



Vendor Supplied Building Report

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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.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

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 WEATHERTIGHT REPORT

- ✓ Completed by a trade professional
- ✓ Complies with NZS 4306:2005 Residential Property Inspection
- ✓ Full comprehensive written report
- ✓ Non-invasive moisture testing
- ✓ Weathertight risk matrix score
- ✓ Weathertight summary identifying weathertight issues



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WEATHERTIGHT



YOUR INSPECTOR



Trevor Garrett MSc

Red LBP Inspector for Kāpiti and Porirua

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✓ Licensed Building Practitioner (LBP)

Hi, I'm Trevor, franchise owner and inspector for Red LBP Kāpiti and Porirua.

✓ 35 years of experience in the construction industry

I have 35 years of experience in the construction industry over a range of unique and specialised building projects including both residential and commercial construction.

✓ Extensive expertise in residential and light commercial construction

I have held a senior management position for over 19 years with major contractors Naylorlove, Mainzeal and KEO International Consultants.

✓ Specialist in pre-purchase property inspections

I am a trade trained Carpenter with the following qualifications; Trade Cert, Advanced Trade Cert, National Dip in construction Management and a MSc with merit in construction management at Salford UK, as well as being a licenced building practitioner.

✓ 19 years of senior management experience with major contractors, including Naylorlove, Mainzeal, and KEO International Consultants

I am motivated by seeing a need to help people when buying homes and particularly young people wanting a first home and needing a house inspection. My construction knowledge allows me to fill this gap in our area.

Pre purchase house inspection reports is a perfect way of creating peace of mind and allows big life decisions to be made with confidence.

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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WEATHERTIGHT REPORT

Property Address	10 Edgewater Street Waikanae
Client	Carl and Jane Olsson
Date of Inspection	26th May 2026
Time	11:00 am
Inspector	Trevor Garrett MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.
LBP Number	131790
People Present	Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: Property Support Ltd Ltd trading as RedLBP Kapiti/Porirua
Client: Carl and Jane Olsson
Date of Inspection: 26th May 2026
Site Address: 10 Edgewater Street Waikanae
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:	Yes	No	Limited	N/A
Site	☒	☐	☐	☐
Subfloor	☐	☐	☐	☒
Exterior	☒	☐	☐	☐
Roof Exterior	☐	☐	☒	☐
Roof Space	☐	☐	☒	☐
Interior	☒	☐	☐	☐
Services	☒	☐	☐	☐
Accessory Units, Ancillary Spaces and Buildings	☐	☐	☐	☒

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: 26th May 2026

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

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

NON-INTRUSIVE WEATHERTIGHT 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 & Weathertight Summaries 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.

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 actions or outputs of its franchisees.

THERMAL IMAGES

Any infrared images (thermal imaging) contained in the report are not part of or purport to be a thermal image report. The thermal imaging is what has been requested by the customer regarding assessing moisture ingress, exterior wall insulation or draft identification and not a weathertight assessment.

[RedLBP T&C's](#)

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.

NZS4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.

We recommend checking the records of the BCA: Building Consent 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.

Refer to the weathertight summary for discussion relating to the exterior envelope.

WEATHERTIGHT SUMMARY

The decramastic coating is aged in places. The butyl rubber membrane roof has had a number of repairs in the past. In addition, there are areas where the substrate fixings are rising up through the membrane with splits visible in places. Maintenance/repairs/replacement are recommended for the membrane roof. Refer to the roof section for further details.

There is a number of windows exposed to the elements with no head flashings. The plaster system has visible cracking on the west side. Generally, the home has reduced ground clearances. Recommendations to address these issues are in the exterior cladding and joinery sections.

The indications of elevated moisture noted in the wall framing section highlight readings in the northwest corner of the conservatory and the balcony deck barrier wall, which could indicate a failure of weathertightness. Further investigation is recommended to establish the reasons for the indications of elevated moisture. Followed by suitable remediation work as required.

Weathertightness risk assessment.

Weathertightness is the ability of a building's external cladding and components to prevent external moisture ingress to enter the internal of the building.

Wind zone - High = 1 and Specific engineering design (SED) = 2 (scoring range of 0-2).

Number of stories - Two storeys in part = Medium risk - 1 (scoring range of 0-4).

Roof/wall intersection design - Medium risk - Roof-to-wall junctions partially exposed (e.g. hip or gable roof with no eaves) = 1 (scoring range of 0-5).

Eaves width - High risk - 100 mm - 450 mm at first storey, or 450 mm - 600 mm at second storey, greater than 600 mm above two storey = 2 (scoring range of 0-5).

Envelope complexity - Low risk - Simple rectangular, L, T or boomerang shape, with single cladding type = 0 (scoring range of 0-6).

Deck design - High risk - Enclosed deck exposed in plan or cantilevered at first-floor level = 4 (scoring range of 0-6).

Total Risk matrix score - 9

Overall Risk Score

Score. Risk Severity

0 - 6. Low risk

7 - 12. Medium risk

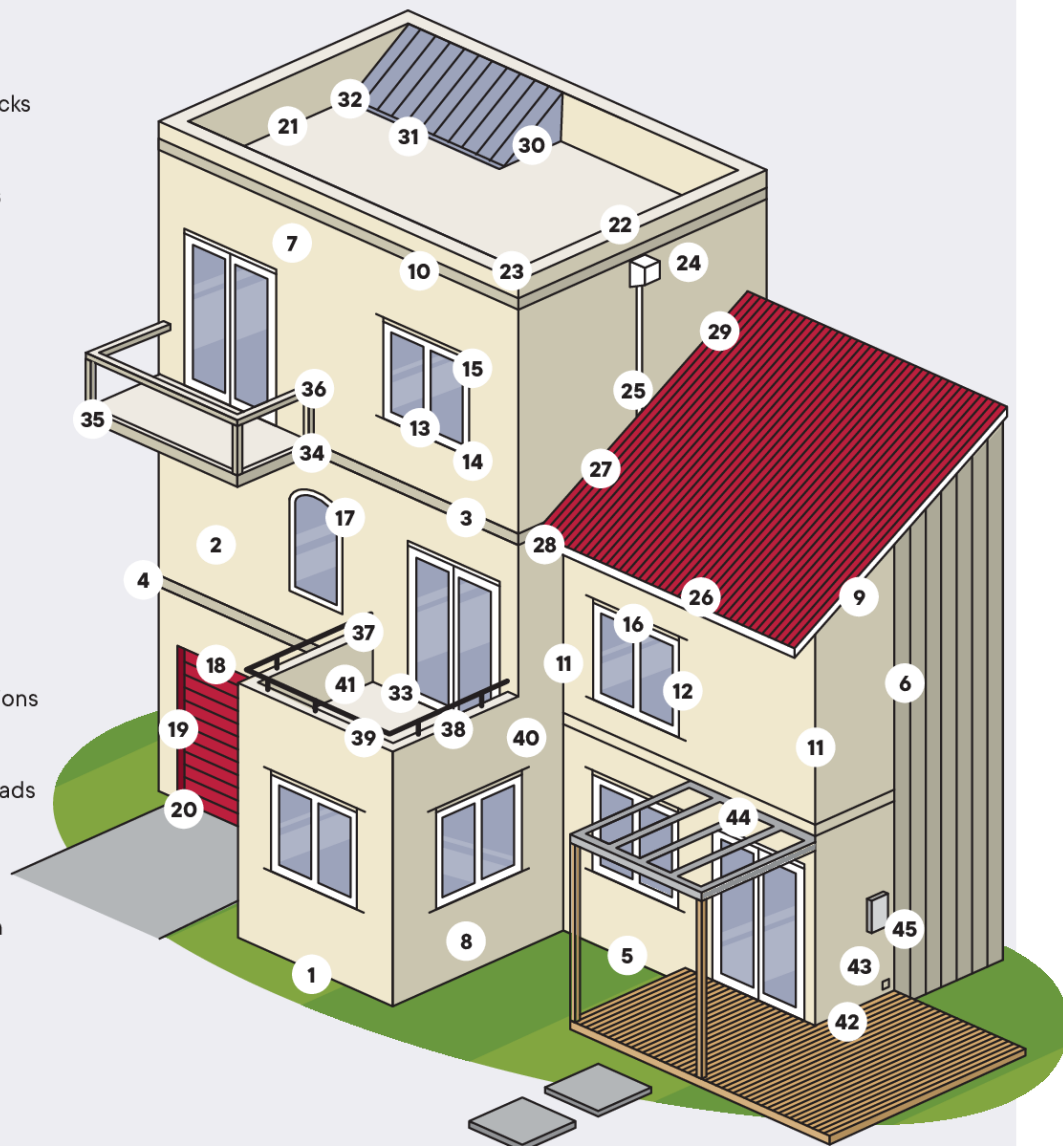
13 - 20 High risk

Over 20. Very high risk

The weathertight risk matrix is for design purposes, although it allows us to consider the home's weathertightness it does not reflect the condition of the home.

COMMON AREAS OF WEATHERTIGHTNESS RISK

- 1 Base clearance
- 2 Vertical control joints/cracks
- 3 Horizontal control joints
- 4 Horizontal joints - corners
- 5 Cladding Base
- 6 Intercladding junctions
- 7 Sheet joints
- 8 Material quality
- 9 Cladding top
- 10 Decorative bands
- 11 Corners
- 12 Window jambs
- 13 Window sills
- 14 Window sill/jamb junction
- 15 Window head/jamb junctions
- 16 Window head
- 17 Raked/curved window heads
- 18 Garage door heads
- 19 Garage door jambs
- 20 Garage door jamb bottom
- 21 Parapet/roof junctions
- 22 Parapet tops
- 23 Parapet top corners
- 24 Rainwater outlets
- 25 Downpipe spreaders
- 26 Roof edge/gutter
- 27 Wall/roof junctions
- 28 Apron flashing bottom
- 29 Roof to wall clearances
- 30 Other flashing/skylights
- 31 Inter-roof claddings
- 32 Inter-roof/wall junctions
- 33 Deck/wall junctions
- 34 Deck perimeter/wall junction
- 35 Deck perimeter



- 36 Open balustrade/wall junction
- 37 Clad balustrade/wall junction
- 38 Clad balustrade top
- 39 Handrail fixings
- 40 Deck drainage/overflows
- 41 Balustrade/deck junction
- 42 Timber deck/wall junction
- 43 Pipe penetrations
- 44 Pergola fixings
- 45 Meterboxes/grilles

Note: Additional and/or different areas of risk apply to other design forms or material such as solid masonry veneers, solid timber walls, timber subfloors etc

COMMON AREAS OF WEATHERTIGHTNESS RISK CHECKLIST

The following areas have been identified as a risk to weathertightness.

1	Base clearance		24	Rainwater outlets	
2	Vertical control joints/cracks		25	Downpipe spreaders	
3	Horizontal control joints		26	Roof edge/gutter	
4	Horizontal joints - corners		27	Wall/roof junctions	
5	Cladding Base		28	Apron flashing bottom	
6	Intercladding junctions		29	Roof to wall clearances	
7	Sheet joints		30	Other flashing/skylights	
8	Material quality		31	Inter-roof claddings	
9	Cladding top		32	Inter-roof/wall junctions	
10	Decorative bands		33	Deck/wall junctions	
11	Corners		34	Deck perimeter/wall junction	
12	Window jambs		35	Deck perimeter	
13	Window sills		36	Open balustrade/wall junction	
14	Window sill/jamb junction		37	Clad balustrade/wall junction	
15	Window head/jamb junctions		38	Clad balustrade top	
16	Window head		39	Handrail fixings	
17	Raked/curved window heads		40	Deck drainage/overflows	
18	Garage door heads		41	Balustrade/deck junction	
19	Garage door jambs		42	Timber deck/wall junction	
20	Garage door jamb bottom		43	Pipe penetrations	
21	Parapet/roof junctions		44	Pergola fixings	
22	Parapet tops		45	Meterboxes/grilles	
23	Parapet top corners				

PROPERTY IDENTIFIERS

Address	10 Edgewater Street Waikanae
Legal Description	LOT 2 DP 55724
Certificate of Title	WN25C/386
Land classification	Residential Zone. Wind Zone - High - BRANZ - GIS.
Weather	Fine
Soil	Dry
Site Exposure	Exposed

BUILDING DESCRIPTION

The property was originally built in the 1980s and is located in Waikanae. It is a freehold title situated on a front section that is flat. The dwelling is two storey with three bedrooms and two bathrooms.

Internally, the property has heating that consists of two heat pumps which are located in the living room and bedroom one. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and timber and are decorated with paint and varnish. The floors are concrete and chipboard or similar with floor coverings being tile, vinyl and carpet.

The foundation system is a concrete slab on grade, with the dwelling being of timber construction. The exterior joinery is timber and aluminium and is single-glazed. The property is clad with timber weatherboard and direct fixed, unknown or what is, fibrous cement sheeting substrate (monolithic) with a plaster finish with a paint coating. The roof is metal tiles and membrane. There is a garage, that is attached to the house, with double capacity, and internal access. The driveway is concrete.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck, concrete paths and concrete pavers. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Pressed metal tiles and membrane	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Balcony	
Balcony	Viewed
Exterior cladding	
Direct fixed (Monolithic) fibrous cement sheeting with a plaster finish.	Viewed
Timber weatherboard	Viewed
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type C1	Considered
Roof space	
Timber framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Not viewed
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors, carpet, vinyl and tile floor coverings.	Viewed
Bedroom 1	Viewed
Ensuite	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Water closet	Viewed
Garage	Viewed
Lounge	Viewed
Living room	Viewed
Laundry	Viewed
Kitchen	Viewed

ROOF SYSTEM

Pressed metal tile

Coating - Decramastic coated.

Condition of finish - Areas showing deterioration, refer to photos below.

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage or dented - None visible at the time of the inspection.

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

Type of roof construction - Combination of different styles. Hip and flat roofs.

Pitch of roofs - 35 - 40 degrees.

Pitch appropriate for materials - Yes.

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

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

Membrane Roofing

Material - Butyl rubber - "single-ply"

Fall - minimal° - minimum 2.0° for flat roofing materials.

Ponding - Water marks visible.

Outlets & Rainheads - No overflows visible.

Substrate - Fixings visible through the membrane.

Membrane securely fixed to the substrate - Yes, where visible.

Joints & Laps - No visible issues.

Upstand heights - Not visible.

Any stormwater discharges from other roofs - Yes.

Surface damage - None visible.

Ageing or splitting - Yes.

Blistering - None visible.

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

Recommendations:

It is recommended to engage a Licensed Building Practitioner (LBP) specialising in roofing to undertake a comprehensive assessment of the roof's condition and provide a detailed report. Without proper evaluation and timely repairs, undetected or unresolved roofing issues could lead to leaks, water intrusion, and subsequent damage to the underlying structures, insulation, and interior spaces. Over time, this could result in costly repairs, reduced energy efficiency, and compromised structural integrity. A thorough inspection ensures potential issues are identified and addressed promptly, safeguarding the long-term durability and performance of the roof system.



Photo 3
Deterioration to the surface coating
visible in places.



Photo 4
North side split membrane and raised
substrate fixings.



Photo 5
Centre area has visible patches.



Photo 6
Northside split membrane and raised
substrate fixings.

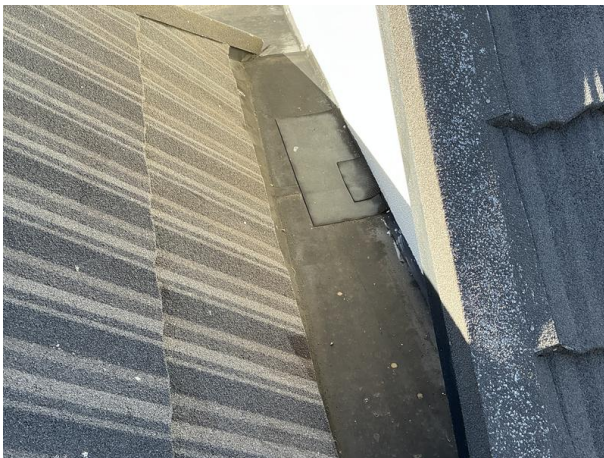


Photo 7
Eastside repairs to the membrane.

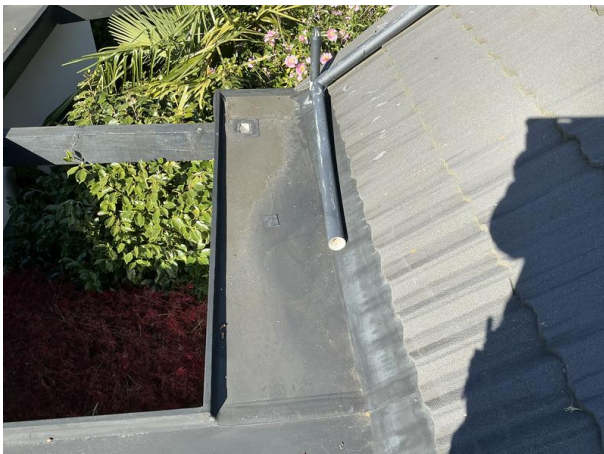


Photo 8
Southside repairs and downpipe
discharging onto membrane roof from
upper level.



Photo 9
Southside no overflows visible to the
membrane roofing.



Photo 10
North side raised fixings.



Photo 11
Southeast outlet.



Photo 12

Visible moisture damage around the southeast downpipe.

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/ridge/apron - Viewable areas only.

Material type - Metal.

Finish - Decramastic coating.

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

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

Penetrations

Type - venting.

Flashing material - Rubber.

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

Guttering

Type - External & internal.

Material - Profiled metal & membrane.

Falls - Ponding visible.

Obstructions - Debris visible in places.

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

Adequate outlets - Yes.

Rainwater heads and droppers - No overflows visible.

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

Downpipes

Material - uPVC.

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

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

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

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

Discharge - Risers or unknown.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

Soffits & eaves

Material - Timber.

Finish - Polyurethane.

Damage, rot or corrosion - Areas requiring maintenance.

Soffit width from cladding to fascia - 300 - 400mm

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

Recommendations:

It is recommended to clear the gutters regularly to ensure proper drainage and prevent potential issues. When gutters become clogged with debris such as leaves and twigs, water can overflow and accumulate on the roof or other parts of the building. This can lead to water damage and leaks. Keeping the gutters clean ensures efficient water flow away from the roof, protecting the property from moisture-related damage.



Photo 13

No issues with the downpipes.

BALCONY

Balcony

Construction - Timber framed.

Constructed over - External area.

Flooring substrate - Plywood.

Waterproofing membrane - Butynol® (glue fixed)

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

Membrane covered at the deck to wall junction - Yes.

Flooring - None.

Drainage - Functional at the time of the inspection. Overflows not visible

Fall to drains - Adequate.

Balustrade - Timber capped with no cross fall or cap/saddle flashings.

Identified areas of weathertight risk:

- Clad balustrade/wall junction
- Clad balustrade top
- Deck drainage/overflows
- Rainwater outlets

Recommendations:

Refer to the cladding and wall framing sections.



Photo 14
Bedroom 1 balcony.



Photo 15
Fixing rising up through the
membrane.



Photo 16
Barrier wall has a timber top with no
visible cap or saddle flashing.

EXTERIOR CLADDING

Direct fixed (Monolithic) fibrous cement sheeting with a plaster finish.

Vented cavity - No.

Finish - Light sprayed on plaster or paint.

Overall condition - Visible cracking.

Control joints - None.

Vertical cracking - Sheet join cracking visible.

Cracking at window corners - Areas of cracking visible.

Horizontal cracking - Sheet join cracking visible.

Staining or mould visible - None visible.

Window flashing details - Numerous windows with no head flashings.

Penetrations - Maintain all penetrations as required.

Cladding to roof flashings and junctions - No kick-out diverter flashings visible.

Ground clearances - Areas require remediation to lower ground levels.

Recommendations:

Some areas around the dwelling, the minimum ground clearance have been compromised due to hard landscaping or gardens. This reduced clearance can lead to accelerated weathering of the cladding and increase the risk of moisture-related damage. To mitigate this, it is recommended to lower the ground levels where feasible or install strip or channel drains. These measures will help protect the cladding by minimising exposure to moisture.

There are cracks to the exterior cladding, in our view these need to be professionally repaired, as any cracks can allow moisture in behind the cladding and into the timber framing. Some of the cracking may relate to the lack of control joints and this can be determined by a exterior cladding specialist before carrying out the repairs.

The property's cladding system (monolithic) is sheet-cladding such as fibre-cement or EIFS, that is plastered and coated to give a seamless finish, complied with the building code at the time of construction. Since construction our building code has been updated, this is due to a number of factors that information is publicly available. The changes to the building code implemented the addition of a cavity system to the cladding systems and penetrations to the cladding systems are avoided if possible. Ongoing monitoring of the moisture levels of the timber framing is recommended along with maintaining the exterior paint coating. Below are areas to also monitor on this home. This list is not an exhaustive list of areas to monitor and regular inspections of the exterior should be undertaken by a suitably qualified professional.

- Reduced Ground clearances.
- Cracking.
- Structures penetrating cladding.
- Services penetrations.

Balcony

- Timber caps.
- No overflow.



Photo 17

North side roof and wall junction has no kick out diverter flashing. Vertical crack visible.



Photo 18

West side has reduced ground clearance.



Photo 19

West side windows have no head flashing, crack visible to the corner and side of the window.



Photo 20
West side crack repair.

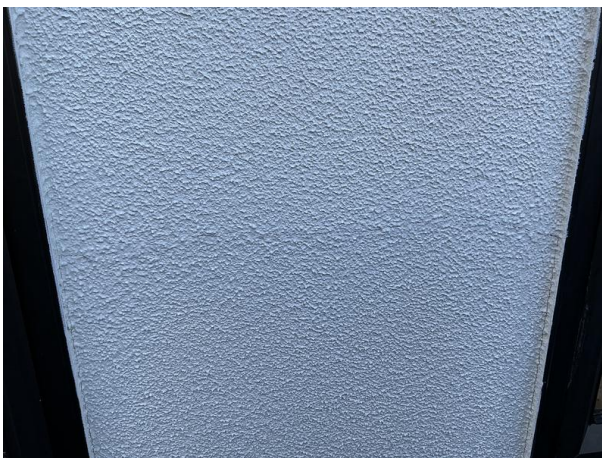


Photo 21
Westside horizontal crack between windows.



Photo 22
West side vertical crack.



Photo 23
West side crack.



Photo 24
West side crack repair.



Photo 25
West side crack to corner and side of window.



Photo 26
West side crack.



Photo 27
Northwest side sealant repairs. Refer to wall framing section for moisture testing to this area.



Photo 28
North side window has no head flashing.



Photo 29
Northside services penetrate the cladding.



Photo 30
Northside no head flashing to window.



Photo 31
Northside reduced ground clearance.



Photo 32
Northside structure fixings penetrate the cladding.



Photo 33
Northside structure fixings penetrate the climbing.



Photo 34
Northside crack.



Photo 35

Northside crack to the side of the window.

Type - Timber - Rusticated weatherboard.
Vented cavity - No.
Finish - Painted.
Condition of finish - No visible issues.
Areas of rot or borer - None visible.
Cupping or curling - None visible.
Cracks/splits - None visible.
Facings and trims - Securely fixed with no gaps.
Ground clearance - Not applicable.
Seals around doors and windows - No visible issues.

Maintenance 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 guttering 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.



Photo 36

South side weatherboards.



Photo 37
North side structure fixings penetrates the cladding.



Photo 38
Structure penetrating the cladding.

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 or varnished. No visible issues at the time of the inspection.

Damage - None visible at the time of the inspection.

Exterior flashings - Some joinery would benefit from the installation of head flashings.

Scribers and/or seals - Sealed.

Entrance doors - Timber door and frame.

Recommendations:

Any incomplete or damaged exterior side seals at the cladding to the exterior joinery units need to be repaired to stop water ingress.

Head flashings are absent to sections of the exterior joinery, increasing the risk of moisture ingress at the junction between the joinery and cladding. It is recommended that suitable head flashings be installed by a suitably qualified contractor or Licensed Building Practitioner (LBP) to direct water away from the joinery and improve the weathertightness of the exterior envelope.

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

Maintenance recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.



Photo 39

West side windows have no head flashings and are reliant on sealant to maintain weathertightness.



Photo 40
East side no head flashing.



Photo 41
North side no head flashing.



Photo 42
Shrunk glazing rubber.



Photo 43
Shrunk glazing.

FOUNDATION

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.
Height above finished ground - Minimum heights have been reduced due to - Subsequent paving.
Minimum heights of floor above ground should be 150 mm to paved ground, 225 mm to unpaved ground.
Cracking - As observed in the
Dampness - None visible at the time of the inspection.



Photo 44
Crack to the slab, no issue.

ROOF SPACE

Skillion roof

Moisture damage to interior ceiling linings - No visible signs during the inspection.

Type of construction - Enclosed.

Skillion & cathedral roofs by design do not have access to view either construction or if insulation is fitted. Most properties with this type of roof construction over the past 50-odd years will have insulation, just to what degree cannot be easily established. The older the home the less insulation or thickness of insulation would be present.

This type of roof will or should also have ventilation allowing it to breathe and the condensation to escape. Thus maintaining the roofing structural integrity.

The condition of the roof framing is unknown.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

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

Indications of elevated moisture were detected in two areas noted below.

The 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 metre will increase significantly. (Note: Metal also increases the readings of capacitance metres)

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, foil backed plasterboard, fixings 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 measured 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)

Further images are available on request.



Photo 45
Northwest corner of the conservatory
has indications of elevated moisture.



Photo 46
Limescale visible to the tile mortar.



Photo 47
Exterior of the conservatory has visible
sealant repairs.



Photo 48
Northwest corner of the conservatory
has indications of elevated moisture.



Photo 49
Northwest corner of the conservatory
has indications of elevated moisture.



Photo 50
Northwest corner of the conservatory
has indications of elevated moisture.



Photo 51

Balcony deck barrier wall has indications of elevated moisture.



Photo 52

Balcony deck barrier wall has indications of elevated moisture.



Photo 53

Balcony deck barrier wall has indications of elevated moisture.



Photo 54

South corner of the balcony barrier wall has indications of elevated moisture.



Photo 55

South corner of the balcony barrier wall has indications of elevated moisture.

INTERIOR LININGS

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

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.

Bedroom 1

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.



Photo 56
Bedroom 1.



Photo 57
Walk in wardrobe.

Bathroom

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. Single or dual flush - Dual.

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

Shower - Tiled - floor & walls.

Grout - No visible issues.

Glass type - No glazing.

Shower pressure - Adequate. Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - Wall-mounted electric fan heater. Functional - Yes.

Heated towel rail - Yes - Not tested.

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

All showers, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

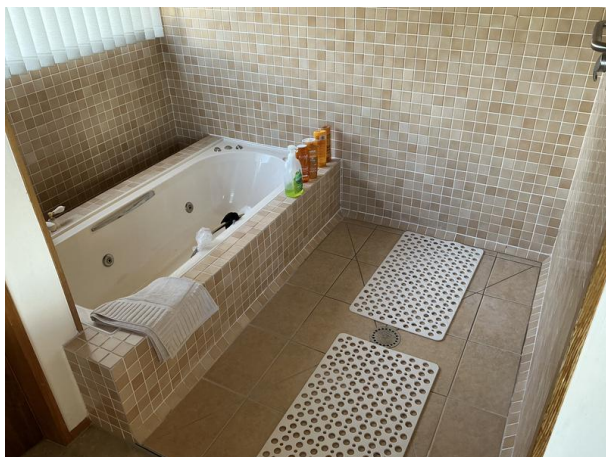


Photo 58
Shower and bathtub.



Photo 59
Toilet.

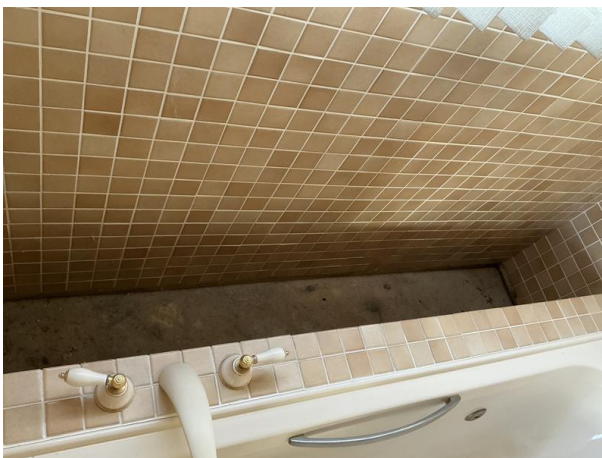


Photo 60
Area of floor has no floor covering.



Photo 61
Vanity.

Bathroom

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. Single or dual flush - Single

Vanity - Floor-mounted.

Taps and waste - Functional - Yes. Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Splashback - Mirror - Edge not sealed.

Shower - Wet wall sheeting with stainless steel tray.

Glass type - Unable to be determined.

Shower pressure - Adequate. Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Mechanical extraction not installed.

Heating - Wall-mounted electric fan heater. Functional - Yes.

Heated towel rail - Yes - Not tested.

All showers, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.



Photo 62
Vanity.



Photo 63
Toilet.



Photo 64
Shower.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 65
Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 66
Bedroom 3.

Toilet

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Condition of floor coverings - No visible issues.

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

Single or dual flush - Single

Vanity - Wall mounted.

Taps & waste functional - Yes.

Splashback - None, painted plasterboard - Sealed edge.

Ventilation - Opening window sash.



Photo 67

Vanity and toilet.

Garage

Ceiling linings - Plasterboard - Paint finished.

Wall linings - Plasterboard - Paint finished.

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

Garage door - Sectional - Single - Timber and Steel - Not insulated - Automatic opener functional - Yes.

Internal doors - Hollow core.

Floor coverings - None.

Cupboards - Not applicable.



Photo 68
Garage.



Photo 69
Moisture stain. This was moisture tested and found to be dry at the time of inspection.

Lounge

Ceiling linings - Plasterboard - Paint finished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 70
Lounge.

Living room

Ceiling linings - Plasterboard and timber - Paint and varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.



Photo 71
Living room.



Photo 72
Conservatory.

Laundry

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Cupboards - Not applicable.

Ventilation - Opening door or window. Mechanical - None. Ducting for dryer - Externally vented - Yes.

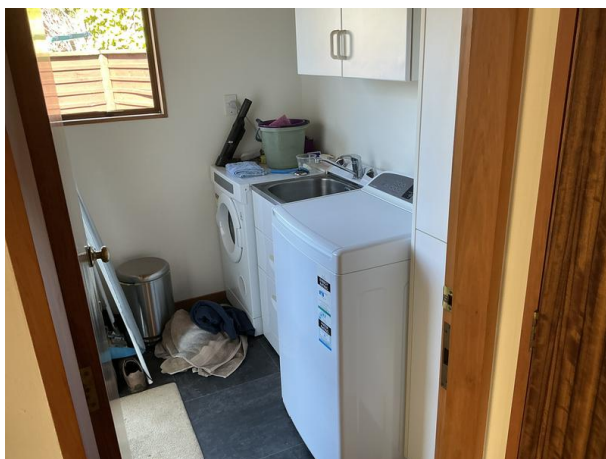


Photo 73
Laundry.

Kitchen

Ceiling linings - Timber - Varnished.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Not applicable.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Upstand.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste.

Heat shield - Tiled.

Cooktop - Electric - Not checked.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Not applicable.

Floor coverings - Vinyl.

Dishwasher - Functional - Yes. This was 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 74
Dining area.



Photo 75
Kitchen.



Photo 76
Kitchen.

THERMAL IMAGES

The following is a summary of the thermal images undertaken in the dwelling:

Exterior

A handheld Flir E8 thermal sensor and digital camera was used for the inspection.

No abnormalities were discovered while investigating the perimeter walls for water ingress issues.

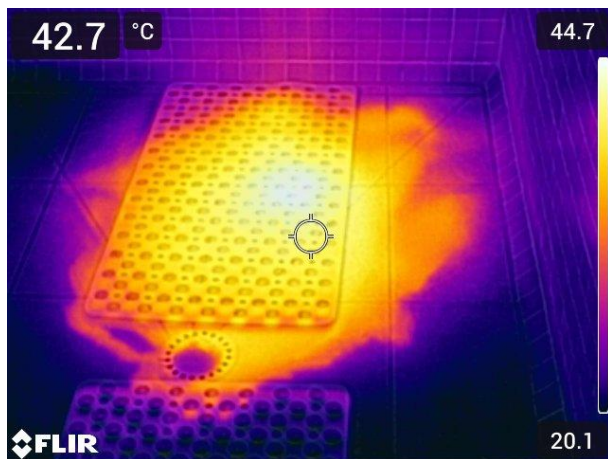


Photo 77
Ensuite shower. Water falls to the waste.

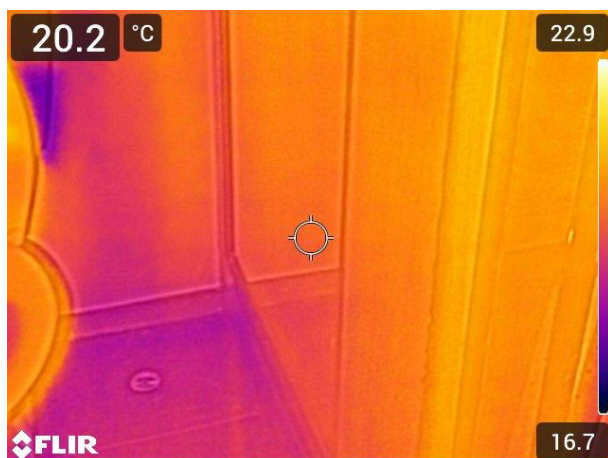


Photo 78
Bathroom shower has no notable temperature leakage.



Photo 79
Northwest corner of the conservatory has no notable temperature differences.



Photo 80
Living room north wall has no notable temperature differences.



Photo 81
Dining area has no notable temperature differences.

CONCLUSION

Thermal imaging was undertaken on the above areas. The images show the temperatures of the area and because of the infrared camera used, time of the day, and other contributing factors this may not show conclusive evidence. The images only indicate temperature variations. A thermal imaging/infrared camera cannot see through walls, nor does it detect moisture. The infrared camera detects infrared radiation. All images taken are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete and pavers.
Deck	Timber
Gates	Timber framed and covering.
Drainage	Gully-traps, stormwater risers, sumps.
Heating	Heat pump
Services	Services

DRIVEWAY

Concrete.

Recommendations:

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



Photo 82

Driveway is functional.

BOUNDARY FENCES

Painted timber palings fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment -

Post and rail condition - No visible issues.

Average height - 1.8 metres.

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
Westside functional.



Photo 84
Northside functional.



Photo 85
East side functional.



Photo 86
Southside functional.

PATHS

Concrete and pavers.

Recommendations:

General upkeep and maintenance.



Photo 87
Which side functional.



Photo 88
Northside functional.



Photo 89
Northside functional.



Photo 90
Southside functional.



Photo 91
Southside functional.

DECK

Timber deck over timber substrate with nail fixings.
Connected to dwelling - No.
Condition of visible timbers - No visible deterioration of timbers.

Recommendations:

General upkeep and maintenance.

The timber deck is built very low to the ground, making the substructure inaccessible for inspection. If the timbers are in direct contact with the ground or lack a damp-proof membrane, moisture can penetrate the H3-treated timber, leading to prolonged exposure and eventual rot.



Photo 92

East side deck is in contact with the ground.

GATES

Timber framed and covering.

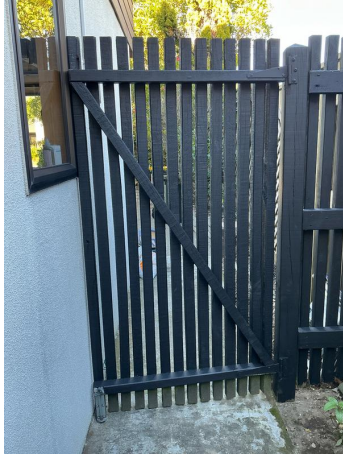


Photo 93

West side gate rubs against the house.



Photo 94

Southside functional.

DRAINAGE

Drainage

Gully traps and stormwater risers.

These were checked at the time of inspection where they were accessible.

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.

Recommendations:

Keep vegetation and soils clear of drainage.



Photo 95
Southside gully trap.



Photo 96
Southside downpipe connection visible.



Photo 97

Westside downpipe connection visible.



Photo 98

Northside downpipe connection visible.



Photo 99

Northside downpipe connection not visible.



Photo 100

Northside downpipe connection is not visible.

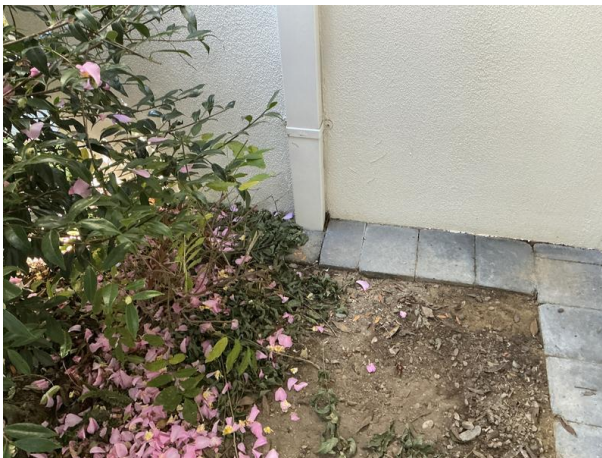


Photo 101

Southside downpipe connection is not visible.



Photo 102

Southside gully trap.

HEATING

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

Manufacturer - Fujitsu.

Location - Bedroom 1 and 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.



Photo 103

Outdoor heat pump unit located on the north side.



Photo 104

Indoor unit is located in the living room.



Photo 105
Outdoor heat pump unit located on the south side.



Photo 106
Indoor unit located in bedroom 1.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.

Heating systems - Tested - No.

Central vacuum systems - Not applicable.

Ventilation systems - Not applicable.

Security systems - Tested - No.

Security cameras - Not applicable.

Electricity services - Tested - Yes.

Gas services - Not applicable.

Gas bottle storage - Not applicable.

Water services - Tested - Yes.

Hot water services - Tested - Yes.

Foul water services - Tested - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels - Not applicable.

Aerials & antennae - Tested - No.

Shading systems - Not applicable.

Telecommunications - Tested - No.

Lifts - Disabled access - Not applicable.

Water pump - Not applicable.

Water filters - Not applicable.

Stormwater soak pits - Tested - No.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Tested - No.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

Water source - Town supply.

Sewerage Disposal - Council sewer.

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 - Garage.

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

Metre box - Location - On the West side of the dwelling.

Electrical connection - Underground supply.

Water heating

Type - Mains pressure electric cylinder.

Capacity - Unknown.

Approximate age - Unknown.

Seismic bracing - Strapping.

Area serviced - Entire house.

Any visible defects - None visible.

Gas Metre - None.

Recommendations:

All services should be tested and maintained by certified professionals to the manufacturer's specifications.
Regular checks to ensure smoke detectors are functional.



Photo 107

Earth stake is located on the west side.



Photo 108

Meterboard located on the west side.



Photo 109

Cable TV and data located on the west side.



Photo 110
TV aerials located on the north side.



Photo 111
Garage door openers are functional.



Photo 112
Hotwater cylinder located in the hallway cupboard.



Photo 113
Security system keypad located in the hallway.



Photo 114
Distribution board located in the garage.

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 inspection.

* Below Average: The property has notable issues such as deferred maintenance, structural problems, 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 judgments.

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 BCA: Building Consent 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.

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

This property was furnished at the time of inspection, this obstructs the view of some areas. We recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

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