



RESIDENTIAL HOUSE INSPECTION

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Christchurch, Canterbury Region 8042

Tiaan Kilian

03/08/2026



Inspector

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TABLE OF CONTENTS

1: Inspection Details	3
2: Terms, Conditions and Policies	4
3: Ratings and Glossary	9
4: Foundation, Subfloor	13
5: Roof System	18
6: Roof Framing and Insulation	23
7: Exterior Cladding System	25
8: Exterior Joinery	30
9: Fencing & Decks	34
10: Driveways & Paths	36
11: Electrical	38
12: Water Heating	39
13: Plumbing	40
14: Heating	41
15: Kitchen	42
16: Dinning Room	45
17: Living Room	47
18: Hallway	48
19: Laundry	49
20: Toilet	52
21: Bathroom	53
22: Bedroom 1	56
23: Bedroom 2	58
24: Bedroom 3	59
25: Other Room	62
26: MOISTURE CONTENT READINGS	65
27: Additional Structures	70
28: Summary	73

1: INSPECTION DETAILS

Information

In Attendance Client	Weather Conditions Dry	Occupancy Occupied
Style Single Level, Villa	Bedrooms 3 bedroom, +other	Site: Orientation of living space North
Site: Contour Flat Terrain		

2: TERMS, CONDITIONS AND POLICIES

Information

Terms, Conditions and Policies

1.0 GENERAL DISCLAIMER

1.1 Kiwi Inspections Residential Property Inspection Report (property report) is based on a limited visual, non-invasive, inspection of the property in general. Physical time spent at the property by the property inspector will often be between 1 hour to 1.5 hours, depending on the size, age and complexity of the property under review. Therefore, the inspection and resulting property report will be limited to that which can be realistically identified within that time and under the terms, conditions and policies noted as follows.

1.2 The property report will generally include: a visual, non-invasive, inspection and comment on the foundations and subfloor or slab, exterior finished ground levels, exterior cladding, ceiling cavity, exterior roofing elements, insulation (roof and sub-floor where relevant), external joinery, drainage and pipework visible, electrical meter and distribution board, hot water system, any decks, fencing and gates, hard surface areas and the interior. The property report will look to report on areas of significant defects, particular attributes, gradual deterioration and significant maintenance required as can be realistically observed during the visual, non-invasive, inspection and subject to any limitations noted in Section 2.0, 3.0 and 4.0 of this document.

1.3 While all efforts are made to identify possible defects to the property, the property report is not a guarantee that the property meets the requirements under the Building Act 2004, or any building act relevant at the time of construction or otherwise.

1.4 KI recommends that quotes and advice are sought from independently qualified persons on receipt of the property report for a more specific and specialised qualification of comments made by KI in the property report, regarding any faults or defects identified, if more intrusive investigation is desired, or in relation to any comment made.

1.5 The property report provides a general review of the property under inspection and should in no way be interpreted as a specialist report on each area considered and addressed.

2.0 PROPERTY REPORT LIMITATIONS AND EXCLUSIONS

The property report does not:

2.1.1 provide independent expert advice on specific elements and does not recommend expert opinion on solutions to faults identified, however recommendations may be provided from time to time but should be checked with a relevant specialist.

2.1.2 include any areas or components which are concealed or closed in behind finished surfaces (for example, plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as: floor coverings, furniture, appliances, personal items, property, vehicles, vegetation; debris, soil, or any other item which may impair a visual inspection of the area under review.

2.1.3 include any areas or components related to structural integrity or compliance with central and local government requirements. KI will not obtain a Land Information Memorandum (LIM) or inspect Council records but may refer to such documents if supplied, but only to the extent of the visual inspection and not from any legal, specialist or regulatory compliance perspective.

2.1.4 review the type and quality of any remediation work undertaken from a seismic damage related claim. However, the property report may comment on specific elements of works conducted under a claim for seismic damage, and on the quality of specific and non-specific finishing's internally and externally throughout the dwelling.

2.1.5 cover inspect or comment on geological stability, soil conditions, underground services and/or life expectancy of materials. The property report does not include the structural engineering or condition, of electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, solar systems, septic tanks, on site water systems, insect/pest attack, retaining walls or outbuildings not deemed to be directly linked to the use of the property as a residential dwelling (for example, a standard garage and/or sleep-out). However, comments may be made regarding noted observations in these areas but only to the extent of the restrictions noted within this document and the property report.

2.1.6 include any positioning of building(s) or improvements in relation to site boundaries.

2.2 KI takes no responsibility for any matter not included in the property report, as set out above, despite any observations made in the property report.

2.3 Descriptions in the property report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified or commented on, is deemed to be excluded from the scope of the inspection and KHI takes no responsibility for these.

2.4 Descriptions in the property report of the materials used and construction methods for the property must always be checked by the addressee against relevant building plans and information held by Council. While the property report may comment on these areas, KHI takes no responsibility for the overall accuracy of this information as it is not always clear from a visual, non-invasive, inspection and therefore confirmation by way of relevant records is recommended. Special attention should always be paid to whether the cladding system is direct-fixed or installed over a vented and drained cavity system. KHI takes no responsibility for such determination and therefore such information must be confirmed by reference to Council reports, files and relevant building plans.

2.5 Borer may be found in older homes constructed using native timbers and untreated pine, particularly if the timber becomes damp. While the property report may comment on borer damage observed during the visual

inspection, this does not in itself confirm the existence or non-existence of live borer and KHI takes no responsibility for the addressee's reliance on any such comment. If borer is a concern, we recommend that a borer specialist is engaged.

2.6 ASBESTOS: Many homes built generally before 1980 contain some form of asbestos; either in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of wall board. Some newer houses may also contain asbestos. Due to the specialist nature of asbestos identification the following report does not comment on asbestos.

2.7 Seismic Activity: During the visual inspection process the building inspector may identify and comment on cracking / damage in both internal and external finished materials. Due to the complex nature of seismic related damage this report does not reference the possible cause of any such damaged noted. Also, properties in Canterbury have been exposed to a significant number of seismic events over the past 6 plus years. Accordingly, there are several areas that should be considered by any persons who is looking to acquire property within the Canterbury area. These include (but are not limited to), any noted scope of works for both the dwelling and the land, any scope of works not yet signed off, cash settled or still in dispute. There have also been several properties that were written-off by insurance companies but were then sold and/or remediated. Accordingly, Architects of Building Limited T/A Kiwi House Inspections do not source nor comment on any documentation relating to seismic activity claims, history of the dwelling or overall structural integrity. We STRONGLY RECOMMEND that you seek professional advice from your legal advisor and/or a registered structural engineer on any seismic related concerns relevant to any property under review.

2.8 While the property report may comment on floor levels and even provide actual level readings at times, all comments and readings are to be treated as indicative readings only. A more specialised measurement technique must be employed to ascertain the true floor level condition of the property. Floor levels are not considered part of the property report engagement and KI takes no responsibility for these.

2.9 The addressee agrees that they will notify KI of any defects or significant issues that they are aware of regarding the property under inspection. This should be in writing and delivered to KHI no less than 24 hours before the scheduled inspection day and time. Any failure to notify KHI of any known defect or issues removes the addressees' rights to take any action against KHI for any failure to identify such defects or issues within the property report.

2.10 It is the responsibility of the addressee to ensure that access to key areas of the property is made available. This includes, but is not limited to, a suitable manhole for both the ceiling cavity and sub-floor cavity (if relevant). If such access is not available at the time of the scheduled inspection, or access is not easily gained without having to remove any furniture, fixtures and fittings or personal items then the areas in question are deemed to not be included within the property report.

3.0 MOISTURE TESTING

3.1 The property report is based on experience and reasonable opinion. It is not a guarantee against moisture ingress any time prior to the inspection, at the time of the inspection or in the future. The inspection has been conducted to the inspector's best ability with all reasonable care taken using visual and non-invasive testing with equipment as noted in the property report. The property report is a guide only and not a guarantee against moisture ingress and is to be accepted as such by the addressee.

3.2 While the property report may comment on moisture levels and moisture ingress and may even undertake non-invasive moisture testing from time to time, invasive and/or destructive testing methods are often required for high levels of assurance.

3.3 The moisture testing included within the property report is limited to internal areas that are recognised as being highly susceptible to potential moisture ingress, and in most cases are limited to wet areas within the dwelling, including bathroom vanities, kitchen cabinetry, laundry cabinetry, to the sides of shower units, behind toilets and to the side of garage door areas (where the garage is on the same footprint as the dwelling). Moisture content readings are taken using a Tro Tec T660 capacitive non-invasive moisture meter. Depending on the material's bulk density, the device's impact depth amount is limited to 20mm to 40mm. Readings are restricted where the walls have been covered by fixtures, fittings, tiles, vanities, joinery, or any other materials that impact on the testing equipment's penetration and accuracy (for example, metal, concrete, ceramic, and other highly dense materials may interfere with the resulting readings). All areas tested will be specifically noted in the property report. It is these areas only that have been tested and commented on by the inspector.

3.4 Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins, rot, or historical moisture ingress to the area tested. Non-invasive moisture testing cannot guarantee that no moisture exists within the framing or cladding.

3.5 The property report is never, under any circumstance, to be construed as a weather-tightness assessment or report and KHI takes no responsibility for any issues resulting from any leak due to weather-tightness issues. If weather tightness is a concern, we recommend independent, professional advice is sought from a specialist in weather tightness assessments.

3.6 Weather conditions can significantly influence moisture found (for example, long dry spells, driving rain in certain directions) which can cause localised leaks and may only occur under certain conditions. Accordingly, the moisture readings and assessment provided in the property report are based on the point in time of the inspection only.

3.7 A number of monolithic and other direct-fixed cladded properties built before the late 2000s are of a specific design and construction that exposes them to additional risk of moisture related ingress and possible damage. Other factors will also increase the risk of possible moisture ingress risk and damage for all properties, including (but not limited to), a lack of suitable eaves width, complex roof and wall intersections, high wind zones, more than one storey high, the presence of internal gutters, inadequate ground clearance for the cladding, poor roof and cladding

maintenance and/or condition, parapet walls, poor or a lack of flashings, any fixtures attached to the cladding, and decks or flat/mono pitched roofs built over living areas. Properties with any of these features are deemed to have a greater risk of possible moisture related damage and as a result the addressee must assess that risk independent of the property report.

3.8 The property report and any indemnity insurance coverage does not extend to properties found to be suffering from leak issues as a result of exterior weather-tightness or moisture ingress. KHI does not take any responsibility for any leak event claim made against the company above the cost of the initial property report fee.

4.0 LIMITATIONS OF ACCESS

4.1 Any areas which are inaccessible, cannot be seen at the time of the inspection or are concealed behind walls, ceilings, floors, insulation, locked or inaccessible rooms, including (but not limited to) framing, pipework, plumbing and wiring, are deemed to have not been inspected. Therefore, the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

4.2 Access is deemed to be that which is unobstructed and safe. Unless specifically stated, KHI inspectors undertake the inspection individually (as a lone worker) and therefore are limited under the Health and Safety at Work Act 2015 and guidelines and recommendations supplied by Work Safe New Zealand regarding safe access to specific areas of the dwelling, including (but not restricted to) working in confined spaces and working at height. These include (but are not restricted to), roof access, sub-floor and ceiling cavity areas. Notwithstanding these limitations, often not all areas of a roof, sub-floor and ceiling cavity are able to be viewed due to a combination of available or easy access, adequate safe movement space and obstacles creating visual impairments (for example, installed insulation).

4.3 Unless stated otherwise, the property report will only comment on the roof area from what can be viewed from ground levels and from the safe use of a 3.6m ladder, the sub-floor and ceiling cavity from what can be reasonably viewed while situated within 0 to 1.5 metres from the relevant manhole in a 360-degree turning circle.

4.4 Reference to interior observations are limited to what can be reasonably seen from a standing position of no closer than 2 meters distance and taking into consideration what may be deemed to be general wear and tear expected for a property of that specific type and age.

5.0 LIMITATION OF USE

5.1 The information in the report and any attached pages are intended for the use of the addressee only (noted as "client" in the property report) and cannot be relied upon by any person other than to whom it is addressed. The information that the property report contains is confidential and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited. KHI has no liability to any third party to whom the addressee discloses the contents of or distributes the property report, or any part thereof to.

5.2 The property report must be read in its entirety, including the Terms, Conditions and Policies for KHI contained at the end of the property report.

5.3 Due to the nature of changing conditions, the property report is valid for a period of no more than 60 days from the date of issue.

5.4 The property report also becomes automatically invalid should the property suffer any event that could realistically impact on the properties condition and function. This includes (but is not restricted to) any recorded seismic activity, flood, or fire affecting part or all the property. The property report also becomes invalid if any damage or change occurs to the property through any other cause, whether intentional (through construction) or otherwise.

5.5 This report cannot be forwarded to or reissued to any third parties in the event of the resale of the property.

6.0 LIABILITY LIMITATIONS AND DISPUTES

6.1 KI offers the addressee its opinion as at the date of inspection and gives no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas addressed explicitly within the property report. The addressee agrees to notify KHI of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions, no alterations, replacements or repairs shall be carried out before KHI can re-inspect areas in dispute. The addressee understands and agrees that failure to notify KHI as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

6.2 (a) The liability of KI for a breach of these terms, conditions and policies (together with their servants, agents and contractors) whether in contract, tort, under statute or otherwise, for any loss or damage to person or property, which is caused, contributed to or otherwise arises from the services supplied or any defect in them, or any negligent act or omissions shall be strictly limited to the value of the services supplied by KI whether under these terms, or otherwise to a total sum equal to the amount paid or payable by the addressee to KI under these terms. (b) In particular KI will not be liable at all for consequential or indirect loss, or economic loss including loss of profits or savings, loss of opportunities or loss of records or data, or for losses or damages claimed by third parties, unless such loss is caused by KI's wilful misconduct. (c) All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from these terms, conditions and policies. (d) Nothing in these terms, conditions and policies limits or excludes the liability of KI for death or personal injury resulting from its negligence, or fraud or fraudulent misrepresentation.

7.0 INVOICING AND PAYMENT

7.1 An invoice for services rendered will be issued on the day the property report is completed. Payment is required before the property report is released unless arranged prior in writing. Any failure to pay the account within 7 working days of the invoice issue date renders the property report null and void and cannot be used or relied upon for any purpose by the addressed irrespective if the fee is subsequently paid or not.

7.2 The person(s) who accepts these terms, conditions and policies is deemed to take full responsibility for the invoice for service and is therefore solely responsible for amounts owing under the invoice.

7.3 Invoices are payable on issue irrespective of any subsequent amendments or changes required to the property report. Additional charges may apply for any subsequent change to an issued property report.

8.0 Size of Report

8.1 Kiwi Inspections Limited Terms, Conditions and Policies conclude this report and are listed over four pages. Page numbering is consecutive (including the title page). We recommend consultation with the supplier of this report if pages are noted to be missing.

3: RATINGS AND GLOSSARY

Information

Ratings and Glossary

RATINGS AND GLOSSARY CONDITION RATINGS

As New	Where the condition and function are “as new”
Good	When the condition and functionality is good irrespective of its type and age, and often better than would be expected for the property in question given its type and age.
Generally Good	When the condition and functionality is good given what would be expected under normal use condition for a property of this type and age.
Average	When the condition and/or functionality is below what would normally be expected for an item, area or material of its type and age. It is still functional but showing obvious sign of wear and tear and possible damage that may require remediation in the near future.
Poor	The condition is well below the standard expected under normal use conditions for a property of this type and/or age. It may also be in a non-functioning condition. There is damage or excessive wear. Replacement or maintenance is strongly recommended.

GLOSSARY OF KEY TERMS

Cladding	Soffit / Eaves	Horizontal or pitched linings under the roof overhang.
	Cladding	The material on the outside of the dwelling.
	Direct-fixed	The construction method where the external cladding is fixed directly to the internal framing (no ventilation cavity).
	Cavity system	The construction method by which a gap is introduced between the external cladding and the internal timber framing.
	EIFS	Externally insulated finishing system.

Roofing	Monolithic	An unbroken or smooth appearance used to cover various types of cladding. The main types are Solid Plaster (stucco), Texture Coated Fibre Cement sheets and EIFS (plaster applied over a polystyrene base sheet).
	Fascia	Timber or pre-finished metal facings at the end of the roof line.
	Bargeboard	The board at the gable end.
	Ceiling cavity	The space between the ceiling internally and the exterior roof cladding.
Flooring	Piles	The main structure support for the subfloor.
	Bearers	The main structural material that sits between the piles and the floor joints.
	Joists	The main structural material that sits on top of the bearers and holds the flooring.
	Ring Foundation	The foundation footing that runs the perimeter of the dwelling.
	Flooring	Flooring may be either concrete slab or timber
Windows and Doors	Joinery	This refers to the windows and doors installed externally to the dwelling.
	Hardware	Internal door and window handles, general catches and hinges to windows and doors and cupboards.
	Sill	The material at the bottom of a window (internally and externally).
	Reveal	The internal surround of a window.
	Window frame	The exterior frame around the window.
Plumbing	Door jamb / frame	The door-surround.
	Gully trap	The collection point outside the building for grey wastewater. It is connected to the sewerage system.

Header tank

A small tank which supplies water to the low-pressure hot water cylinder, normally located in the ceiling cavity but sometimes on the roof.

Toby tap

The tap that turns water on and off to the dwelling. Often found at the front of the dwelling (street).

Storm water

Water from gutters and paved areas.

Vent pipe

Vent for sewer system, hot water system and other cylinders.

Wastepipes

Pipes attached to showers, vanities, kitchen sinks, toilets, laundry tubs and connect to the gully trap.

Appliances**Sanitary appliances**

This includes all bathroom and kitchen basins, laundry tubs, toilets etc

General appliances

Oven, cook top, extractor fan, Insinkerator

For more general building related information please visit <http://www.branz.co.nz>

4: FOUNDATION, SUBFLOOR

Information

Inspection Method

Visual

LIMITATION: A visual inspection of the foundations was limited due to the external finished ground levels around the perimeter of the dwelling. Therefore, our comments and observations are based on a visual inspection of the foundation wall area which was above the finished ground levels. For a more detailed analysis we recommend consultation with a relevant foundation specialist.

Foundation: Concrete ring foundation

Subfloor: Piles
Concrete, No pile connections sighted

Foundation: Concrete piles

Subfloor: Insulation
No insulation is installed

Subfloor: Subfloor Access
Less than 500x400mm, Ground to bearer less than 400mm

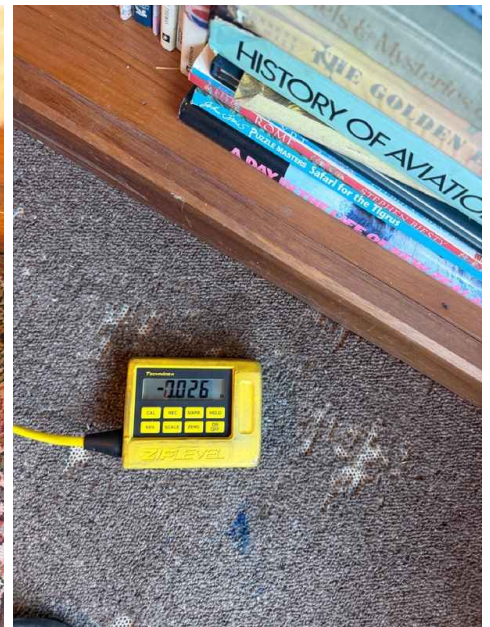
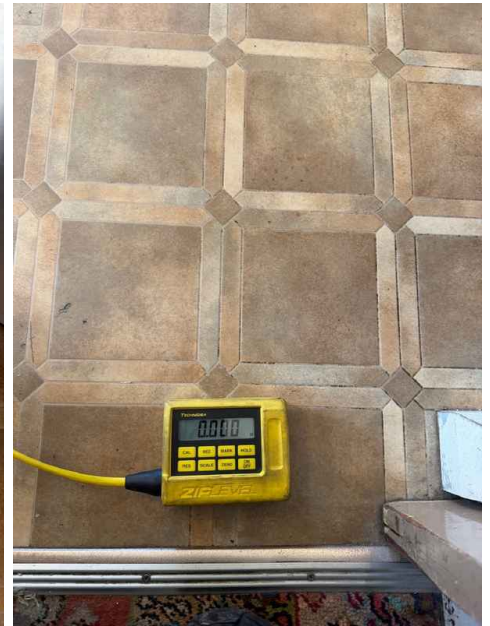
Subfloor: Subfloor Location
Bedroom Cupboard

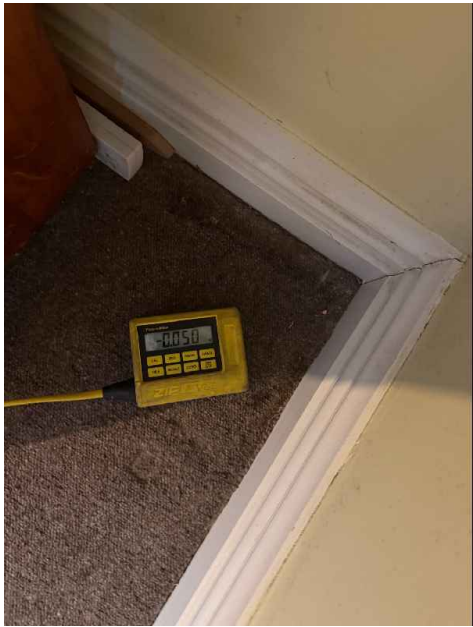
Subfloor: Moisture Barrier
Polythene

Floor Levels: Deviations in floor levels are noted.

Deviations in floor levels are noted, it is in our professional opinion that these are of an historical nature when the age of the dwelling and construction methods and alterations are taken into account. Further investigation could be completed by a suitably qualified person to confirm our opinion. This exceeds Mbies canterbury earthquake guidance of 50mm, however this is document is a guidance only for eqc related damage where damage is earthquake related.

Settlement to the north west and south west corners has occurred, the tree and downpipes discharging to the ground are contributing factors of this. Approx. 50mm noted





south west



Foundation System Images: Images



Limitations

General

RESTRICTED VIEWING

Viewing of the foundation system was limited at the time of the inspection due to the current ground levels and vegetation.

Subfloor

LIMITED INSPECTION OF SUBFLOOR AREA

Note: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces – 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 quality of the subfloor we strongly recommend engaging a qualified re levelling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor.

Subfloor

DWELLING IN CLOSE PROXIMITY TO GROUND NO FLOOR ACCESS AVAILABLE

The dwelling is constructed in close proximity to the ground, this is consistent with its age. It is recommended that a specialist inspection of the subfloor and its condition is undertaken by a specialist foundation contractor.

Floor Levels

ACCURACY OF TOOLS

A Tecnica zip level 200 is used to check floor levels, these have an accuracy of $\pm 6\text{mm}$. These are used due to no line of sight being required, The floor levels are checked at various locations to try and ascertain the levelness of a foundation, this is not a floor level survey and not all areas of the floors have been checked, for a more accurate representation a floor level survey should be completed.

Items to note:

4.1.1 Foundation



Maintenance Item

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal.

4.2.1 Subfloor



Recommendation

BORER ACTIVITY NOTED

Borer attacks untreated and damp timber. Make sure under the floor is well ventilated to prevent this area becoming damp. For minor, or early infestation, treat the infested areas. Replace badly affected timber as required.

5: ROOF SYSTEM

Information

Inspection Method

Ladder

Metal: Corrugated

Metal: Pressed Metal Tile Roof

Pressed metal tile roofing is a roof covering system that combines the aesthetic appeal of traditional clay or concrete tiles with the lighter weight.

Metal: Flat sheet iron

Roof Drainage Systems: External

Soffits & Fascia: Material:

The fascia is a painted timber,
Soffits are a presumed fibre
cement

Roof System Images: Images Of The Roof System:



Limitations

General

ROOF INSPECTION LIMITATION

LIMITATION: A visual inspection of the roof, fascia and gutters was limited as there was no safe roof access at the time of the inspection. Therefore, our comments and observations are based on a visual inspection. This was mainly from the 3rd run down of a 3.6-metre ladder. For a more detailed analysis we recommend consultation with a relevant roofing specialist.

Items to note:

5.1.1 Metal

LOOSE ROOF FIXINGS

Recommendation

It has been noted that some roofing nails have become loose, loose fixings are a known cause of common roof leaks these should be replaced as required with new roofing screw type fixings.

5.1.2 Metal

DETERIORATION OF ROOF COATING NOTED

Maintenance Item

The coating has deteriorated, this is consistent with age and color of the product, a new coating system would improve aesthetics and durability.



5.1.3 Metal

SURFACE CORROSION TO ROOF SYSTEM OBSERVED

Recommendation

Surface corrosion is noted to the roof system, Maintenance required, as a minimum the areas should be prepared and treated, any significant rust may require iron to be replaced. The roof is of an older age and will require regular maintenance.



5.2.1 Roof Drainage Systems

LOOSE DOWNPIPES

Maintenance Item

A loose or damaged down pipe is noted, repairs recommended.



5.2.2 Roof Drainage Systems

DOWNPIPE DISCHARGES TO GROUND

The stormwater discharges to the ground, it is recommended that this is installed to a designated discharge point.



5.3.1 Soffits & Fascia

FASCIA

Deterioration of the painted surfaces is noted, general maintenance is recommended.





5.4.1 Roof System Images

MAINTENANCE RECOMMENDATIONS



Regular cleaning and preventative maintenance will prolong the longevity of the roof system. [More information can be found by clicking here.](#)

6: ROOF FRAMING AND INSULATION

Information

Access hole Size Greater than 450x400	Inspection Method From a ladder at the access point located in the, Hallway	Roof Framing : Roof Construction Pitched Timber rafters
		Roof Insulation: Consists of a: Glass Wool

Roof Underlay: Roofing Underlay
Roofing underlay is a timber sarking

Roof Space Images:: Images



Limitations

General

ROOF INSPECTION LIMITATION

Due to the dangers of roof access and standard inspection practices, the roof cavity inspection was a visual inspection from a ladder only.

Items to note:

6.4.1 Roof Space Images:

MAINTENANCE RECOMMENDATIONS

Maintenance Item

Regular checks of the roof cavity are recommended, these checks should be a visual inspection looking for vermin and any water ingress or staining, if any issues are noted remediation is recommended. [More information can be found by clicking here.](#)

7: EXTERIOR CLADDING SYSTEM

Information

General: Inspection Method

Visual

LIMITATION: Our inspection of the cladding was limited to what could be observed from ground level and what was not obscured behind garden vegetation, buildings, fencing or other buildings or materials in very close proximity to the cladding area.

Timber: Timber Weatherboard

The cladding system is a timber weatherboard installed horizontally.

Fibre Cement: Fibre Cement Plank Weatherboard

The cladding system is a fibre cement plank weatherboard that is a direct fix type system.

Exterior Cladding Images: Images



Items to note:

7.2.1 Timber



Maintenance Item

DETERIORATION OF THE PAINTED SYSTEM IS NOTED.

Deterioration of the paint system is noted. Preparation and paint by a competent person and to a good trade standard is required.

7.2.2 Timber



Maintenance Item

DECAY OBSERVED TO THE CLADDING SYSTEM

Decay is noted to several areas, damaged areas should be removed and replaced as required by a competent person, a good quality paint system then applied.

7.2.3 Timber



Maintenance Item

BORER NOTED

Treatment is recommended.



7.3.1 Fibre Cement

DAMAGED CLADDING

Minor edge damage to the cladding is observed, Maintenance to the damaged cladding is recommended.



7.3.2 Fibre Cement

UNSEALED PENETRATIONS

It is recommended that penetrations are sealed.



7.3.3 Fibre Cement

MINOR CRACKING TO THE CLADDING NOTED

Repairs and or replacement of damaged boards are recommended to prevent water ingress into the cladding system. The corner is missing the correct flashing.





8: EXTERIOR JOINERY

Information

Exterior Joinery: Aluminum

Exterior Joinery: Timber

Exterior Joinery Images: Images



Maintenance Guide For Windows

Below is a helpful link for window maintenance.

<https://wanz.org.nz/anodising-care-and-maintenance>

<https://wanz.org.nz/powdercoating-care>

Items to note:

8.1.1 Exterior Joinery

PAINT/REFINISH NEEDED

Timber coatings are worn and or deteriorated, maintenance to the paint system is recommended.

[Here is a DIY article](#) on refinishing a wood door.



8.1.2 Exterior Joinery

DECAY TO TIMBER WINDOW FRAME

Decay is noted to the timber window frame, maintenance to the damaged area should be completed.



8.1.3 Exterior Joinery

**BORER NOTED**

Borer has been noted to the window system, it is recommended that the damaged areas treated as required and remedial work undertaken where damage has occurred.

9: FENCING & DECKS

Information

Fences: The fencing is constructed of:
Timber palings on a timber post and rail system

Fences: Fence Height
1600 mm

Decks: Material
The decking is constructed of timber decking

Fencing/Deck Images: Images



Items to note:

9.2.1 Decks

GENERAL MAINTENANCE
The decking is showing its age.

Maintenance Item

9.2.2 Decks

DECKING IS CONSTRUCTED AGAINST THE CLADDING SYSTEM
It is recommended that decks have a minimum of a 12mm gap between the cladding and decking timbers to minimize the risk of water ingress into the cladding system.

Maintenance Item



decay to timber



10: DRIVEWAYS & PATHS

Information

Driveway: Asphalt

Paths: Paths
Asphalt, Concrete

Images of Hardscaping: Images



Items to note:

10.1.1 Driveway

SETTLEMENT IS NOTED

Settlement to some areas of the driveway is noted, some ponding may occur in these areas.

 Maintenance Item

10.1.2 Driveway

MINOR TREE ROOT UP LIFT

 Maintenance Item

10.2.1 Paths

CRACKING TO PATIO NOTED

This is in conjunction of the house settlement to the north west and south west corners.



11: ELECTRICAL

Information

Meter and Switchboards: Main Panel Location

Exterior

Meter and Switchboards: Switch Panel Panel Type

A combination of fuses and circuit breakers, Located in the Hallway

Electrical Images:: Images



Limitations

Meter and Switchboards

ELECTRICAL LIMITATION

With the exception of some wiring noted in the ceiling cavity and that observed at the meter box and distribution box, no other wiring was inspected. However, any visual sign of heat build-up at the meter, distribution box and power plugs will be noted if present.

12: WATER HEATING

Information

Continuous Gas Water Flow : Continuous Gas Water flow Heater

The water heater is installed to the exterior of the dwelling.



Limitations

LIMITATION:

VISUAL INSPECTION

The inspection of the water heating is visual only inspection, is relevant only for the day of inspection and generally inspected when not being under use/load, any current leaks that were visible at the time of inspection will be noted. Leaks/issues may occur at any given time. We recommend that prior to possession and the pre settlement walk through that a power connection or gas supply is arranged at least 24 hours prior, and that the cylinder is turned on to ensure a test can occur at the time of the pre settlement inspection to ensure its working condition.

13: PLUMBING

Information

Water Source
Town Supply

14: HEATING

Information

Heat Pump: Type
Wall Mounted, Hallway



Heat Pump: Type
Wall Mounted

Heat Pump: Heat Pump Location
Living room



Heat Pump: Maintenance Guide

Below is a link for tips on maintaining the heat pump. [Heat Pump Maintenance](#)

Fire: Installed to the bedroom



Limitations

Fire

FIRE CONSENT

A fire has been installed to the living room, it is recommended that council records are checked to ensure compliance.

15: KITCHEN

Information

Internal Linings : Hardwood Panel

Flooring: Vinyl

Kitchen Appliances: Consist Of
Kitchen

Built in Oven, Dishwasher,
Extraction fan, Electric cooktop

Kitchen Images: Images



Items to note:

15.2.1 Electrical

LIGHT BULB NOT WORKING

Replace as required



Maintenance Item



15.3.1 Exterior

DETERIORATION OF PAINT SYSTEM

Deterioration of the paint system noted complete repairs as per good trade practice.



Maintenance Item

15.4.1 Flooring

WEAR AND TEAR NOTED

Minor wear and tear noted to the floor coverings.



Maintenance Item



15.5.1 Kitchen

WEAR TO CABINETS NOTED

Maintenance Item

15.5.2 Kitchen

IMPACT DAMAGE NOTED TO CABINETS

Maintenance Item



16: DINNING ROOM

Information

Internal Linings : Hardwood Panel	Exterior Joinery : Aluminum Single Glazed	Internal Doors: Interior Door Hollow Core
Floor Coverings: Vinyl	Electrical: Lights working	Interior Images: Dining Room



Items to note:

16.2.1 Exterior Joinery

DOOR FUNCTIONALITY RESTRICTED

 Maintenance Item

Adjust and complete maintenance as required to restore functionality.



16.3.1 Internal Doors

WEAR & TEAR NOTED

Maintenance Item

16.4.1 Floor Coverings

WEAR & TEAR NOTED TO THE FLOORING SYSTEM

Maintenance Item



17: LIVING ROOM

Information

Internal Linings : Plasterboard

Exterior Joinery : Timber Single Glazed

Internal Doors: Timber

Floor Coverings: Carpet

Electrical: Light working

Interior Images: Living Room



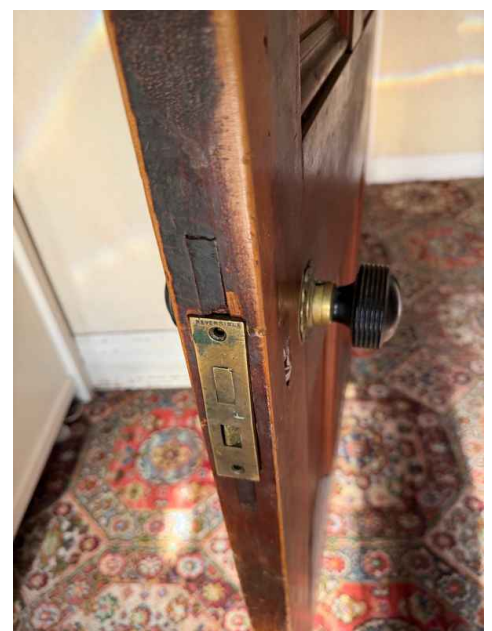
Items to note:

17.3.1 Internal Doors

LATCH REQUIRES ADJUSTMENT



Maintenance Item



18: HALLWAY

Information

Exterior Joinery : Timber Single Glazed

Internal Doors: Interior Door Hollow Core

Floor Coverings: Carpet
Electrical: Lights working

Interior Images: Hallway



Items to note:

18.1.1 Internal Linings
TRIM AND SKIRTING YET TO BE PAINTED AND FILLED

 Maintenance Item

18.2.1 Exterior Joinery
DETERIORATION WINDOWS PAINT SYSTEM NOTED
Prepare and repaint as required to minimize deterioration of the timber

 Maintenance Item

18.3.1 Internal Doors
WEAR & TEAR NOTED

 Maintenance Item

18.4.1 Floor Coverings
FLOOR BOARD MOVEMENT

 Maintenance Item

19: LAUNDRY

Information

Internal Linings : Plasterboard

Exterior Joinery : Aluminum
Single Glazed

Internal Doors: Interior Door
Hollow Core

Floor Coverings: Type
Vinyl

Electrical: Light Fixtures
Working

Electrical: Ventilation
No mechanical ventilation
installed

Laundry Sink: Sink
Stainless Steel

Laundry Images: Images



Limitations

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up.

We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

Laundry Sink

WATER TO TUB TURNED OFF

Items to note:

19.1.1 Internal Linings

WEAR & TEAR TO WALLS NOTED

BEDROOM



Maintenance Item

19.1.2 Internal Linings

IMPACT DAMAGE TO WALL NOTED



Maintenance Item



19.2.1 Exterior Joinery

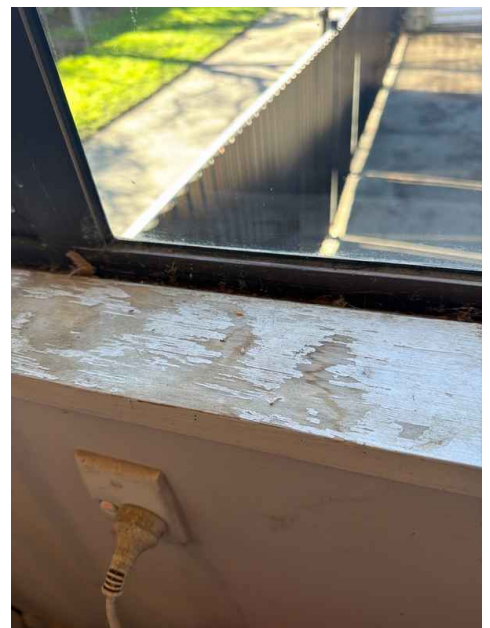
DETERIORATION WINDOWS PAINT SYSTEM NOTED

BEDROOM

Prepare and repaint as required to minimize deterioration of the timber



Maintenance Item



19.4.1 Floor Coverings

WEAR & TEAR NOTED TO THE FLOORING SYSTEM

Maintenance Item



20: TOILET

Information

Wall & Ceiling: Linings Plasterboard, Mdf	Exterior Joinery : Timber Single Glazed	Internal Doors: Interior Door Hollow Core
Floor Coverings: Type Vinyl	Electrical: Light Fixtures Working	Electrical: Ventilation No mechanical ventilation installed
Toilet: Cistern Capacity Unknown	Toilet: Cistern Controls Duel button flush	
Toilet Images: Images		



Limitations

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up. We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

21: BATHROOM

Information

Wall & Ceiling: Linings Plasterboard, Mdf	Exterior Joinery : Timber Single Glazed	Internal Doors: Interior Door Hollow Core
Floor Coverings: Type Vinyl	Electrical: Light Fixtures Working	Electrical: Heater No heater installed
Electrical: Ventilation Mechanical	Electrical: Electrical outlet N/A	Electrical: Heated towel rail N/A
Electrical: Under floor heating N/A	Vanity: Vanity Stone, Timber	Vanity: Sealed to wall No
Shower: Shower System Tiles	Shower: Shower Screen Flameless Glass	Shower: Shower Screen Safety Glass Safety glass stamp Visible
Shower: Shower Water Pressure Average	Bath: Type Acrylic	

Bathroom Images: Images



Limitations

Wall & Ceiling

SHOWER LININGS WATER PROOFING VERIFICATION

We are unable to verify the showers waterproofing system that has been used to contain the water and prevent any moisture ingress to the walls and or floors.

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up.

We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

Items to note:

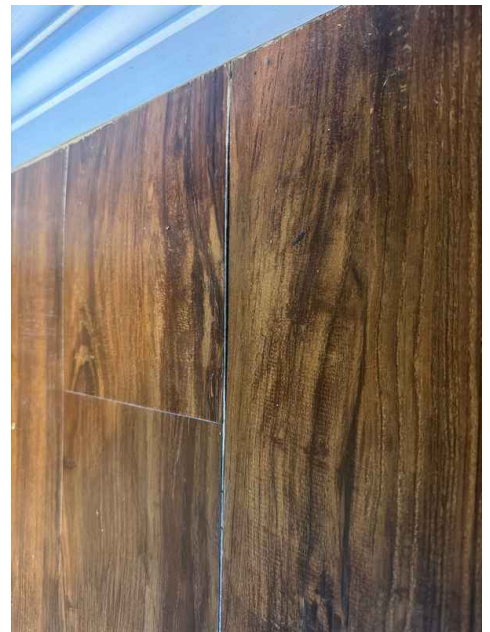
21.4.1 Floor Coverings

VINYL IS LOOSE AND LIFTING

Repair or replace as required.



Maintenance Item



21.5.1 Electrical

LOOSE ELECTRICAL FITTING



Maintenance Item



21.7.1 Shower

SHOWER BASE TO FLOOR NOT SEALED

Sealing of the shower base to floor junction is required to prevent water ingress and damage to floor and subfloor timbers.



22: BEDROOM 1

Information

Internal Linings : Plasterboard

Exterior Joinery : Timber Single Glazed

Internal Doors: Timber

Floor Coverings: Carpet

Electrical: Lights working

Interior Images: Bedroom



Items to note:

22.1.1 Internal Linings

WEAR & TEAR TO WALLS NOTED
BEDROOM

 Maintenance Item



22.3.1 Internal Doors

LATCH MISSING

Maintenance Item



23: BEDROOM 2

Information

Exterior Joinery : Timber Single Glazed	Internal Doors: Interior Door Timber and Glass	Internal Doors: Wardrobe Doors N/A
Floor Coverings: Carpet	Electrical: Lights working	Interior Images: Images of room



Items to note:

23.3.1 Internal Doors
DOOR HARDWARE REMOVED

Maintenance Item

23.4.1 Floor Coverings
WEAR & TEAR NOTED TO THE FLOORING SYSTEM

Maintenance Item

24: BEDROOM 3

Information

Internal Linings : Plasterboard	Exterior Joinery : Timber Single Glazed	Internal Doors: Interior Door Timber
Internal Doors: Wardrobe Doors Aluminium sliding	Floor Coverings: Carpet	Electrical: Lights working
Interior Images: Images of room		



Items to note:

24.1.1 Internal Linings

WEAR & TEAR TO WALLS NOTED
BEDROOM

 Maintenance Item



24.2.1 Exterior Joinery

WINDOW FUNCTIONALITY IS LIMITED

BEDROOM

Adjust and maintain as required.



Maintenance Item



24.2.2 Exterior Joinery

BORER NOTED TO WINDOW FRAME

Maintenance Item



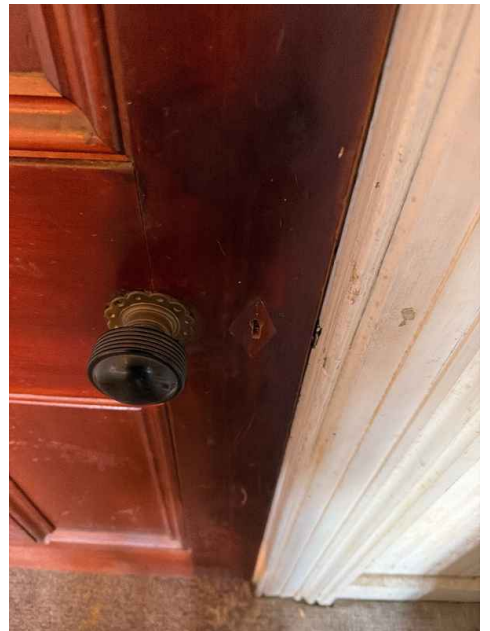
24.3.1 Internal Doors

DOOR LATCH NOT ENGAGING TO KEEPER

Adjust as required so that door latch engages to keeper.



Maintenance Item



24.4.1 Floor Coverings

WEAR & TEAR NOTED TO THE FLOORING SYSTEM

Maintenance Item



25: OTHER ROOM

Information

Internal Linings : Plasterboard	Exterior Joinery : Timber Single Glazed	Internal Doors: Interior Door Hollow Core
Internal Doors: Wardrobe Doors N/A	Floor Coverings: Vinyl	Electrical: Light working
Interior Images: Images of room		



Items to note:

25.1.1 Internal Linings

COSMETIC CRACKING TO WALLS NOTED

Maintenance Item



25.2.1 Exterior Joinery

DETERIORATION WINDOWS PAINT SYSTEM NOTED

BEDROOM

Prepare and repaint as required to minimize deterioration of the timber



25.3.1 Internal Doors

IMPACT DAMAGE TO DOOR NOTED





26: MOISTURE CONTENT READINGS

Information

Moisture : Moisture Content Readings

Moisture content readings were taken using a Tro Tec T660 or Gann capacitive non-invasive moisture meter. Readings are taken as per manufactures instructions, displays may be tilted or rotated to capture the display reading.

Generally, moisture content readings of framing that read between 20 and 60 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 50 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and colder air temperatures.

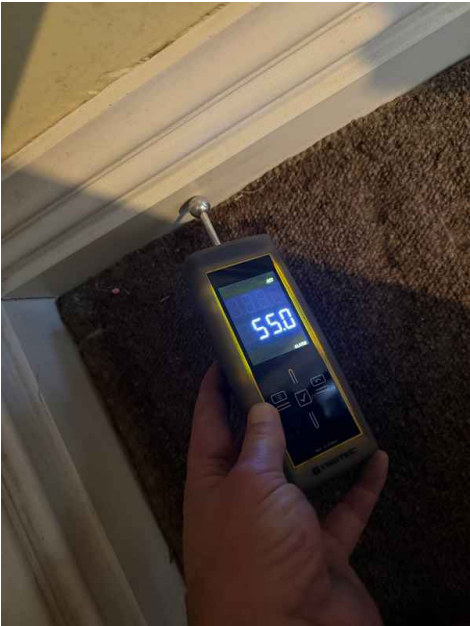
Moisture : A base reading of	Moisture : Readings range from
25	9- 155

Moisture : Sample Of Readings

Photos are samples of readings taking around the dwelling. Instrument may be tilted to allow image to be taken.









Items to note:

26.1.1 Moisture

ELEVATED MOISTURE

Elevated moisture was located to the shower area. Improvements to the area to prevent water escaping the enclosure are recommended.



27: ADDITIONAL STRUCTURES

Information

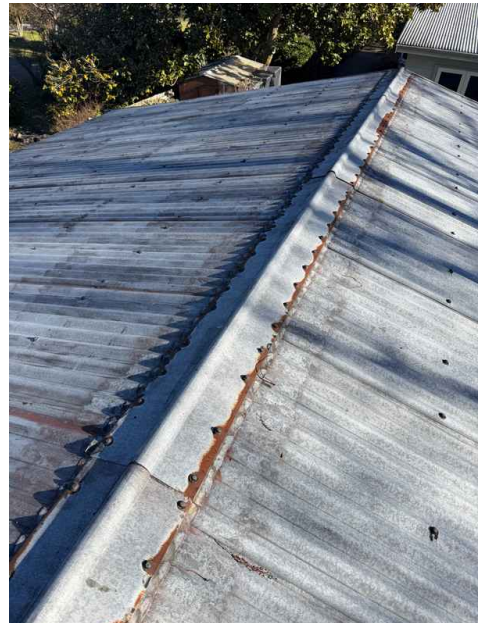
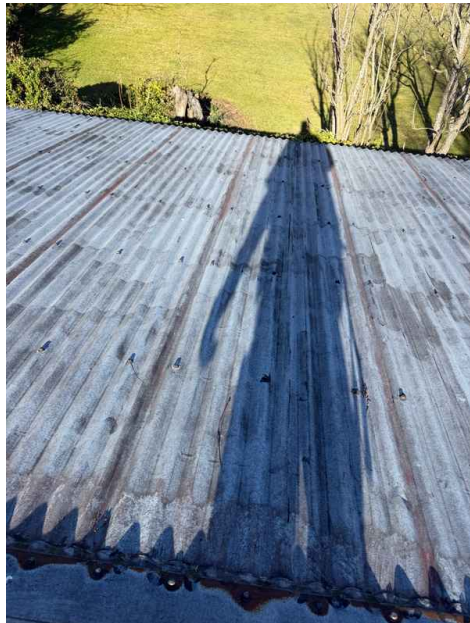
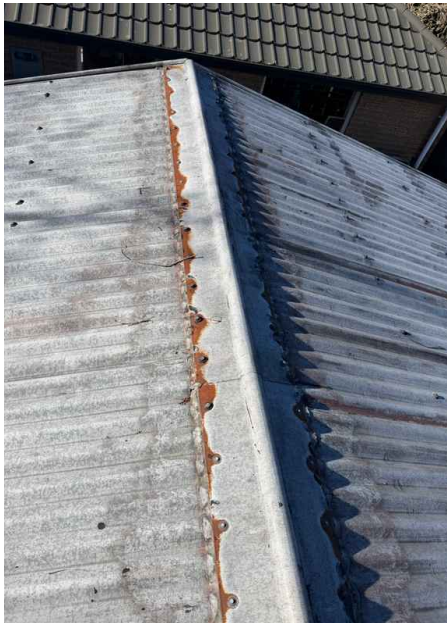
Block Garage: Garage

A concrete block garage has been constructed to the rear of the dwelling, Timber roof framing, and corrugated iron completed the envelope.

Block Garage: Doors and Windows

Tilta door

Additional Structure Images: Images



Items to note:

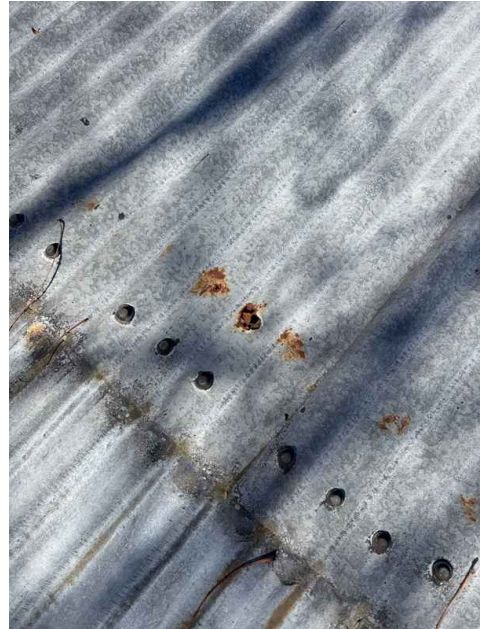
27.3.1 Defects Roof System

ROOF CORROSION

corrosion to the roof system is noted, repairs and maintenance are required.



Attention Required



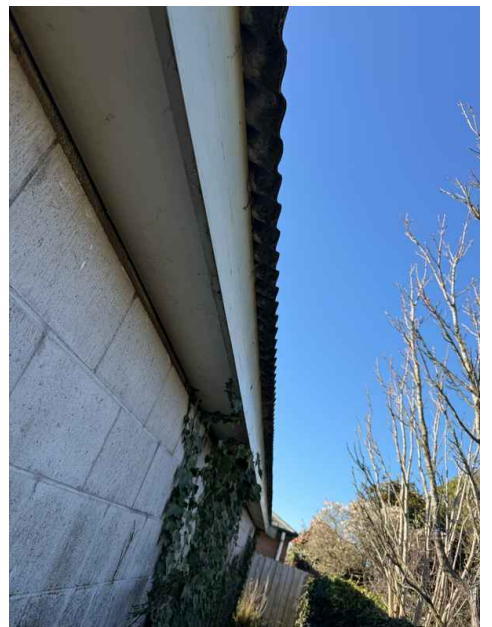
27.3.2 Defects Roof System

SPOUTING MISSING

It is recommended that spouting is installed where missing.



Recommendation



28: SUMMARY

Information

Alterations

Alterations to the original building have been observed, it is recommended that council records are checked to ensure council approval and compliance has been achieved.

Conclusion

In conclusion, it is our professional opinion that the dwelling is generally sound for its type and age and of reasonable construction, methods and workmanship, subject to comments on remedial work. We trust this information is sufficient for your requirements, but should you have any queries regarding this report, or should there be any matter arising therein, please feel free to contact me further.