

Gates

Timber framed and covering.

Recommendations:

Recommend regular lubrication of the hinges and latch to maintain full function.



Photo 99

East side, functional.



Photo 100

North side, functional.

Drainage

Drainage

Gully traps, stormwater risers and sumps. These were checked with no visible issues at the time of inspection.

Recommendations:

Keep vegetation and soils clear of drainage.

Gully traps should be accessible for cleaning and maintenance.

A deck may be built over a gully trap, but at least 600 mm of clear access space above the trap must be provided. This is for access to the gully trap for drainage inspections and maintenance in the event of blockages.

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



Photo 101

North side downpipe connection visible.



Photo 102

North side gully trap.

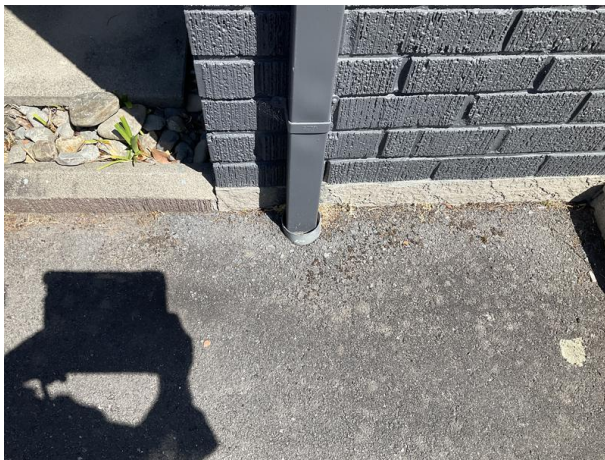


Photo 103

North side downpipe connection visible.

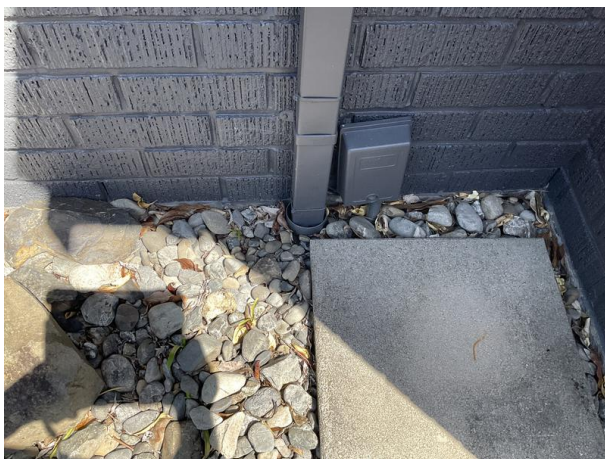


Photo 104

North side downpipe connection visible.

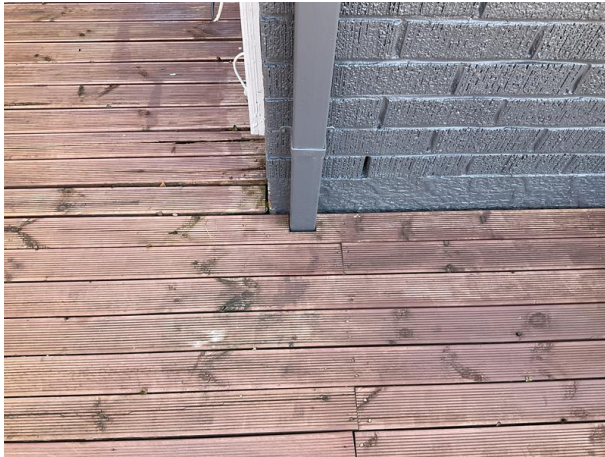


Photo 105

East side downpipe connection not visible.

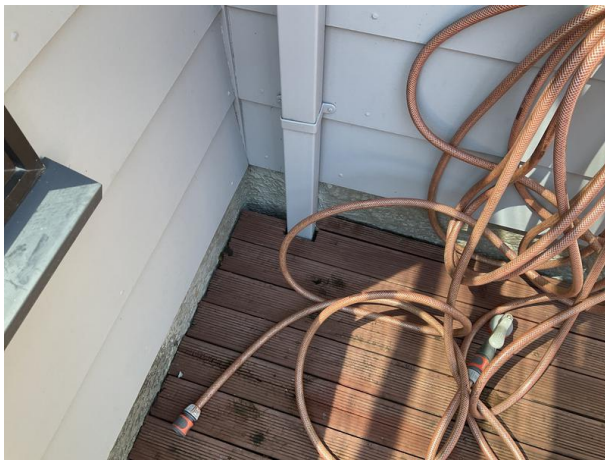


Photo 106

West side downpipe connection not visible.

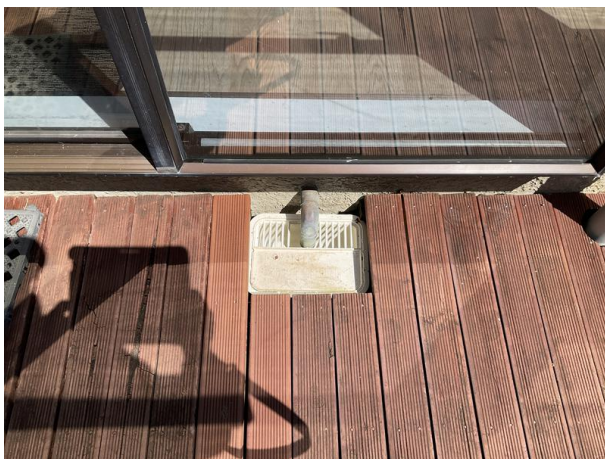


Photo 107

West side gully trap.



Photo 108

West side gully trap under the access hatch.



Photo 109

West side downpipe connection visible.



Photo 110

Southwest garage downpipe connection is visible.



Photo 111

Northwest garage downpipe connection is visible.



Photo 112

Strip drain on the north side of the garage.

Heating.Cooling.Ventilation

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

Manufacturer - Fujitsu.

Location - Lounge and Bedroom 4.

Ventilation system

Manufacturer - HRV.

Under tile heating located in the bathroom.

Solid fuel burner.

Brand - Metro.

Location - Lounge.

Recommendations:

Service as per manufacturer's recommendations.

Ventilation system filters should be inspected annually and replaced periodically or as required by the manufacturer.

Clean heatpump filters every 4 - 12 weeks depending on the placement of the unit.

It is recommended to have the wood burner flue cleaned and checked annually.

The conduit and insulation protecting the heat pump refrigerant lines has perished exposing the lines where they run into the outdoor unit. It is recommended that these be replaced to protect the lines.



Photo 113

Outdoor unit is located on the west side.



Photo 114

Pipe insulation is deteriorated.



Photo 115

Outdoor unit located on the east side.



Photo 116

Pipe insulation is deteriorated.



Photo 117

Indoor unit is located in the lounge.



Photo 118

Wood burner is located in the lounge.



Photo 119

Indoor unit is located in bedroom 4.



Photo 120

Ventilation system controller is located in the hallway.



Photo 121

Outlets are located in the kitchen and bedrooms.



Photo 122

Under floor heating controller is located in the bathroom.

Services

Services/systems tested - Yes - No

If there is no service/system then it is Not applicable.

Fire warning & control systems - Yes.

Heating systems - No.

Central vacuum systems - Not applicable.

Ventilation systems - Operating at the time of inspection.

Security systems - No.

Security cameras - Not applicable.

Electricity services - Yes.

Gas services - Not applicable.

Gas bottle storage - Not applicable.

Water services - Yes.

Hot water services - No. (Cylinder was turned off)

Foul water services - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels - Not applicable.

Aerials & antennae - No.

Shading systems - Not applicable.

Telecommunications - No.

Lifts - Disabled access - Not applicable.

Water pump - Not applicable.

Storm-water soak pits - No.

Distribution board - No.

Header tank - Not applicable.

Communications hub - No.

Automatic garage door opener - Yes.

Ceiling fan - Not applicable.

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.

Distribution board location - Hallway cupboard.

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

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

Electrical connection - Underground supply.

Water heating

Type - Low pressure electric cylinder.
Capacity - 180L.
Approximate age - 2013.
Seismic bracing - No.
Area serviced - Entire house.
Any visible defects - None visible.

Water source - Town supply.

Gas Meter - None.

Sewerage Disposal - Council sewer.

Recommendations:

Regular checks to ensure smoke detectors are functional.

All services should be tested and maintained by certified professionals to the manufacturer's specifications.

Dux Qest was introduced in the mid - late 1970's as one of the first plastic plumbing products to replace copper plumbing.

Dux Qest is black in colour and can be difficult to distinguish from other black polybutylene plumbing. The tell-tale sign is that you can often find "Qest Dux" written in white on the pipe. Damage resulting from the splitting and leaking of these pipes is the issue and the product should be replaced as soon as possible.



Photo 123

Cable TV is located on the north side.



Photo 124

Meter board is located on the north side.



Photo 125

Earth stake is located on the north side.



Photo 126

South side cable hanging.



Photo 127

TV aerial is located on the south side.



Photo 128

Data is located on the south side.



Photo 129

Sky dish is located on the west side.



Photo 130

North side taped up cable.



Photo 131

Hotwater cylinder is located in the hallway cupboard, capacity 180L, manufactured in 2013.



Photo 132

Dux-qest plumbing sited in the hallway cupboard.



Photo 133

Distribution board is located in the hallway cupboard.



Photo 134

Three smoke detectors are located in the hallway.



Photo 135

Smoke detector is located in bedroom 1.



Photo 136

Smoke detector is located in bedroom 4.



Photo 137

Security system keypad is located in the kitchen.

CONCLUSION

The data and statistical information presented in this report were gathered from reliable, commonly utilized 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 local territorial authority 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.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

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.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer 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 needs fixing later.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues.

There are areas as noted within the report where maintenance is recommended.

Report Types - Only the reports purchased are contained within the following report. For the type of report purchased please refer to page 3, Inspection Type. One or more of the following will be listed - Pre-Purchase Report. Meth Testing. Floor Levels.

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.