

Building inspection report here

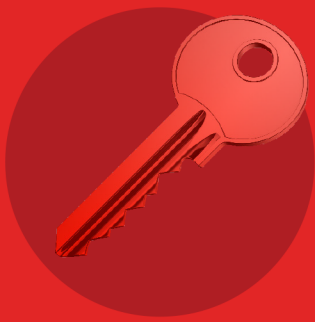
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Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

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RED LBP PRE-PURCHASE REPORT

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



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PRE-PURCHASE



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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

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

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

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

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

ABOUT RED LBP

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

For more information, visit redlbp.co.nz.

TABLE OF CONTENTS

TITLE PAGE	1
YOUR INSPECTOR	2
TABLE OF CONTENTS	3
PRE-PURCHASE BUILDING REPORT	4
CERTIFICATE OF INSPECTION	5
SCOPE OF REPORT, LIMITATIONS & CONDITIONS	6
EXECUTIVE SUMMARY	8
PROPERTY IDENTIFIERS	9
BUILDING DESCRIPTION	9
BUILDING ELEMENTS	10
ROOF SYSTEM	11
EXTERIOR CLADDING	17
EXTERIOR JOINERY	18
FOUNDATION	20
ROOF SPACE	25
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	28
INTERIOR LININGS	30
OUTBUILDINGS	37
NON-STRUCTURAL SYSTEMS	39
DRIVEWAY	40
BOUNDARY FENCES	40
PATHS	41
ELECTRICAL	42
PLUMBING, DRAINAGE & SEWERAGE	43
HEATING	46
SERVICES	48
CONCLUSION	50
ASBESTOS IDENTIFICATION	52

PRE-PURCHASE BUILDING REPORT

Property Address	19 Tirangi Street, Hei Hei, Christchurch 8042
Client	
Date of Inspection	2nd February 2026
Time	8:30 am
Inspector	Jamie Chapman National Certificate in Carpentry
LBP Number	BP137228
People Present	Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: JBC Builders Limited Ltd trading as RedLBP Christchurch North
Client: [REDACTED]
Date of Inspection: 2nd February 2026
Site Address: 19 Tirangi Street, Hei Hei, Christchurch 8042
Inspector: Jamie Chapman
Qualifications: National Certificate in Carpentry

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.

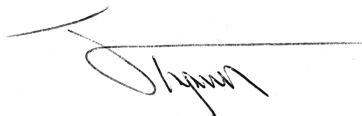
Certification:

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: Jamie Chapman

Date: 2nd February 2026

Signature:



(for and on behalf of RED LBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

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

(Stated in accordance with NZS 4306:2005, cl. 3.2.)

For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

The masonry tiled roof system is in a condition expected for age however, due to its age, surface deterioration has occurred on the masonry tiles. It is recommended to have a licensed roofer specialised in masonry tiles advised further on maintenance and repairs. Detailed further in the roof system section of this report.

Certain areas of the property were not fully inspected due to access limitations at the time of inspection.

These included:

Roof space - Was only viewed from the access point.

Subfloor - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

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

The dwelling was originally built in the 1950s with an alteration and renovation including but not limited to, the south end of the dwelling being extended.

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.

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

PROPERTY IDENTIFIERS

Address	19 Tirangi Street, Hei Hei, Christchurch 8042
Legal Description	LOT 94 DP 19901
Certificate of Title	CB30B/704
Land classification	Wind Zone - Low (BRANZ - GIS). Residential Suburban. Land Technical Category One TC1
Weather	Wet
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1950s and is located in Hei Hei. It is a freehold title situated on a front section that is flat.

The dwelling is single-storey with three bedrooms, and one bathroom and a separate wash cupboard. Internally, the property has heating that is provided by a wall mounted heat pump and pellet fire which are located in the main living area and dining room. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard which are decorated with paint. The floors are T&G timber with floor coverings being carpet.

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed and blockwork construction. The exterior joinery is timber and is single-glazed. The property is clad with a block veneer with a stucco plaster and paint finish. The roof is masonry tiles.

There is a garage detached single-car garage. The driveway is concrete. Generally, the property has a living aspect of north and includes hard landscaping that consists of concrete paths. Soft landscaping of lawn and gardens.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Stucco plaster Masonry substrate	Viewed
Exterior joinery	
Single-glazed timber joinery with timber reveals.	Viewed
Foundation	
Site-specific design for the era of construction	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bathroom	Viewed
Toilet	Viewed
Laundry	Viewed
Kitchen	Viewed
Dining room	Viewed
Living room	Viewed
Outbuildings	
Garage	Limited access

ROOF SYSTEM

Masonry tile roofing

Surface finish - None.

Condition of surface - Deterioration of the surface coating.

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

Tile alignment - Slipped tiles observed.

Type of roof construction - Hip roof.

Deflections of roof planes - Areas noted at the time of the inspections, refer to the photos below.

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

Recommendations:

The masonry tiled roof system is in a condition expected for age however, due to its age, surface deterioration has occurred over time on the masonry tiles. It is recommended to have a licensed roofer specialized in masonry tiles advised further on maintenance and repairs.



Photo 3

Masonry tiles are located around the dwelling.



Photo 4

A couple areas of deflections were noticed along the roof. Mainly on the east side of the dwelling.



Photo 5

The valley tiles have been cut relatively short and mortar filled between the metal valley and tile system.



Photo 6

Some tiles on the east side were slightly out of alignment. Recommend adjusting these back into place.



Photo 7

Close-up view on the condition of the masonry tiles. Note the rough surface. See the next photo.



Photo 8

When lifting up the masonry tiled lap, that exposes a smooth surface underneath. This was the original condition of the 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.

Valleys - Visible areas only.

Material type - Metal.

Finish - Painted.

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

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

Hips and ridges - Visible areas only.

Material type - Masonry.

Finish - unknown.

Condition - Requires maintenance.

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

Penetrations

Type - Pipes and Chimney.

Flashing material - Lead.

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

Flashings - Not fully visible at the time of the inspection.

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



Photo 9

Masonry tiled hips and ridges are located around the roof system.



Photo 10
Metal valleys located around the roof system.



Photo 11
Chimney penetration with lead flashings.



Photo 12
Southside vent penetration with lead flashing.

Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes.

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

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

Downpipes

Material - uPVC.

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

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

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

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

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

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

Soffit width from cladding to fascia - 300 - 400 mm

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

Maintenance recommendations:

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



Photo 13

The metal gutter system was clean and clear at the time of the inspection.



Photo 14

Painted fibre cement soffits located around the dwelling.



Photo 15

PVC downpipes installed around the dwelling.

EXTERIOR CLADDING

Masonry block.

Finish - Plastered with a paint finish.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Loose bricks - None visible.

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

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.

Base of cladding to ground clearances - Bottom of masonry veneer cladding to paving - 100 mm. Bottom of masonry veneer cladding to unpaved ground - 150 mm. No visible issues at the time of inspection.

Recommendations:

Keep up regular maintenance and repainting/sealing.



Photo 16

Stucco plaster over a masonry substrate is located around the dwelling.



Photo 17

No significant defects identified with the stucco plaster at the time of the inspection.

EXTERIOR JOINERY

Single-glazed timber joinery.

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

Scribers - Sealed.

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

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

Exterior timber sills - Paint condition - No visible issues.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

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

Hardware - Functional at the time of the inspection.

Opening sashes - No visible issues at the time of the inspection.

Damage - None visible at the time of the inspection.

Recommendations:

Keep up regular maintenance.



Photo 18

Single glazed timber windows are located around the dwelling.



Photo 19

No significant issues identified with the timber windows on the exterior of the dwelling.



Photo 20

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

FOUNDATION

The subfloor space was viewed via the floor hatch located in the kitchen under where the fridge is located with approximately 50% visibility inside the subfloor.

The inspection was taken from the access hatch.

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). Every effort will be made to safely conduct a thorough inspection; however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all visible areas for reference.

Foundation type - Site-specific design for the era of construction.

Foundation wall - Perimeter concrete beam.

Subfloor ventilation - Vegetation blocking some vents.

Piles - Precast concrete.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring

Insulation - Basic silver foil.

R value of insulation - Not known.

Coverage - Acceptable.

Ground cover - None.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Tidy.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible - Supported.

Plumbing type - Galvanised.

Structural alterations - Yes.

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

The floor levels were checked using a self-levelling laser and are within acceptable tolerances as set out by MBIE.

There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties.

Tolerances as per MBIE guide to tolerances, materials and workmanship in new residential construction 2015. as per below:

- Finished floor slope no more than 1:200 = 5 mm per 1 metre - MBIE

Ministry of Business, Innovation and Employment (MBIE)

The property had an overall level difference of approximately 25mm (where measured) with a self-levelling laser. This is not a floor level survey and only a spot-check.

Recommendations:

A ban has been declared on the installation and/or repair of foil insulation in residential buildings with existing electrical installations. This ban is due to safety concerns associated with the method of attaching the foil to the building. It relates to Building Code Clause G9 Electricity. This ban is declared from 1 July 2016.



Photo 21

A concrete ring foundation with vent holes is located around the dwelling.



Photo 22

Some ventilation holes were partially blocked due to raised garden beds.

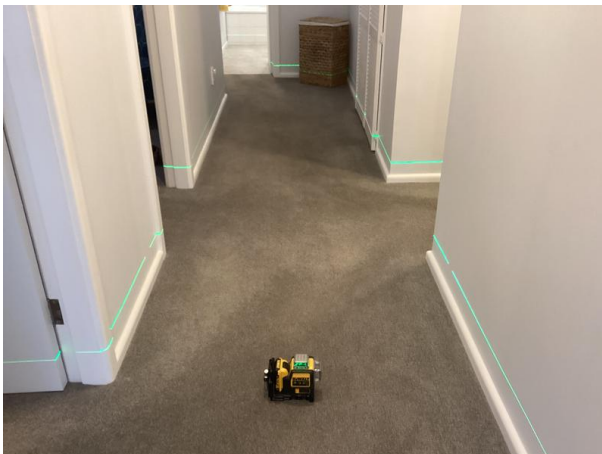


Photo 23

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



Photo 24

No significant deviations identified during the inspection. The approximate overall floor level difference was 25 mm.



Photo 25

The kitchen Benchtops were also checked and were level.



Photo 26

View of inside the subfloor.



Photo 27

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



Photo 28

Silver foil insulation was visible in the subfloor. In a relatively tidy condition.

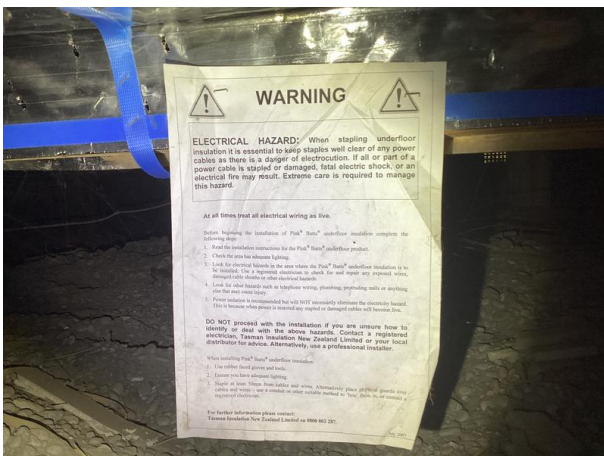


Photo 29

Due to the silver foil insulation being in the subfloor there is a warning electrical hazard sign.



Photo 30

Future maintenance could include installing a ground moisture barrier in the subfloor.



Photo 31

Under the extended section of the dwelling was not visible due to the original ringing foundation blocking access and visibility.

ROOF SPACE

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

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

Roof frame construction and connections - Pitched timber framing. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - None present.

Structural alterations - Yes.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible

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

Plumbing - Header tank. Unsecured.

Plumbing type - Galvanised.

Insulation - Natural wool.

Thickness of insulation visible - 125 mm.

Coverage - Blanket - Fitted between or over joists - Full coverage where visible.

Discharges into the roof space - None.

Stored items - No.

Defects - Refer to the photos below.

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

Recommendations:

Deflections in a masonry tiled roof can be caused by various factors. Addressing deflections in a masonry tiled roof is essential to ensure its long-term stability and prevent potential damages. Regular inspections and proactive maintenance are key to identifying and addressing issues early, helping to extend the life of the roof system. The roof may benefit from extra timber bracing being installed to help straighten and support some areas. A licensed builder can advise further on this.

Maintenance recommendations:

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



Photo 32

View of inside the roof space.



Photo 33

Photo of where the main deflection was noticed on the roof. This is where the extended section of the dwelling starts on the south side.



Photo 34

Acceptable coverage of insulation where visible.



Photo 35

Signs of efflorescence were noticed on the underside of the masonry tiles. Refer to the roof system section of this report to view the condition of the roof.



Photo 36

It appears a timber has been cut in the roof space possibly to allow for electrical wires. This cut timber is what the roof space bracing attaches to.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

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

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

0 to 50 = Dry

50 to 80 = Damp

Higher than 80 = Wet

The condition of the timber framing is unknown.

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



Photo 37

Example of a base reading that was taken on an internal wall. This was the average moisture reading for this dwelling during the inspection.

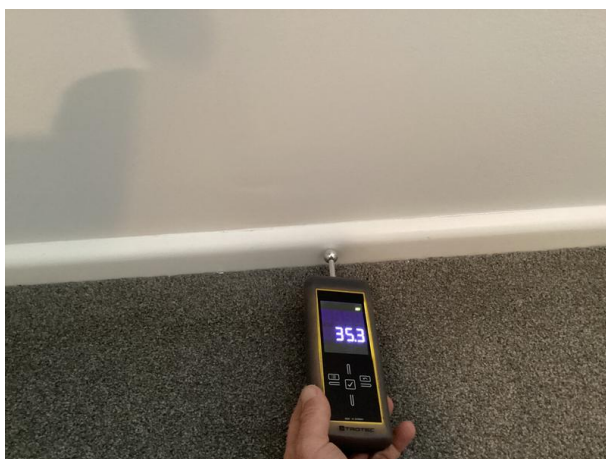


Photo 38

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



Photo 39

Moisture testing was done around the external window joinery.

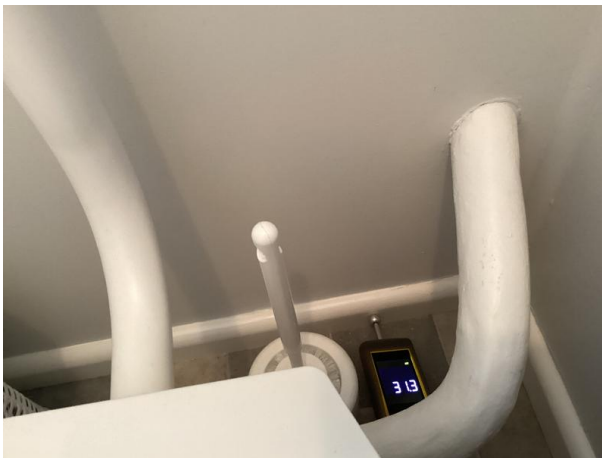


Photo 40

Moisture testing was done around plumbing and wet areas.

INTERIOR LININGS

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

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

Entrance and Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.

Cupboards - Double - Doors - Louvre.



Photo 41
Entrance and hallway.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Louvre.



Photo 42
Bedroom 1.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 43
Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 44
Bedroom 3.

Bathroom

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Timber - Single-glazed - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Vinyl.
Vanity - Floor-mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste
Splashback - Tiled - Sealed edge.
Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.
Shower - Enclosure. No visible moisture issues.
Glass type - Safety.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - No.
Mechanical ventilation - Functional - Yes.
Heating - Yes.
Heated towel rail - Yes.

All wet areas, 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.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 45
Bathroom.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Vinyl.

Condition of floor coverings - No visible issues.

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

Single or dual flush - Single

Ventilation - Opening window sash.



Photo 46
Toilet.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Vinyl.

Laundry tub/sink - Built in timber with 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 - Pipe on the side of the laundry tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening door. Mechanical extraction not installed.



Photo 47
Laundry.

Kitchen

Ceiling linings - Timber - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Benchtop - Sealed to cabinet/wall junction - Upstand.
Benchtop material - Laminate and stainless-steel.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Upstand.
Cabinetry - Functional - Yes. Material type - Timber
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
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes.
Floor coverings - Vinyl.

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 48
Kitchen.

Dining room

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Floor coverings - Carpet.



Photo 49
Dining room.

Living room

Ceiling linings - Plasterboard - Textured finish.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



Photo 50
Living room.

OUTBUILDINGS

Garage

Foundation system - Concrete slab on grade.

Timber and Block construction.

Cladding - Fibrous cement sheeting.

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

Roofing - Profiled metal.

Linings - Plywood.

Garage door - Tilt door - Single - Steel.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - In a condition expected for age and use.

Recommendations:

Regular maintenance as per the main dwelling is required.



Photo 51
Garage.



Photo 52
No significant issues with the fibre cement sheeting on the garage.



Photo 53
Profiled metal roof located over the garage.



Photo 54
View of inside the garage.

NON-STRUCTURAL SYSTEMS

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

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

DRIVEWAY

Plain concrete.
Saw cuts - Yes.
Cracking - None visible.



Photo 55
Concrete driveway, no significant issues.

BOUNDARY FENCES

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



Photo 56
No significant issues with the boundary fences.

PATHS

Plain concrete paths and pavers.



Photo 57

No significant issues with the concrete paths.



Photo 58

Concrete pavers, no significant issues.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Refer to photos below.

Distribution board location - Hallway.

Earth stake - Location - Unable to be located.

Metre box - Location - The power metre is located on the distribution board.

Electrical connection - Underground supply.



Photo 59

Switchboard and meter box located in the hallway.



Photo 60

A plug in bedroom two indicated the Earth is missing. Recommend having a registered electrician to advise further.

PLUMBING, DRAINAGE & SEWERAGE

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.

Gully traps and stormwater risers.

Water source - Town supply.

Water heating

Type - Low pressure electric cylinder.

Capacity - Unknown.

Manufacture/installation date - Unknown.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Any visible defects - None visible.

Recommendations:

Earthenware drains were noted at the property. These are prone to tree root blockage. It is recommend that these drains be CCTV inspected and cleared if required.



Photo 61

Cracking in the south/West stormwater riser was visible.



Photo 62
South side gully trap.



Photo 63
South side gully trap.



Photo 64
Hot water cylinder viewed from the hallway cupboard.



Photo 65

Header tank located in the roof space.

HEATING

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

Manufacturer - Daikin.

Location - Living room.

Pellet fire.

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 66
External Daikin heat pump system.



Photo 67
Daikin heat pump located in the dining room.



Photo 68
Pallet fire located in the living room.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - Tested - No.
Heat transfer system - 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/inverter - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Data/telecommunications - Not applicable.
Lifts - Disabled access - Not applicable.
Water pump - Not applicable.
Water filters - Not applicable.
Stormwater soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Not applicable.
Communications hub - Not applicable.
Automatic garage door opener - Not applicable.
Ceiling fan - Not applicable.

Recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

Regular checks to ensure smoke detectors are functional.



Photo 69
Antenna located on the roof system.



Photo 70
Smoke alarm located in the hallway.

CONCLUSION

As detailed in the Executive Summary section, this dwelling is in average condition. See below. 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, weathertight or other significant concerns that may require attention.
- Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value 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.

Failure to undertake the recommended remedial and maintenance works outlined in this report may lead to ongoing deterioration of building elements. If left unresolved, this could increase the risk of water ingress, potentially causing damage to internal timber framing, linings, and associated interior finishes.

It'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.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015)

We will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius).

If you have any concerns about the condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

Floor levels are spot checked using a self-levelling laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are indicative readings only. Floors are spot checked at different areas of the house. If a more in depth level survey is required, a floor level survey should be commissioned.

It would be advisable to have a drainage inspection completed due to the age of the property.

The property is in a condition that would be expected for the age and location.

ASBESTOS IDENTIFICATION

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

Interior, possible ACM (Asbestos Containing Material).

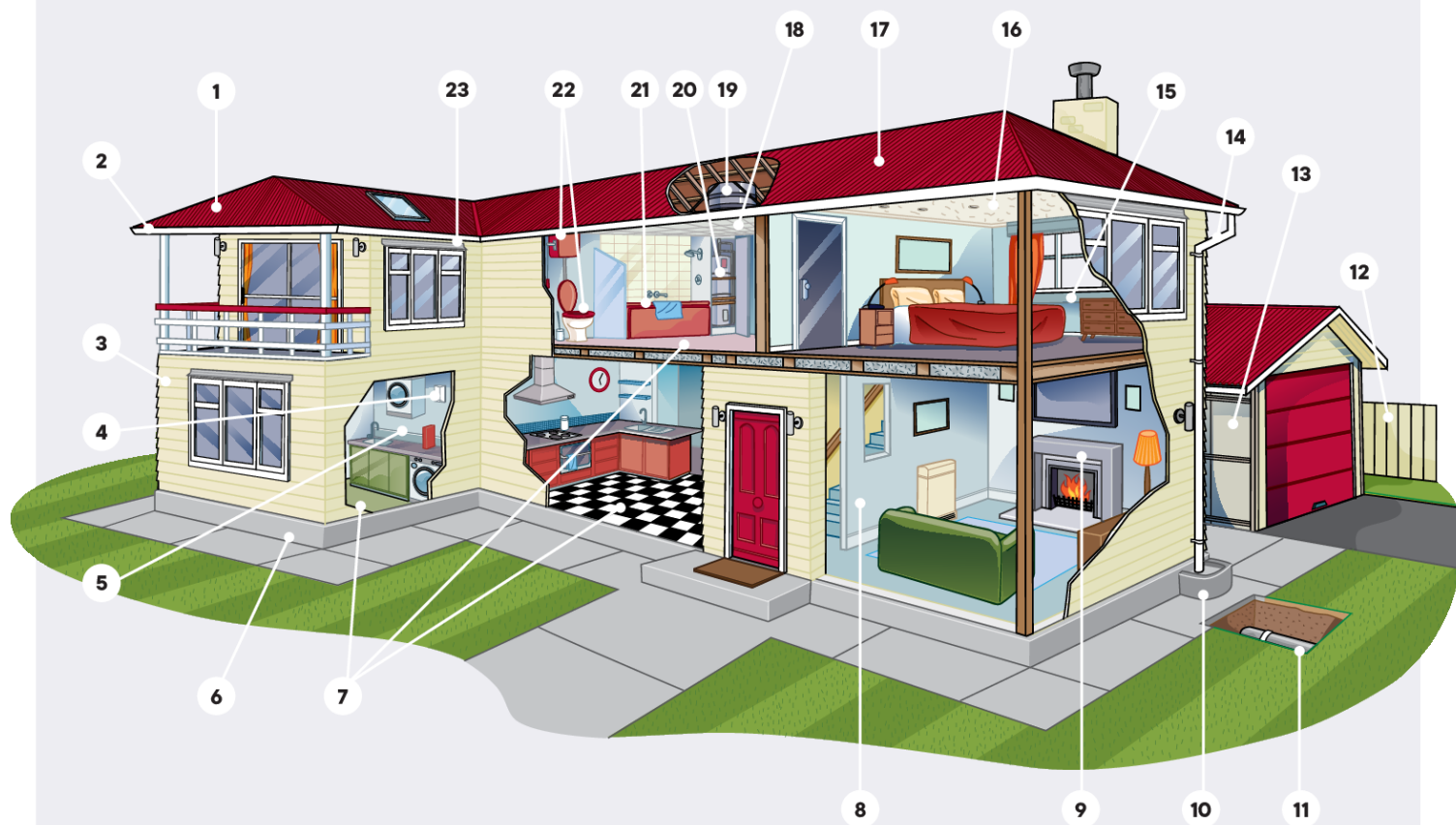
Asbestos is a naturally occurring mineral that can be fluffed into a woolly consistency and mixed into building materials such as cement. Adding asbestos makes cement more durable, weatherproof and heat resistant, and because asbestos cement sheets are fireproof, builders initially considered them a much safer material than wood. Unfortunately, it is now well known that when asbestos particles are air borne it becomes toxic to inhale. Left undisturbed, these materials pose a negligible risk as long as they are in good condition and it is recommended that the asbestos-containing materials in good condition be left alone.

Stippled/textured ceiling finish.

Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement sheeting.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



- | | |
|--|---------------------------------|
| 1 ACM roofing panels, eg Super Six | 13 ACM clad garage |
| 2 Soffits | 14 Gutters and downpipes |
| 3 Compressed sheeting (asbestos containing material) | 15 ACM interior window panel |
| 4 Electrical meter board | 16 Textured ceiling |
| 5 Wet area lining substrate | 17 Loose fill insulation |
| 6 Cladding, including baseboards | 18 ACM ceiling tiles |
| 7 Vinyl flooring | 19 ACM water tank |
| 8 ACM partition wall | 20 ACM hotwater cupboard lining |
| 9 ACM surrounding fireplace | 21 ACM bath panel |
| 10 ACM stormwater trap | 22 ACM toilet seat and cistern |
| 11 ACM stormwater and sewage piping | 23 Exterior window flashing |
| 12 ACM fence panels | |