

PROPERTY DOCUMENTS

Building inspection report

here

STATEMENT OF PASSING OVER

This building inspection has been supplied by the vendor in good faith. Here (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information, and all intending purchasers are advised to seek their own advice as to the information contained in this document.

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.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Please note:

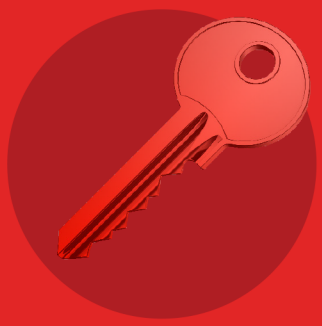
The following recommendations stated in the Building Report have been remedied:

- Vanity has been secured (page 47)
- Door trim secured (page 49)

The following recommendations stated in the Building Report will be remedied prior to settlement:

- Repair the fire-damaged truss in the roof space (page 30) via the method set out as per Appendix D in the Struct-Eng report provided to the purchaser.
- Repair metal apron flashing on the southern elevation of the dwelling (page 13)

Regarding floor levels. please refer to the Struct-Eng Structural Engineer Report which states: “Struct-Eng considers that floor re-levelling is not warranted at this stage .”



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

REDLBP

GOLD STANDARD GUARANTEE

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PRE-PURCHASE



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

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/in/jamie-chapman-redlbp

- **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.

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PRE-PURCHASE BUILDING REPORT

Property Address	90 Waratah Street, Avondale, Christchurch 8061
Client	Allanah Cosgrove
Date of Inspection	6th October 2026
Time	9:30 am
Inspector	Jamie Chapman National Certificate in Carpentry
LBP Number	BP137228
People Present	Inspector, Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company:	JBC Builders Limited Ltd trading as RedLBP Christchurch North
Client:	Allanah Cosgrove
Date of Inspection:	6th October 2026
Site Address:	90 Waratah Street, Avondale, Christchurch 8061
Inspector:	Jamie Chapman
Qualifications:	National Certificate in Carpentry

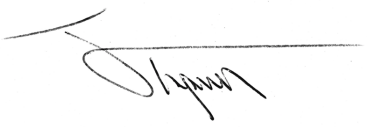
The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	☑	☐	☐	☐
Subfloor	☐	☐	☐	☑
Exterior	☐	☐	☑	☐
Roof Exterior	☐	☐	☑	☐
Roof Space	☐	☐	☑	☐
Interior	☑	☐	☐	☐
Services	☐	☐	☑	☐
Accessory Units, Ancillary Spaces and Buildings	☐	☐	☐	☑

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:** 6th October 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 dwelling 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.)

The dwelling incorporates a concealed gutter and fascia system. These systems are recognised as having a higher risk of concealed failure due to limited visibility and reliance on internal linings to mask leakage. Ongoing monitoring is required, and any signs of leakage or deterioration should be promptly investigated. Further assessment and any necessary remedial works may require engagement of a Licensed Building Practitioner (Roofing). Refer to the Roof System section for further details.

Floor levels are spot-checked using a self-levelling laser. This is not a comprehensive floor level survey and does not replace an engineer's assessment. The indicative readings obtained, together with operational issues such as doors requiring easing, suggest further assessment may be warranted. A comprehensive floor level survey should be considered.

Signs of a previous fire were visible in the roof space above the downstairs hallway. It is recommended to have the fire-damaged timber further assessed and ensure it is still structurally sound. Replacing areas or strengthening areas may be required by a licensed builder. Detailed further in the roof space section of this report.

With claddings such as solid plaster over building paper, or where there may be no cavity between the cladding and the framing, we are unable to determine conclusively that moisture ingress has not occurred and will not do so in the future. Homes with these types of direct fixed claddings require an invasive inspection to conclusively determine issues relating to weather and watertightness, and our own findings are limited to what can be determined by a visual, non-invasive inspection.

Certain areas of the property were not fully inspected due to access limitations at the time of the inspection. These included:
Roof space - Was only viewed from the access point.
Roof system - Was completed using a drone.
Upper-level exterior cladding & joinery - The accessible areas were only viewed from a ladder.
These limitations may restrict the ability to identify concealed defects. Refer to the relevant sections of this report for further detail.

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	90 Waratah Street, Avondale, Christchurch 8061
Legal Description	LOT 16 DP 45875
Certificate of Title	CB24F/473
Land classification	Residential Suburban. Land Technical Category Three TC3 Wind Zone - Medium (BRANZ - GIS).
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1980s and is located in Avondale. It is a freehold title situated on a front section that is flat.

The dwelling is two-storey with three bedrooms, one bathroom and a separate toilet. Internally, the property has heating that is provided by a heat pumps which is located in the main living area and bedroom. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard which are decorated with paint. The floors are concrete with floor coverings being tile and carpet.

The foundation system is a concrete slab on grade, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with a brick veneer and solid plaster direct fixed system. The roof is masonry tiles.

There is a garage, that is attached to the house, with double capacity, and internal access. The driveway is asphalt. 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	
Brick veneer	Viewed
Solid plaster	Limited access
Exterior joinery	
Double-glazed aluminium joinery.	Limited access
Foundation	
NZS3604 - Type C2	Limited access
Roof space	
Timber-framed - roof	Limited access
Non-invasive moisture testing	
Non-invasive moisture testing	Limited access
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance, hallway and stairway	Viewed
Living room	Viewed
Dining room	Viewed
Kitchen	Viewed
Laundry	Viewed
Toilet	Viewed
Bedroom 1	Viewed
Garage	Viewed
Bedroom 2	Viewed
Bathroom	Viewed
Bedroom 3	Viewed

ROOF SYSTEM

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.

Masonry tile roofing
Surface finish - Painted.
Condition of surface - Deterioration of the surface coating.
Tile condition - No visible issues at the time of the inspection.
Tile alignment - No visible issues observed.

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

Recommendations:

To ensure the longevity and performance of masonry tiles, it is important to adhere to the manufacturer's specifications and perform regular upkeep and maintenance. This typically involves following specific cleaning and sealing procedures on a regular basis. By doing so, you can protect the tiles from deterioration, staining, and other forms of damage.



Photo 3
Masonry roofing tiles is located over the dwelling.



Photo 4
Areas of paint peeling and flaking were visible on the masonry tiles. Future maintenance would include repainting the roof system.



Photo 5
The second story roof system was viewed via a drone.

Flashing components are not generally fully visible once installed. The inspection was limited to visible and accessible components that could be viewed safely at the time of the inspection.

Ridges - Visible areas only.
Material type - Masonry.
Finish - Painted.
Condition - No visible issues at the time of the inspection.
Laps - No visible issues at the time of the inspection.

Apron - Visible areas only.
Material type - Metal.
Finish - Painted.
Condition - Visible areas of corrosion.
Laps - No visible issues at the time of the inspection.

Penetrations
Type - Pipes.
Flashing material - Lead.
Condition - No visible issues at the time of the inspection.
Sealants - No visible issues at the time of the inspection.
Signs of leaking - None visible at the time of the inspection.

Recommendations:

As shown in the photos below, corrosion was visible around the south-side metal apron flashing that is located near the downpipe. It is recommended to engage a licensed roofer for further advice on repairing or replacing this apron flashing due to the visible deterioration.



Photo 6
Corrosion was visible on the metal apron flashing near the downpipe on the south side. It is recommended to have a licensed roofer to advise further on repairing or replacing this metal apron flashing



Photo 7
North side vent penetration with lead flashing.

Material - Profiled metal
Liner - Metal
Falls - Functional
Gutter guard - To some areas.
Obstructions - Clear at the time of the inspection.
Overflows fitted - No visible overflows.
Outlets - No visible issues.

Downpipes
Material - Profiled metal.
Fixings - No visible issues at the time of the inspection.
Brackets - No visible issues at the time of the inspection.
Damage - No visible issues at the time of the inspection.
Corrosion - None visible at the time of the inspection.
Leakage, blockages - No visible issues at the time of the inspection.
Discharge - Risers.

Fascia & bargeboards
Material - Profiled metal.
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 - Variable.

Recommendations:

In addition to keeping the gutters clear, it is important to monitor the concealed gutter and fascia systems for any signs of leaks or failures. Mould or water stains on the soffits can be early indicators of a problem. If you notice such signs, it is recommended to promptly investigate and address the issue to prevent further damage.
Concealed gutter systems rely heavily on effective drainage and overflow management to reduce the risk of moisture ingress into surrounding building elements.



Photo 8
A concealed fascia and gutter system is located around the dwelling.



Photo 9
The concealed gutter system was clear during the inspection.



Photo 10
Painted fibre cement soffits are located around some of the dwelling.



Photo 11
Stucco plastered soffits are also located around the dwelling on the second story.



Photo 12
The downpipes were securely attached to the dwelling during the inspection.



Photo 13
Gutter guards are installed on the second story gutter system. Inside these gutter was not visible.

EXTERIOR CLADDING

Clay brick.
Finish - Factory finish.
Erosion or spalling - None visible.
Mortar erosion/issues - Erosion visible.
Cracking - Cracking to mortar.
Lintels - Corrosion.
Loose bricks - None visible.
Brick to foundation alignment - No visible issues at the time of the inspection.
Weep-holes - Raised ground levels covering weep-holes.
Vent holes - Clear at the time of inspection.
Movement or cracking - Areas as shown in photos below.
Penetrations - Seal and maintain any penetrations as required.
Dampness or moisture damage - None visible at the time of inspection.
Lime leaching - None visible at the time of the inspection.
Efflorescence - None visible at the time of the inspection.
Ground clearances - Bottom of veneer cladding to paving - 25 mm. Bottom of veneer cladding to unpaved ground - 50 mm. Minimum clearances are not achieved in places.

Recommendations:

Step cracking has been observed within the brick veneer. Remedial action can be undertaken by carefully repointing and remortaring the affected joints to reinstate weather protection and maintain the veneer's durability. This work should be completed using a mortar compatible in strength, colour, and texture with the existing, to ensure an effective repair and a uniform finish.
Ongoing monitoring is recommended to confirm no further movement occurs. Should cracks widen, become displaced, or reappear after repair, further investigation by a suitably qualified practitioner would be warranted to determine any underlying structural cause.

In some areas, minimum ground clearances are compromised due to hard landscaping or gardens. Where practical, ground levels or hard landscaping should be adjusted, or drainage improvements installed, to maintain separation between the cladding and adjacent surfaces and reduce moisture exposure.



Photo 14
Brick veneer is located around the bottom story.



Photo 15
Signs of mortar step cracking and minor movement visible above the kitchen window.



Photo 16
A few signs of mortar repointing/ repairs were noted around the dwelling. Visible by the colour change in the brick mortar.

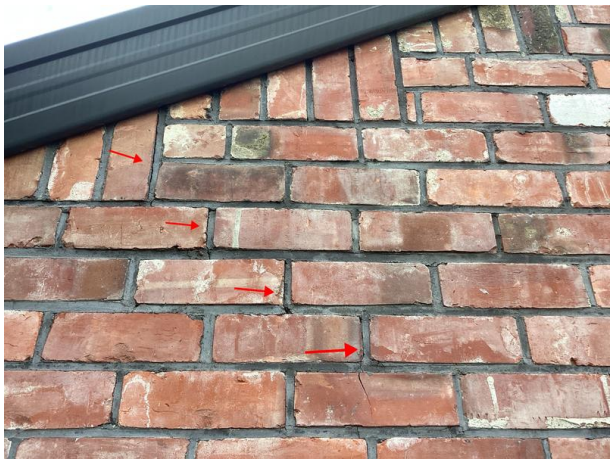


Photo 17
Mortal step cracking noted on the north/east corner and south side by the external heat pump system.



Photo 18
Areas of the brick weep holes down the bottom with partially covered due to raised the ground levels. Normally, the ground levels would be below the bricks.

Plaster

Type - Solid plaster over building paper
Vented and drained cavity - No.
Overall condition - No visible damages.
Control joints - No control joints were observed to visible areas.
Vertical cracking - None visible.
Cracking at window corners - None visible.
Horizontal cracking - None visible.
Staining or mould visible - Nothing visible.
Window flashing details - Head flashings extend 20 mm beyond the window facing with a 5 mm separation from the flashing and are sealed at the end of the flashing - No.
Penetrations - Some require resealing.
Fascia junctions - Penetrate cladding or coating.
Cladding to roof flashings and junctions - Inadequate clearance from bottom of cladding.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling. The exterior walls are finished with an approximately 20 mm traditional stucco plaster system applied directly over building paper, with no intermediate substrate, meaning the exterior plaster coating acts as the primary barrier against moisture ingress.

Construction methods of this type were commonly used during the era of construction; however, they are now recognised as having an increased weathertightness risk due to the limited ability for moisture to drain or dry once it enters behind the cladding system. The long-term performance of the system relies heavily on the ongoing condition and maintenance of coatings, sealants, flashings, penetrations, and junction detailing.

Recommendations:

It is recommended to have a licensed builder advise further on the concealed gutter-to-plaster junctions, as there was visible timber framing behind the concealed gutters. Non-invasive moisture testing was done around these areas, with no elevated moisture readings detected during the inspection. However, having these areas investigated further by a licensed builder is still recommended.

With claddings such as solid plaster over building paper, or where there may be no cavity between the cladding and the framing, we are unable to determine conclusively that moisture ingress has not occurred and will not do so in the future. Homes with these types of direct fixed claddings require an invasive inspection to conclusively determine issues relating to weather and watertightness and our own findings are limited to what can be determined by a visual, non-invasive inspection.



Photo 19
Solid plaster is located around the second story.



Photo 20
View of the directly fixed approximate 20 mm solid plaster cladding.

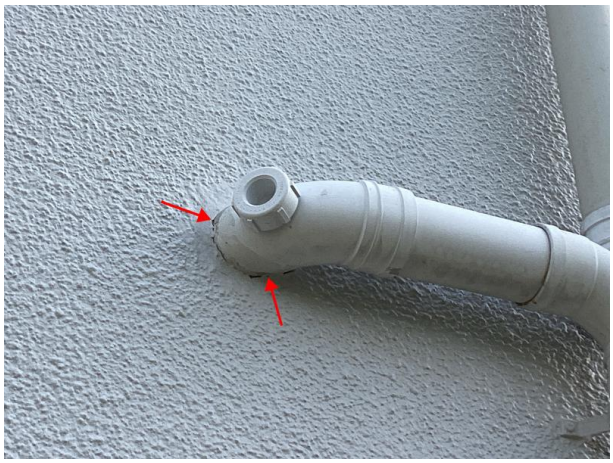


Photo 21
Cracking was visible around the east side pipe penetration. Recommend ensuring this is sufficiently sealed.



Photo 22
A gap in the plaster was visible on the West facing second story.



Photo 23
Modern building method require a gap between the cladding and roof system however, this was common building practice at the time of construction.



Photo 24
Behind the south/east metal barge flashing to plaster junction was visible timber framing. Note visible repairs to the south east corner on the plaster.

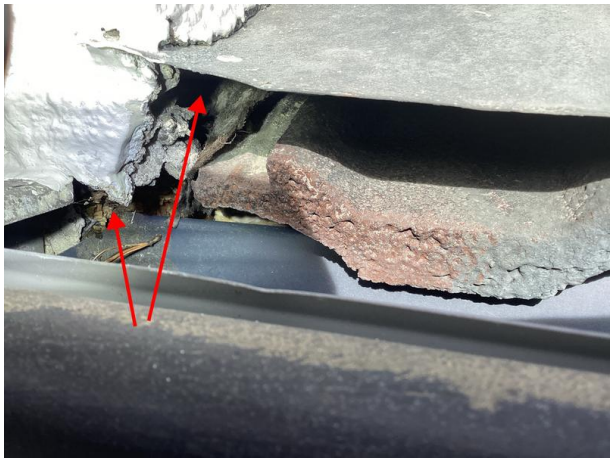


Photo 25
Expose timber framing was also noted at the other concealed gutter to plaster junction on the north side. The chipboard flooring was visible and appears to have become brittle.

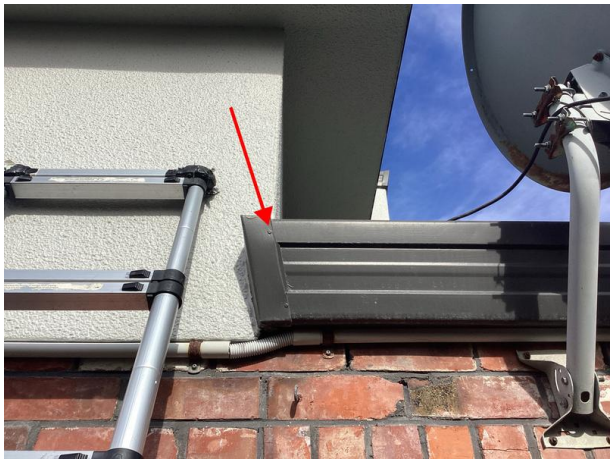


Photo 26
Example of the junctions I am referring to.

EXTERIOR JOINERY

Double-glazed aluminium joinery.
Coating - Powder coated.
Joinery rubbers - No visible issues at the time of the inspection.
Aluminium - No visible issues at the time of the inspection.
Hardware - Functional at the time of the inspection.
Tracks, drainage channels & weep-holes - General cleaning and clearing recommend.
Reveals - Timber.
Finish - Painted and varnished.
Damage - None visible at the time of the inspection.
Exterior flashings - Head flashings installed.
Scribers and/or seals - Visible gaps.
Garage joinery - Single-glazed.
Defects - Refer to the photos below.

Maintenance recommendations:

Maintaining sealed junctions between the exterior joinery and adjacent cladding assists with reducing moisture exposure to surrounding materials.

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep-holes clear of debris. Regular cleaning assists these drainage systems to function effectively and supports ongoing moisture management around the joinery.



Photo 27
Double glazed aluminium windows are located around the dwelling.



Photo 28
There were some noticeable gaps between the kitchen aluminium window and brick veneer junction. Recommend sufficiently sealing.



Photo 29
The back timber door is due to general maintenance and repainting.



Photo 30
Brick lintel bars have been installed above some window joinery. Surface corrosion was visible to a couple lintel bars. Recommend applying corrosion treatment and re-coating.



Photo 31
Gaps were visible between the east side of Bay window and brick veneer junction. Recommend ensuring this is sealed.



Photo 32
Recommend keeping the aluminium window to plaster junctions well sealed and maintained. Gaps were visible on the south side second story.



Photo 33
Signs of condensation staining visible on the stairwell sloping window.



Photo 34
The window hardware and sashes were functional during the inspection.



Photo 35
Minor debris visible in the window tracks. Ensure the weep holes and tracks are kept clean and clear as part of regular maintenance.

FOUNDATION

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.
Cracking - As observed in the garage.
Dampness - None visible at the time of the inspection.
Height above finished ground - Brick veneers: FFL-to-ground clearances are reduced. The minimum required FFL-to-paved ground clearance is 100 mm, and the minimum FFL-to-unpaved ground clearance is 150 mm.

Floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements taken indicate an overall level difference of approximately 40mm in the areas assessed, with areas falling outside commonly referenced guidance ranges used for general residential floor performance mainly in the garage near the visible crack repairs on the floor.

This assessment is not a floor level survey or a compliance check and is limited to a non-invasive spot-check of selected areas only. Further investigation by an appropriately qualified professional may be warranted to determine the cause and extent of the variation.



Photo 36
Concrete cracking visible on the south side near the front door.



Photo 37
Concrete crack repair work visible in the garage.

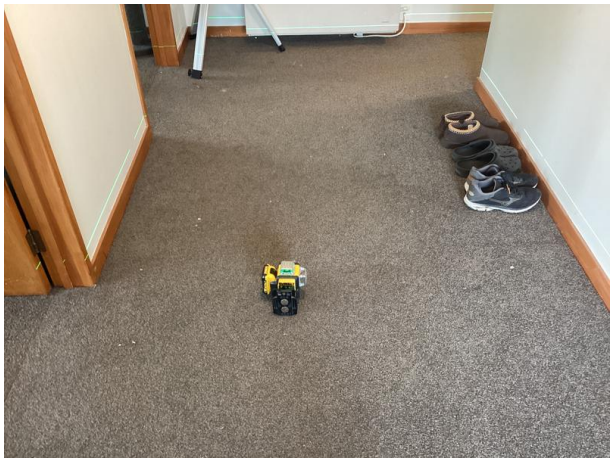


Photo 38
The floor levels were spot checked around the dwelling using a self levelling laser.



Photo 39
An approximate 16 mm floor level difference was noted in the living room over a 4 m distance.



Photo 40
A 40 mm floor level difference was noted in the garage from the crack repairs over 3.3 m distance.



Photo 41
The floor level also deviates in the same direction above the garage in the upstairs bedroom with 25 mm difference noted.

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ROOF SPACE

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

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 safe 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 inspection is therefore limited to those framing and construction elements reasonably visible from the available vantage point.

Roof frame construction and connections - Manufactured timber trusses. Connections were not fully visible.
Roofing underlay - Bituminous self-supporting paper.
Structural alterations - No.
Ceiling construction - Timber ceiling battens visible.
Vermin and insects - Signs of vermin.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible
Non-Electrical wiring - Aerial/Data - Visible.
Plumbing - None visible.
Insulation - Glass wool.
Thickness or R value of insulation visible - 100 mm.
Coverage - Blanket - Fitted between or over joists
Discharges into the roof space - None observable.
Stored items - No.
Defects - Refer to the photos below.

Recommendations:

Signs of a previous fire were visible in the roof space above the downstairs hallway. It is recommended to have the fire-damaged timber further assessed and to ensure it is still structurally sound. Replacing areas or strengthening areas may be required by a licensed builder.

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 42
View from inside the first story roof space.



Photo 43
Signs of fire damaged roof framing was visible near the access hatch. Further investigation is recommended into the structural integrity of this timber.



Photo 44
Glass wool insulation located in the roof space.



Photo 45
A few signs of vermin droppings were noted.



Photo 46
Electrical wiring repairs were visible near the fire damaged timber.

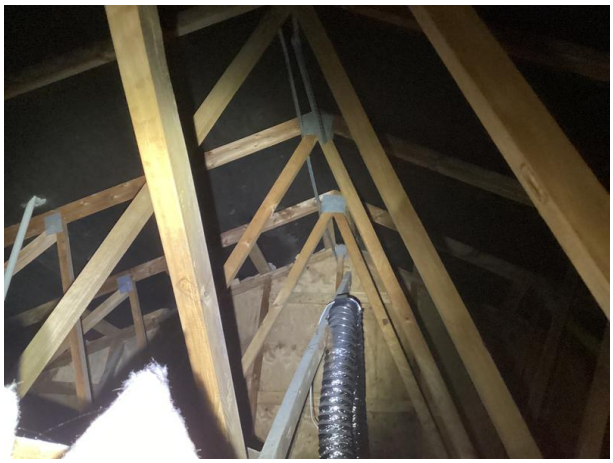


Photo 47
View from inside the second story roof space.



Photo 48
There was very limited access and visibility into the second story roof space due to the wardrobe and personal belongings.

NON-INVASIVE MOISTURE TESTING

Trotec T660 Moisture Meter is used for the testing of moisture levels in the dwelling. At the time of the inspection, internal surface moisture testing was completed and results were consistent throughout the house, with no abnormalities detected.
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 were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 49
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 50
Moisture testing was done around the external walls of the dwelling.

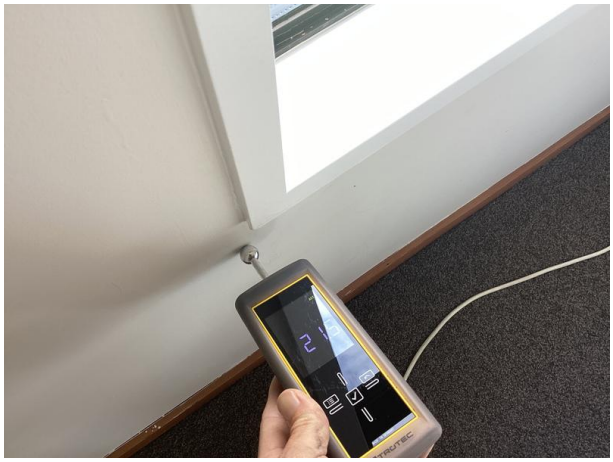


Photo 51
Moisture testing was done around the external window joinery.

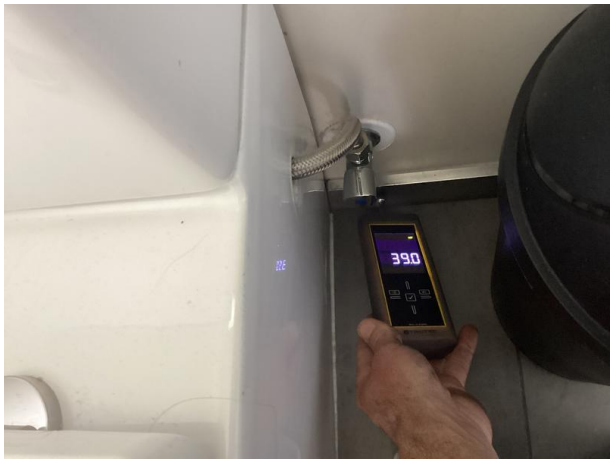


Photo 52
Moisture testing was done around plumbing and wet areas.

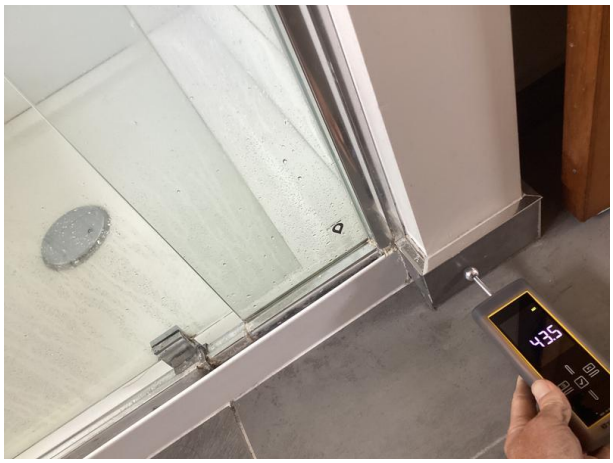


Photo 53
Moisture testing was done around the shower.

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, hallway and Stairway

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Type of stairs - Closed.
Construction material - Timber.
Handrail - Secure.
Height of handrail - Under 900 mm
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.

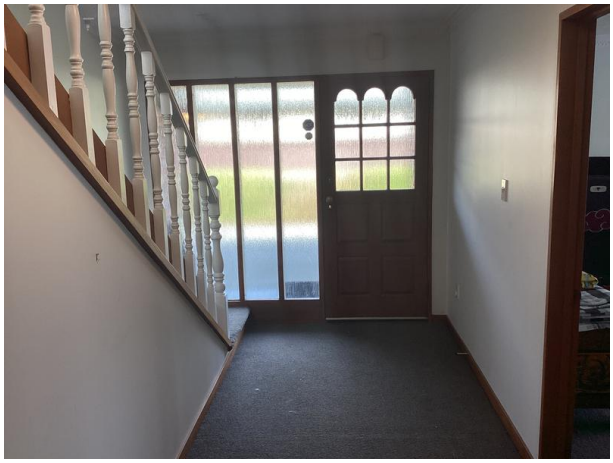


Photo 54
Entrance.



Photo 55
Ceiling cracking visible in the entrance area.



Photo 56
Stairwell area.

Living room

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Defects - Refer to the photos below.



Photo 57
Living room.



Photo 58
Signs of unevenness above the living room door was visible as well as the door not being able to latch closed indicates movement.

Dining room

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Defects - Refer to the photos below.



Photo 59
Dining room.



Photo 60
The dining room internal door binds at the top and requires easing for better functionality.

Kitchen

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Tiles.

Benchtop
Benchtop material - Laminate.
Sealed to cabinet/wall junction - Yes.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Tiled - Sealed edge.
Faucet functional - Yes. However, was slightly loose. Recommend tightening.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Type of plumbing - uPVC waste.
Heat shield - Tiled.

Cabinetry
Functional - Yes.
Material type - Laminate.
Cabinetry requires maintenance - No.

Appliances
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes.
Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

It is outside the scope of this report to assess the operation or performance of appliances. Appliances are checked only for an available power connection. Regular servicing in accordance with the manufacturer's instructions is recommended to support safe operation.



Photo 61
Kitchen.

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Laundry

Ceiling linings - Plasterboard - Varnished.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - and Timber - Double & single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Tiles.
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 - To the waste under the tub.
Water hammer - No noise or vibration noted.
Cabinets - No visible issues.
Cupboards - Double - Doors - Panel. The cupboard was unable to be fully inspected due to personal belongings.
Ventilation - Opening door or window. Mechanical extraction not installed.



Photo 62
Laundry.

Toilet

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Tiles.
Ventilation - Opening window sash.

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

Vanity - Wall-mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste.
Splashback - Painted plasterboard - Edge not sealed.

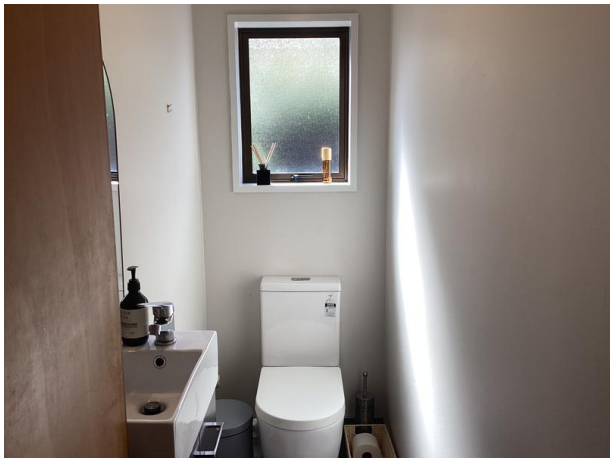


Photo 63
Toilet.



Photo 64
Recommend sealing for vanity to plasterboard wall junction.

Bedroom one

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Panel.



Photo 65
Bedroom 1.

Garage

Ceiling linings - Plasterboard - Textured finish.
Ceiling defects - Cosmetic issues.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Garage door - Sectional - Double - Aluminium - Automatic opener functional - Yes.
Internal doors - Hollow core.
Floor coverings - None.
Defects - Refer to the photos below.



Photo 66
Garage.



Photo 67
Concrete crack repairs visible in the garage. This is detailed further in the foundation section of this report.



Photo 68
Cosmetic defects were visible on the ceiling and walls in the garage.

Bedroom two

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Panel.



Photo 69
Bedroom 2.

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Bathroom

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Tiles.
Mechanical ventilation - Functional - Yes.
Heating - Wall-mounted electric fan heater. Functional - Yes.

Bath - Inbuilt acrylic (enclosed cradle).
Taps and waste functional - Yes.
Bath-wall junction - Sealed with no observed defects.

Vanity - Wall-mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste.
Splashback - Tiled - Sealed edge.

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

Shower - Acrylic tray and walls.
Glass type - Safety.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - No.
Drain type - Stainless-steel grate.

Defects - Refer to the photos below.

All wet areas, due to their exposure to water, carry a risk of water damage to surrounding elements that cannot be seen.

The common failure 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 from outside the showering area using the provided shower rose or handheld rose. This limits the ability to identify leakage that may occur during normal use.

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 judgement.



Photo 70
Bathroom.



Photo 71
The vanity is detecting away from the wall. It is recommended to ensure this is sufficiently secured to the wall.

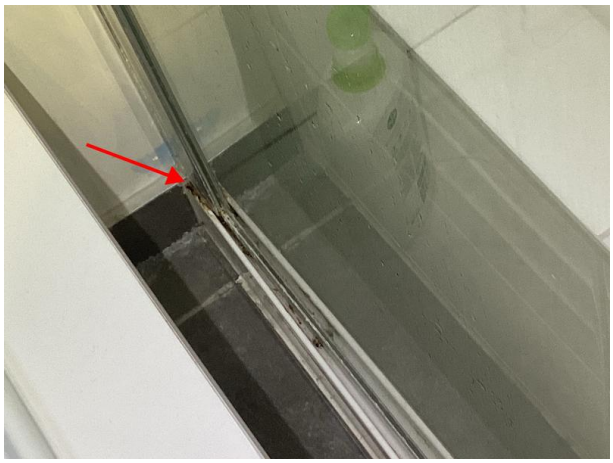


Photo 72
Leaking was visible at the bottom corner of the shower enclosure however, the shower design contains the water inside the tray and did not drip over the edge during the inspection.



Photo 73
Cracked tile visible inside the shower.



Photo 74
Loose shower head rail was noted.
Recommend tightening.

Bedroom three

Ceiling linings - Plasterboard - Textured finish.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Panel.



Photo 75
Bedroom 3.

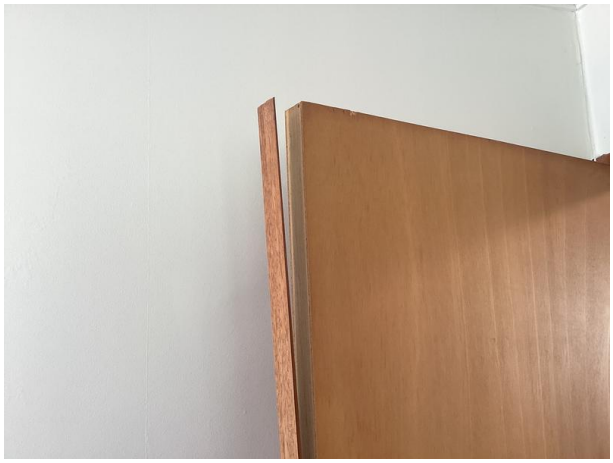


Photo 76
The trim on the bedroom three internal door was detaching away.

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NON-STRUCTURAL SYSTEMS

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

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

DRIVEWAY

Asphalt with concrete kerb edging



Photo 77
Asphalt driveway, no significant issues. Some minor asphalt cracking was noted.

BOUNDARY FENCES

Painted timber palings fixed to timber rails with timber posts.
Condition of cladding - In a condition expected for age.
Alignment - No visible issues.
Post and rail condition - No visible issues.
Average height - 1.8 metres.



Photo 78
The boundary fences were mostly in a condition expected for age.

PATHS

Plain concrete paths.



Photo 79
Concrete paths with concrete cracking and some unevenness noted.



Photo 80
A couple of loose tiles noted near the front entrance area.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Tested as operational.
Distribution board location - Laundry.
Earth stake - Location - On the south side of the dwelling.
Meter box - Location - On the south side of the dwelling.
Electrical connection - Underground supply.



Photo 81
South side meter box.



Photo 82
South side earth connection.

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Photo 83
Switchboard located in the laundry.

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PLUMBING & DRAINAGE

Gully traps and stormwater risers.

Water source - Town supply.

Water heating
Type - Low pressure electric cylinder.
Capacity - 180L.
Manufacture/installation date - 1984
Seismic bracing - Recommend installing seismic bracing.
Area serviced - Entire house.
Drip tray fitted - No.
Any visible defects - Recommend installing seismic bracing.

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 the inspection.

Maintenance recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.



Photo 84
Water toby box located on the footpath.



Photo 85
E One sewer system tank located on the front lawn.



Photo 86
E One sewer system control panel located on the North/West corner.



Photo 87
Stormwater rises visible around the dwelling. Ensure the rises are kept clear of debris.



Photo 88
East side gully trap.



Photo 89
North side gully trap.



Photo 90
Kitchen gully trap.



Photo 91
Signs of water ponding was visible on the West side below a overflow penetration and around this vent piping on the east side.



Photo 92
Hot water cylinder viewed from the laundry cupboard. No strapping was installed on the cylinder. Recommend ensuring this is sufficiently secured into place.

HEATING

Heat pump - Power connected at the time of the inspection, full operation not tested.
Manufacturer - Gree and Toshiba.
Location - Living room and bedroom.
Kilowatt rating - Heating - 5.85kW - Cooling - 5.20kW

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 93
External Gree heatpump system.



Photo 94
External Toshiba heat pump system.



Photo 95
Gree heat pump located in the living room.



Photo 96
Toshiba heat pump located in the upstairs bedroom.



Photo 97
Wall heaters also located upstairs and downstairs in the hallways. These were not tested.

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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 - Not applicable.
Security cameras - Not applicable.
Electricity services - Tested - Yes.
Gas services - Not applicable.
Gas bottle storage - Not applicable.
Gas Meter - 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 - Tested - No.
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 - Tested - No.
Automatic garage door opener - Tested - Yes.
Ceiling fan - Not applicable.

Recommendations:

Smoke alarms should be installed and maintained in accordance with current New Zealand requirements. Regular testing and battery replacement (where applicable) are recommended to ensure ongoing operation.

Maintenance 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.



Photo 98
Satellite aerial located on the north side.



Photo 99
Smoke alarm located in the entrance.



Photo 100
Smoke alarm located in the downstairs hallway.



Photo 101
Automatic garage door opener.



Photo 102
Security control panel located in the garage. Not tested.



Photo 103
Smoke alarm located in the upstairs hallway.

CONCLUSION

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of the inspection.

The data and statistical information presented in this report were gathered from reliable, commonly utilised 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 have been issued and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

All dwellings require ongoing maintenance and periodic repair. Prospective purchasers should allow for future maintenance costs and understand that building components will deteriorate over time and require repair, replacement, or upgrading as part of normal ownership.

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 is important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gasfitters and drainlayers 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 requires rectification later.

It would be advisable to obtain a copy of the EQ repair works sign off documentation for future reference.

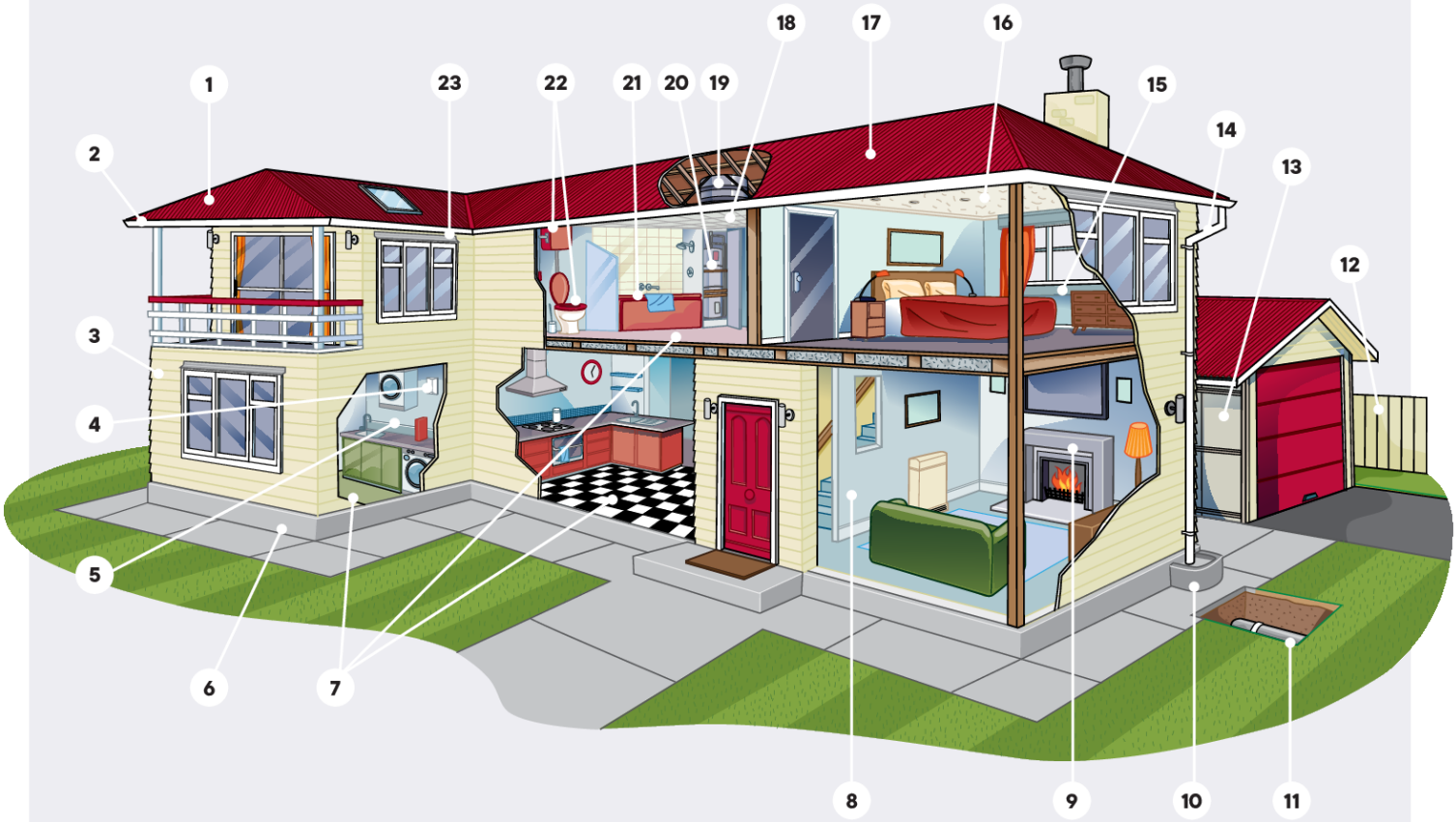
ASBESTOS IDENTIFICATION

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

Stippled/textured ceiling finish.
Fibrous cement sheeting.

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 airborne 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.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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