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Presale Building Report.

300 Rosetta Road, Raumati Beach, Paraparaumu 5032



Contact Details

Date: 28/07/26

Reference: 300

Weather: Sunny

For the dwellings located at: 300 Rosetta Road, Raumati Beach, Paraparaumu 5032

This inspection was carried out exclusively for: Romany Powell

Building Inspector: Simon Murray

Licensed Building Practitioner Reg: BP110160

Registered Master Inspector Reg: 2425031254WT

90 Degrees Limited.

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Agency: SoldOn Kapiti

Agent: Zoe Degotardi 027 275 8405

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Scope of this inspection.

The scope of the inspection is limited to visual inspection of the standard components of the home, which the inspector has reasonable access to and is the inspector's clear line of sight. The purpose of the inspection is to identify deficiencies that are visually identifiable at the time of the inspection. The report shall include: structure, roofs, exterior claddings, exterior joinery, foundations, plumbing, electrical, interior, insulation/ventilation, grounds and retaining; the procedure for their inspection will be conducted in accordance with NZS 4306:2005. New Zealand Standard, Residential Property Inspection. Vendor reports are to be used as general guidance only, should you wish to use the report for purchase purposes contact us directly.

We also offer invasive inspection to allow for more in-depth reporting, generally for timber frame construction, but not limited to. If you have contracted us to prepare an invasive inspection report, the procedure involves removal of cladding or interior linings in specific areas where issues have been identified. The invasive inspection is limited to the specific areas only, that have been invasively accessed, this allows for a visual inspection of the timber framing



or inner wall construction to determine structural condition and presences of any rot, mould or faults. The invasive report shall include findings, documented photos, any testing results and advise on any remedial work if required.

Limitation of inspection and report.

The purpose of the inspection (including the invasive inspection) is to report on the condition of building elements. The report is not a guarantee, warranty or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or complete building survey. This report is not a technically exhaustive investigation nor is it practicable to identify every defect. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code at the time of construction, and does not investigate or comment on compliance.

This report:

- Does not assess or certify that the property or any element of it complies with the building code (current or at the time the building was constructed).
- Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non-visual), electromagnetic radiation, environmental hazards.
- Does not appraise or assess the property value, or the cost of any repair work.
- Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report.
- Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances.
- Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;
- Does not investigate any underground drainage or plumbing, playground equipment, the efficiency measurement or insulation or heating and cooling equipment, vehicles, or any other object, will not be inspected or included in the report.
- Does not comment on Appliances and spa/pool equipment special cycles or features.

In accordance with NZS 4306:2005 this report provides general information about weather-tightness risks in relation to the property inspected, and where appropriate, comments on specific high risk design aspects, issues, or defects, that are readily visible. None invasive moisture testing has been undertaken as part of this report and the report may pick up and comment on risk factors as part of a visual inspection, but this is indicative only and is not a fully reliable or determinative method of detecting moisture ingress. This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mould, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall



weather-tightness of the property or whether the property is, or is likely to be, stigmatized as a leaky home. The nature of the leaky home problem in New Zealand means: Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', and can only be detected through a invasive building survey with destructive testing and internal linings, external cladding removal which is outside the scope of this inspection and most property sales. The presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home. The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. If we have raised a major concern regarding weather-tightness, and it is possible, the client should obtain an invasive weather-tightness investigation, this should be completed by a registered building surveyor.

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Reasonable Access.

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Disclosures.

The vendor and agent are required to inform the inspector of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the inspection.

Confidentiality and limitation of liability.

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties unless prior agreement has been granted by 90 Degrees Limited. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

Asbestos.

Asbestos was used in many building products up until the late 1980's. Once importing asbestos fibre was banned in the early 80's, stock and supplies were allowed to be used. Buildings built pre 1990 could have asbestos in:



Cladding systems.
Soffits.
Roofing and roof coatings
Textured ceiling plaster.
Textured foundation plaster or Stucco.
Vinyl flooring.
Log burner seals.
Bakerlite

Asbestos, if left undisturbed is Ok, if you require to remove or work on anything that may contain asbestos it should be tested prior, and a Licenced asbestos company employed if confirmed as asbestos.

Lim Reports.

“Land information Memorandum” is a computer generated print out of some of the information the council holds on file, mostly pertaining to the “land”. If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details. Property File

This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge. Recommendation Checking the Council property file for any property is recommended as part of due diligence. Comment for this property Recommend viewing of Council Building file.

Construction Overview

The property is a two-level timber frame dwelling, constructed on concrete perimeter foundations and concrete slab, built in 1991, and consists of 4 bedrooms, 2 bathrooms and single internal access garage. The property is built to the methods at the time of construction, with no visual sign of any structural issues sighted.



Roofing/Spouting

The roofing is decromastic tile, all tiles flashings and fixings are in place, there are a few dented tiles where tradesmen have accessed the upper gable ends of the roof, these dents should be pushed out or replaced. The upper gable timber facias appears to have been repaired with bog at the apex. The patchy coating appearance to the tiles is probably reminiscent of old lichen that has been killed off. All metal spouting is in working order, just the PVC down pipes need to clip fixed as per manufactures specification.



Clips need fixing.



Cladding

The property is mostly directly fixed fibre cement sheets with a painted texturecoat plaster finish known as monolithic, this is classed as a high maintenance cladding system as it relies on the paint and sealant for weathertightness. The property has been recently recoated and sealed with a few areas being finished, the bottom edge where the air conditioning protective casing is missing needs finishing once the the casing has been installed. The plumbing waste pipe at the back of the property needs clipping to the building as well as the spouting down pipe, clip fixings through the cladding must be well sealed. We recommend any plumbing penetrations are fitted with PVC flanges sealed to the cladding for additional protection. There is a small area of brick work at the garage front, all bricks and mortar are in place and in good condition, no issues sighted.



Pipe adjustments and clips required.



Recommend additional PVC flanges.



External Joinery

The joinery is single glazed aluminium units, the kitchen window left sash is not fully closing which is probably why we found high moisture readings in the inner sill, we also found high reading in the lower bedroom ranch slider, the inner channel of the frame needs cleaning out and may have blocked the drainage holes causing the inner sill to get damp, both of these issues are common with old aluminium joinery and we recommend a joinery maintenance company check and replace seals, hinges and latches as required to ensure they function properly.



Slab/ Foundations

The concrete perimeter foundations and concrete slab are in good condition with no visual sign of any structural issues.



Grounds

This property has a single internal access garage, due to stored items we were unable to access all areas, the trafiguard membrane deck is in good condition, whilst the top fixed balustrade posts are class as a high risk detail we found no issues as a result, the spa if containing water must have a lockable cover to comply with pool regulations, the rear patio and garden are tidy and well maintained.



Oriented: North West Facing.
Site exposure: Sheltered, Flat, Suburban.
Retaining walls: None.
Paths, stairs and driveways: Average.
Surface water control: Storm drain sighted.



Interior

During the inspection we have concentrated on building faults, not commenting on minor cosmetic issues. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It's common for most of these defects to be rectified over the first few years of ownership or as redecoration and renovations are undertaken. (New Zealand Standard 4306: 2005).

Walls: Gib - Good
Ceilings: Gib - Good
General floor coverings: Laminate, Carpet - Good
Stairs, Handrails, Balustrade: Handrail required.
Door and Frames: Good

It is the vendor and agents' responsibility to disclose any known faults at the time of sale.

Electrical

Electrical systems have been inspected however this is not a detailed assessment with testing carried out, but rather a visual inspection, checking wiring, fuse age, condition and support, also switching on fittings if possible, the exterior mains power box has a cracked window, tape is not an acceptable solution.

Wiring type: TPC, Good.
Heating systems: Upper level: Panasonic Air conditioning. Ground level, Hitachi Air conditioning
Ventilation systems: Bathroom expel airs, Kitchen range hood - working
Security system: None



Plumbing and Gas

Plumbing systems have been inspected, however this is not a detailed assessment with pressure testing carried out, but rather a visual inspection of pipework clips and fixings, and running fittings if possible. Just the exterior pipes need clips as reported.



Water supply: Mains.
Waste water: Mains.
Gas supply: None
Heating system: No gas heating.
Plumbing material type: Copper, PVC.
DuxQuest: None sighted.
Hot water systems: Electric cylinder.

Roof Space

The roof space is dry insulated with Pink Batts and shows no visual sign of any structural or weathertightness issues, all timber trusses and connections are in place and good condition. There are a couple of areas where roofing paper has ripped, these could be taped back in place, there are electrical cable off cuts that should be cleared.



Roofing Underlay: Bituminous paper, some ripped.
Roof framing type: Timber truss, Good.
Ceiling construction: Timber framing, Good
Insulation: Pink Batts, Good.
Insect, pest infestation: None



Kitchen

The kitchen is tidy, well-presented and in good working order, the cook top range hood is ducted to the exterior, the bench top join to the left of the sink requires sealant, and as reported in the joinery section the window needs maintenance to ensure it shuts tight to its seals.



Kitchen flooring: Laminate - Good
Bench Tops: Composite - Good
Cabinets: Melteca - Good
Sink: Stainless steel - Good
Extraction system: Range hood ducted to the exterior - Working



Laundry

We have tested the plumbing. All is in good working order.



Flooring: Laminate, Good.
Ventilation: Window only.
Dryer Ducting: None.



Bathroom

We have tested the bath, shower, vanity and toilet for leaks, none found. The bath requires sealing to the floor and the shower is missing the lower door seal.



Flooring: Laminate, Good.
Ventilation: Expel air working.

Ensuite

We have tested the shower vanity and separate toilet for leaks, none found, the vanity has some hairline cracking and requires sealing to the wall, also the shower liner along the top edge, we recommend the toilet window has a restrictor stay to prevent children climbing and falling from height.



Restrictors to 100mm max opening.



Living Areas

The living areas are tidy and well presented, heated by floor mounted air conditioning, we recommend installing a compliant hand rail to the stairs..



Bedrooms

The bedrooms are tidy and well presented. We recommend that you check the new smoke alarm regulations for smoke alarm positioning.



Moisture testing

Using an industry standard Protimeter probe and scanner we can see the moisture percentage indicated. This is a non-invasive survey; the condition of the internal framing isn't known.

Due to this being a non-invasive survey, we're unable to comment on the timber framing or its structural integrity, however a very high moisture content of 20% for prolonged periods could result in decay.

We have tested all joinery opening, penetrations and roof connections, also, lower ground level bottom plates, the only high readings of 50-55% came from the kitchen window and lower ranch slider door; all other areas of the property had normal readings between 6-12.5% at the time of inspection.



Summary

Overall the property is tidy and well presented and shows no visual signs of any structural issues, at the time of inspection, finishing was still being completed and the vendor made aware of the items reported so some may have already been completed.

The dented roof tile should be pushed out or replaced and upper facias monitored where they have been filled at the apex.

A joinery specialist is required to complete maintenance to seals, hinges and latches, also, unblock the drainage holes in the lower ranchslider.

The exterior mains power box has a cracked window, tape is not an acceptable solution.

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

If you require any more information or advice you can contact me on the details above.

Regards,



Simon Murray

