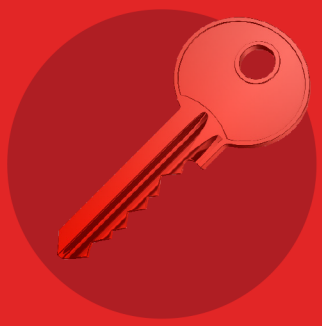


RED LBP PRE-PURCHASE REPORT

- **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

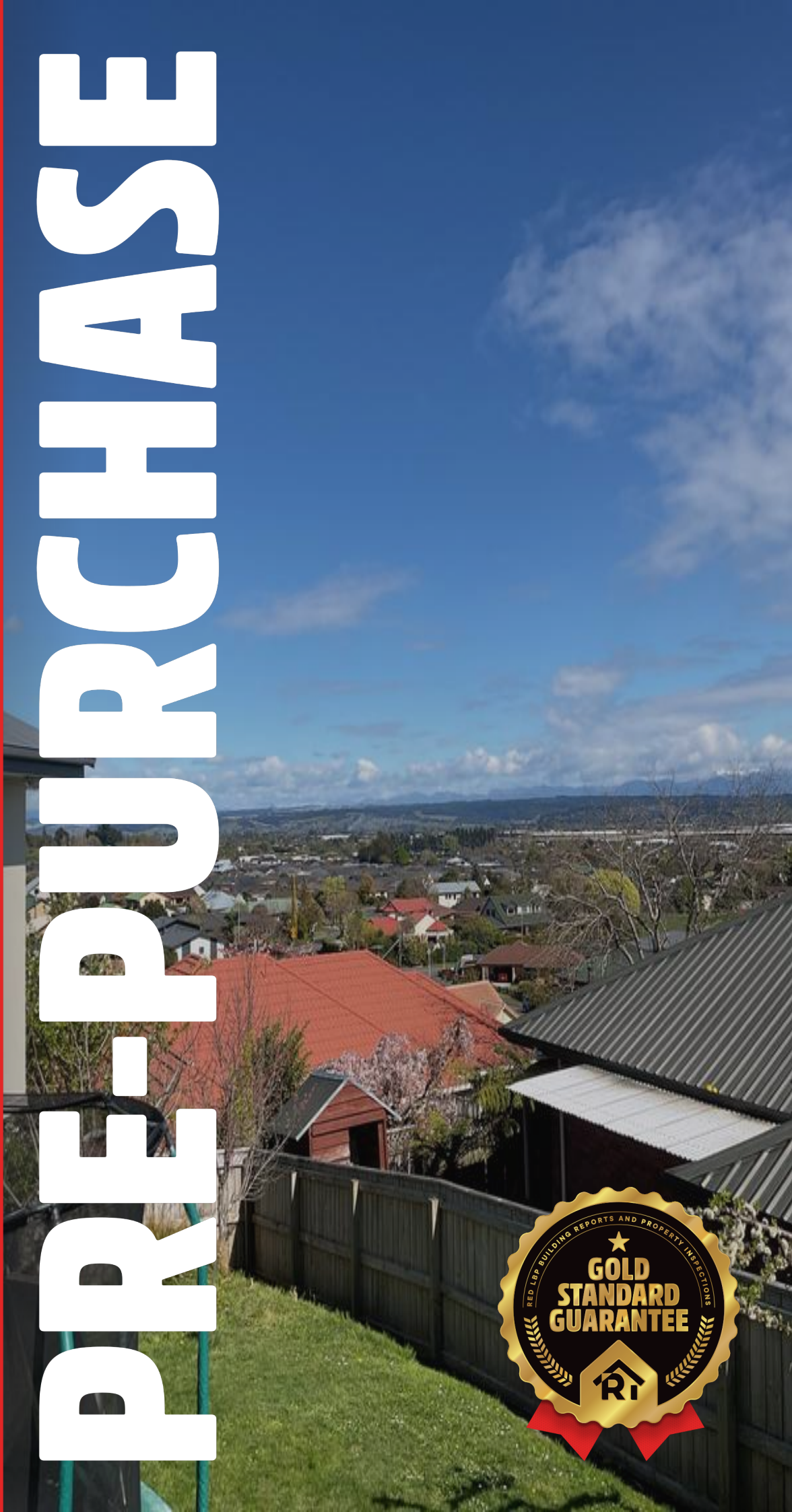
REDLBP

GOLD STANDARD GUARANTEE

LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE •

0800 113 191 • REDLBP.CO.NZ

PRE-PURCHASE



YOUR INSPECTOR



Kris Cain

Red LBP Inspector for Nelson Tasman

027 755 5715
kris.cain@redinspect.co.nz
/redlbpnelsontasman
/redlbpnelsontasman

- **Licensed Building Practitioner (LBP)**
- **25+ years of experience in the building industry**
- **Expertise in renovations, new builds, maintenance**
- **Owner of a building business for 13 years**
- **Expertise in accurate and honest house inspections and pre-purchase reports in the Nelson/Tasman district**

Hi I'm Kris, franchise owner and inspector for Red LBP Nelson Tasman.

A NZ qualified carpenter and LBP, I've been in the building industry for over 25 years. Over this time I've been involved with house renovations, alterations, new builds, light commercial construction and building maintenance. I also spent two years working in the construction industry in the UK, further expanding my knowledge and skills.

This time on the tools from the ground up has given me the confidence to produce very accurate and honest house inspections and pre-purchase reports.

Having been self-employed for over 14 years, I value the importance of looking after people and always putting my clients first.

ABOUT RED LBP

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

For more information, visit redlbp.co.nz.

TABLE OF CONTENTS

TITLE PAGE	1
YOUR INSPECTOR	2
TABLE OF CONTENTS	3
PRE-PURCHASE BUILDING REPORT	4
CERTIFICATE OF INSPECTION	5
SCOPE OF REPORT, LIMITATIONS & CONDITIONS	6
EXECUTIVE SUMMARY	8
PROPERTY IDENTIFIERS	9
BUILDING DESCRIPTION	9
BUILDING ELEMENTS	10
ROOF SYSTEM	11
EXTERIOR CLADDING	18
EXTERIOR JOINERY	24
FOUNDATION	27
ROOF SPACE	31
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	34
INTERIOR LININGS	37
SPA POOL	52
NON-STRUCTURAL SYSTEMS	53
DRIVEWAY	54
BOUNDARY FENCES	55
PATHS	56
DECK	57
ELECTRICAL	60
PLUMBING, DRAINAGE & SEWERAGE	62
HEATING	65
VENTILATION	66
SERVICES	67
CONCLUSION	70

PRE-PURCHASE BUILDING REPORT

Property Address	60 Olympus Way, Richmond, Tasman, 7020
Client	Nikolai Inta
Date of Inspection	23rd September 2026
Time	8:00 am
Inspector	Kris Cain National Certificate in Carpentry, Licensed Building Practitioner.
LBP Number	105118
People Present	Inspector, Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company:	K Cain Construction Ltd trading as RedLBP Nelson/Tasman
Client:	Nikolai Inta
Date of Inspection:	23rd September 2026
Site Address:	60 Olympus Way, Richmond, Tasman, 7020
Inspector:	Kris Cain
Qualifications:	National Certificate in Carpentry, Licensed Building Practitioner.

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: Kris Cain **Date:** 23rd September 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.)
For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

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.
Subfloor - Was only viewed from the access point.
Roof system - Was only viewed from the ladder.
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.

The dwelling utilises a monolithic (direct-fixed) cladding system, which is recognised as a higher-risk construction typology for weathertight performance. It is recommended that a registered building surveyor experienced in weathertightness assessments be engaged to undertake a dedicated weathertightness assessment. The inspection carried out is a non-invasive visual assessment and does not determine the weathertightness performance of the dwelling. It does not include invasive testing and is unable to detect concealed moisture ingress or potential framing damage within the structure. This inspection is not a substitute for a dedicated weathertightness assessment, and where concerns exist, further investigation by a suitably qualified specialist is recommended.

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	60 Olympus Way, Richmond, Tasman, 7020
Legal Description	LOT 54 DP 17247
Certificate of Title	NL11B/565
Land classification	Wind Zone - Medium (BRANZ - GIS).
Weather	Sunny
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1990s and is located in Richmond. It is a freehold title situated on a front section that is sloping. The dwelling is one storey with a basement foundation storage area. The home has four bedrooms, two bathrooms and a separate wash cupboard.

Internally, the property has heating that is provided by a floor mounted heat pump which is located in the main living area. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard, softboard and timber which are decorated with paint and varnish. The floors are concrete and chipboard or similar with floor coverings being tile, vinyl, carpet and a floating floor system.

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

The driveway is concrete.
Generally, the property has a living aspect of west and includes hard landscaping that consists of a deck. Soft landscaping of lawn.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Profiled metal	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Direct fixed (monolithic)	Viewed
Conservatory	Viewed
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
Site-specific design.	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Non-invasive moisture testing	Examined
Interior linings	
Plasterboard, timber and softboard ceiling and wall linings, timber trims and doors.	
Entrance and living room	Viewed
Kitchen	Viewed
Hallway	Viewed
Laundry	Viewed
Toilet	Viewed
Bedroom 1	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Ensuite	Viewed
Garage	Viewed
Spa pool	
Spa pool	Not viewed

ROOF SYSTEM

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

Roofing material - Profiled metal - Trapezoidal- Long run.
Coating - Painted.
Condition of roofing material coating - No visible issues at the time of the inspection.
Fixings - Mixture of screw and nail. Temporary silicone repairs are visible in some areas.
Laps - Correctly lapped.
Corrosion or damage to the roofing material - Minor sheet creasing visible.
Moss, mould or lichen - None visible at the time of the inspection.
Type of roof construction - Hip and gable roof.
Pitch of roofs - 20 degrees.
Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

Recommendations:

It is recommended to replace any loose or temporary silicone repaired fixings visible on the roof. Failing fixings can lead to movement of the roofing material and increased deterioration of the surrounding surfaces.

Maintenance recommendations:

Regular cleaning helps remove dirt, debris, and other contaminants that can accumulate on the roof's surface. By keeping the roof clean, you can prevent the buildup of substances that may lead to deterioration or damage over time.

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3
Recently repainted profiled metal house roof, secured with a mixture of original spring head nails and some modern roofing screws, areas of temporary silicon repairs have been applied

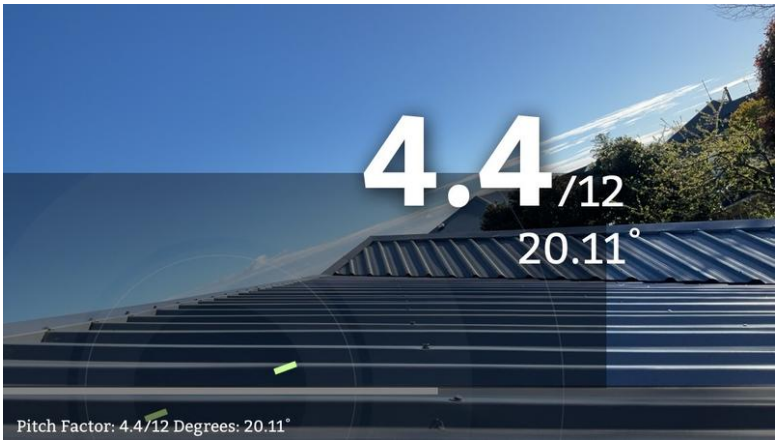


Photo 4
20° roof pitch



Photo 5
Small area of polycarbonate roofing installed over the rear steps and deck outside the laundry has areas of deterioration and cracking visible, maintenance or replacement recommended

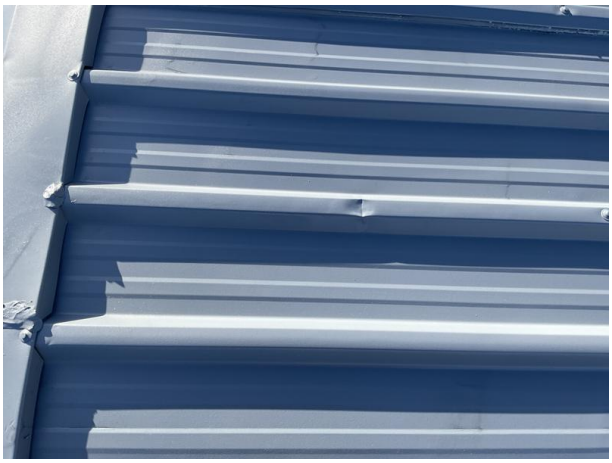


Photo 6
Areas of minor sheet creasing visible this is to be expected considering the age of the home

Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

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

Barge - Visible areas only.
Material type - Metal.
Finish - Factory finish.
Condition - Deterioration of the surface coating.
Laps - No visible issues at the time of the inspection.

Hips - Visible areas only.
Material type - Metal.
Finish - Painted.
Condition - Some fixings require replacement.
Laps - No visible issues at the time of the inspection.

Ridges - Visible areas only.
Material type - Metal.
Finish - Factory finish.
Condition - Some fixings require replacement.
Laps - No visible issues at the time of the inspection.

Penetrations
Type - Pipes.
Flashing material - EPDM boot with no water-shed back-flashing.
Condition - Not fully visible.
Flashings - No water-shed back flashing installed.
Sealants - Signs of ageing.
Signs of leaking - None visible at the time of the inspection.

Recommendations:

It is recommended to replace any fixings that have silicon applied.

Maintenance recommendations:

The EPDM boot flashings are installed without a secondary water-shed/back flashing. Modern roofing practices commonly incorporate secondary watershed flashings to assist with directing water around roof penetrations. As a result, the detail relies on sealants and direct fixing, which may increase long-term moisture exposure risk as sealants and materials weather over time. Improvement of this flashing detail is recommended to reduce long-term weathertightness risk.

Sealants naturally weather and deteriorate over time due to UV exposure, thermal movement, and ageing. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling.
Checking the sealants involves visually inspecting the areas where they are applied, such as around flashings and penetrations. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system.



Photo 7
The hip and ridge flashings are secured with a mixture of nails and screws. Some temporary silicone repairs have been applied in some areas.



Photo 8
The valley flashings are clear of debris



Photo 9
Three roof pipe penetrations are flashed to the roof with rubber boot flashing, no back flashings installed



Photo 10
Areas of temporary sealant repairs have been applied to the flashing junction and fixings.



Photo 11
Areas of coating deterioration to the barge flashings

Guttering
Type - External.
Material - Profiled metal.
Snow straps - No.
Gutter guard - None.
Falls - Functional.
Fixings/brackets - Functional.
Obstructions - Clear at time of the inspection.
Damage/Corrosion/Leaks - None visible at the time of the inspection.
Adequate outlets - Yes.
Droppers - No visible issues at the time of the inspection.
Moss and/or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes
Material - uPVC.
Fixings - No visible issues at the time of the inspection.
Brackets - No visible issues at the time of the inspection.
Damage - No visible issues at the time of the inspection.
Leakage, blockages - No visible issues at the time of the inspection.
Discharge - Risers.

Fascia & bargeboards
Material - Timber.
Finish - Paint - Paint flaking and missing in areas.

Soffits & eaves
Material - Fibrous cement sheeting.
Finish - Painted.
Soffit width from cladding to fascia - 500 - 600 mm
Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Maintenance recommendations:

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



Photo 12
Profiled metal guttering with painted fascia boards and painted fibre cement soffit linings, minor paint flaking visible in some areas.



Photo 13
Minor coating deterioration to some of the gutter front edges and bracket edges.

EXTERIOR CLADDING

Type - Fibrous cement sheeting.
Vented and drained cavity - No. Directly fixed to the framing.
Finish - Plaster system. Recently recoated with paint.
Overall condition - previous cladding repairs are visible in some areas.
Control joints - No control joints were observed to visible areas.
Vertical cracking - None visible. Cracking can occur over time due to building movement, shrinkage, and thermal expansion.
Cracking at window corners - None visible.
Horizontal cracking - None visible. Decorative plaster bands visible.
Staining or mould visible - Nothing visible.
Window flashing details - The windows are entirely sealed around all sides, fully reliant on sealant. Associated weathertightness risk.
Penetrations - Maintain all penetrations as required.
Wall balustrade junctions - No leaks detected.
Handrail stanchions - Not applicable.
Fascia junctions - Penetrate cladding or coating.
Horizontal/flat surfaces - No visible issues.
Base of cladding to ground clearances - Reduced ground clearances were observed in localised areas.

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 dwelling is clad in a plastered sheet cladding system fibrous cement applied to provide a monolithic, seamless finish. This system was compliant with the Building Code at the time of construction; however, subsequent updates to the Building Code introduced requirements for drained and ventilated cavity systems to improve weathertightness performance.
Direct-fixed monolithic cladding systems rely on the exterior surface as the primary weather barrier and have limited ability to drain or dry if moisture ingress occurs. Ongoing maintenance of the exterior coating system is required to maintain performance, and regular inspection of the cladding and junctions by a suitably qualified professional is recommended to identify any signs of deterioration or moisture ingress.

Areas of identified weathertightness risk;
- Cladding clearance above ground
- Sheet joints
- Material quality
- Cladding top
- Decorative bands
- Corners
- Clad balustrade/wall junction
- Clad balustrade top
- Handrail fixings
- Deck drainage/overflows
- Balustrade/deck junction
- Timber deck/wall junction
- Pipe penetrations
- Pergola/conservatory fixings
- Meter boxes/grilles

Recommendations:

With claddings such as Monolithic or similar, 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.

In some areas, minimum ground clearances are compromised due to hard landscaping or gardens. This reduced clearance can lead to accelerated weathering of the cladding and increase the risk of moisture-related damage. 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.

Maintenance recommendations:

Regular maintenance is necessary to keep exterior surfaces clean and free from grime and contaminants, particularly in areas not typically washed by rain, such as beneath guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It is important to carry out normal maintenance as required.

It is recommended that painted surfaces are regularly maintained in accordance with the manufacturer's recommendations for the specific cladding type. Proper maintenance is essential to preserving weathertightness.



Photo 14
The home is clad with a direct fixed monolithic plaster cladding system over a fibre cement sheet, recently re-coated with paint



Photo 15
Inadequate cladding base clearances due to raised landscaping and entrance thresholds



Photo 16
It's very important to monitor and maintain all cladding penetrations around the home to help prevent moisture ingress

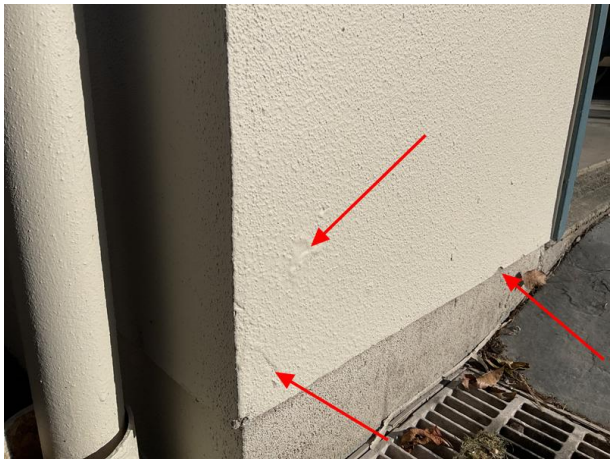


Photo 17
Previous cladding repairs are visible suggesting the home has been maintained, minor cladding base deterioration visible in some areas



Photo 18
Previous repairs visible on the north elevation, regular repairs and maintenance are important to help prevent moisture ingress into the home



Photo 19
Meter box cladding penetration is sealed, monitor and reseal as required

Conservatory
Exterior joinery - Single-glazed aluminium.
Coating - Anodised.
Condition of the joinery - In a condition expected for its age.
Hardware - All functional.
Tracks, drainage channels & weep-holes - Clear of debris at the time of the inspection.
Access door - Aluminium slider.
Roofing - Polypanel.
Roofing condition - Minor coating deterioration, no leaks were visible
Cladding to soffit junctions - No visible issues at the time of the inspection.
External flashings - No visible issues at the time of the inspection.
Closed off from the home - Yes.



Photo 20
A single glazed aluminium conservatory has been constructed on the front decking area, general age related fading to the colour coating on the aluminium joinery.



Photo 21
Tape repair visible on the gutter end, the gutters are clear of debris with the downpipe connected to the house stormwater system



Photo 22
Poly panel roof with some minor coating deterioration visible, the roof wall junctions were not visible due to the installation under the house soffit lining



Photo 23
Conservatory installed over the front decking



Photo 24
General wear and tear visible to the vinyl tiles, some laps and corners are lifting

0800 113 191
REDLBP.CO.NZ

EXTERIOR JOINERY

Single-glazed aluminium joinery.
Coating - Anodised.
Joinery rubbers - Shrinking or pulling away from corners.
Aluminium - Colour fading
Hardware - Functional at the time of the inspection.
Tracks, drainage channels & weep-holes - I recommend clearing weep-holes.
Reveals - Timber.
Finish - Painted and varnished. Requires maintenance.
Damage - Refer to the photos below.
Exterior flashings - Some joinery would benefit from the installation of head flashings.
Scribers and/or seals - Sealed. Reseal as required
Entrance doors - Timber door with aluminium frame with sidelight.
Garage joinery - Single-glazed.
Garage door reveals - Paint maintenance recommended.

Recommendations:

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

There is moisture staining/damage to some of the timber reveals. However, when tested with the non-invasive moisture metre it indicated a normal reading where spot tested at the time of the inspection. This should be monitored for signs of moisture. This may be due to wind-driven rain or condensation.

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

It is recommended that security stays are installed on any opening windows where the internal sill height is less than 900 mm above the floor level, in situations where the potential fall height to the exterior ground level exceeds one metre. This will reduce the risk of falls and improve occupant safety.

Maintenance recommendations:

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

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

Although the glazing may have been typical of the construction period, modern safety glazing standards recognise that standard glass in certain locations can present an increased risk of injury if impacted. Areas considered higher risk generally include bathrooms, ensuites, laundries, glazed doors, shower screens, bath enclosures, and glazing installed at lower levels where accidental human contact is more likely.
Where older glazing remains installed in these locations, consideration should be given to upgrading to modern safety glazing standards as part of future renovation or maintenance works to reduce the potential risk of injury.



Photo 25
Single glazed aluminium joinery is finished to the cladding with sealant around all four sides, no head flashings installed in some areas, a plastered decorative band is installed around the joinery



Photo 26
Metal head flashings installed above some of the joinery

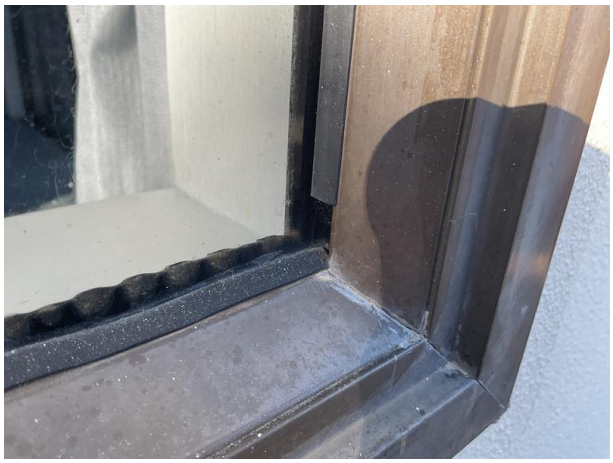


Photo 27
Areas of minor shrinkage are visible to some of the joinery rubbers



Photo 28
Minor paint deterioration visible to the garage door reveal bases



Photo 29
Areas of moisture staining and damage to some window reveals. These areas tested dry at the time of the inspection.

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 - FFL-to-ground clearances are reduced at the entrance thresholds. The minimum required FFL-to-paved ground clearance is 150 mm, and the minimum FFL-to-unpaved ground clearance is 225 mm. The subfloor space was accessed via the basement ..
The subfloor was inspected

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

Foundation type - Type A - Timber-framed suspended timber floor structures supported only on piles.
Foundation wall - Timber framed.
Subfloor ventilation - Vents.
Piles - Timber.
Condition of piles - No visible issues
Subfloor timbers, type and condition - Suspended timber floor.
Timber subfloor bracing - Visible.
Flooring - type and condition - Particle board
Insulation - Basic silver foil.
R value of insulation - Not known.
Coverage - Areas missing.
Ground cover - None.
Ground condition - Moisture visible to the ground under the kitchen and living room.
Underfloor Space - Stored personal items present.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Supported.
Non-Electrical wiring - Aerial/Data - None visible.
Plumbing - Waste and water pipes visible - Supported.
Plumbing type - Polybutylene - Grey, uPVC and copper.
Structural alterations - No.
Sub-floor Clearance - Where visible - 300mm - 1800mm

Floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements obtained provide a general indication of floor performance at the time of the inspection and do not constitute a compliance assessment against the Building Code or any referenced standard. The observed slopes and deviations were generally consistent with commonly accepted guidance ranges used for indicative assessment of residential dwellings.

The overall level difference measured in the sampled areas was approximately 25mm. This assessment is limited to a visual, non-invasive spot-check and is not a full floor-level survey or certification of compliance.

Cracking - Shrinkage cracking in concrete floors is common. Plastic shrinkage cracks are due to the too rapid loss of moisture from the surface of the concrete, e.g. during hot, dry and windy conditions. Thus, they are a form of drying shrinkage crack. Usually, they form without any regular pattern and may range from as little as 25 mm to as much as 2m in length.

Areas of identified weathertightness risk:
• Finished Floor Level to ground clearance

Recommendations:

It is recommended to remove all debris and building materials from the subfloor space.

It is recommended that a ground moisture barrier is installed over exposed soil within the subfloor area. This will reduce ground moisture levels, helping to minimise dampness, mould growth, and the risk of timber decay to subfloor components. The barrier should be installed in accordance with current building practice to ensure effective moisture control within the subfloor environment.

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

It is recommended that subfloor insulation be installed to improve thermal performance and comfort.

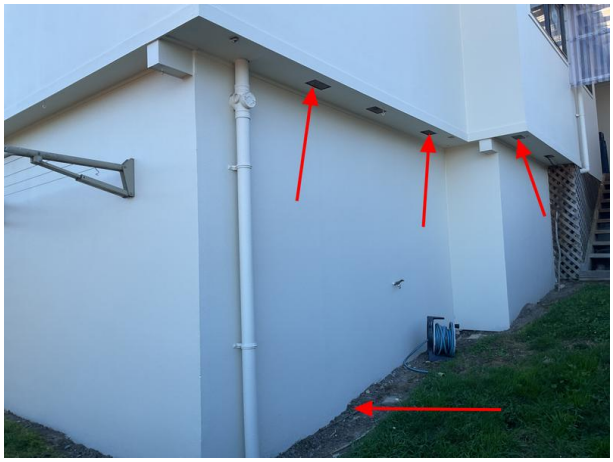


Photo 30
Foundations are a mixture of concrete slab and timber subfloor, timber frame foundation walls are clad with a Monolithic plaster system. No cladding base clearance. Vents installed



Photo 31
Enclosed sub-floor area, used for storage.



Photo 32
Timber piles and bracing, galvanised hardware visible, basic foil insulation but no damp proof membrane installed to the ground surfaces



Photo 33
Moisture staining and floor patching visible under a wet area. Dry at the time of the inspection, note the missing insulation



Photo 34
The concrete floor subfloor junction with no visible issues



Photo 35
Some areas of damp ground conditions under the home, I recommend installing a damp proof membrane



Photo 36
Sub-floor access via the aluminium door which requires maintenance to restore full function, the door is rubbing on the sill and sides.



Photo 37
Shrinkage cracking visible to the garage concrete floor

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in the garage.
Access hatch size - 600mm x 600mm

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not fully visible.
Condition - No issues visible.
Roofing underlay - Bituminous self-supporting paper.
Structural alterations - None visible.
Ceiling construction - Timber ceiling battens visible.
Vermin and insects - No visible signs during the inspection.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Supported.
Non-Electrical wiring - Aerial/Data - None visible.
Insulation - Glass wool.
Thickness of insulation visible - Approx 90mm. No insulation over the garage area.
Coverage - Insulation missing - Requires tidying.
Discharges into the roof space - None.
Stored items - No.

The roof space above the garage does not contain insulation. This is standard practice as garages are typically considered a non-habitable space and are located outside the thermal envelope of the home. Since insulation is primarily intended to regulate temperature within habitable areas, it is not a requirement for non-habitable spaces such as garages.

Recommendations:

Ensure disrupted insulation is properly repositioned to achieve full and even coverage, eliminating gaps or compression. Properly fitted insulation enhances thermal efficiency and prevents energy loss, contributing to a more consistent indoor temperature and reduced risk of condensation-related issues.

Safety regulations mandate a minimum 150 mm clearance between insulation and downlights to prevent overheating and reduce the risk of fire. These older downlights should never be covered by insulation. To maintain compliance and safety, specially designed collars are available to keep insulation at the required distance from the downlights. If your property has loose-fill insulation, it is important to verify that these collars are in place and that the insulation remains clear of the downlights. Regular inspections can help ensure proper installation and continued safety.



Photo 38
Manufactured timber trusses with a self supporting roof underlay



Photo 39
Original glass wool insulation approximately 90 mm thick in the viewable areas, some areas require tidying



Photo 40
Ventilation system and ducts with no visible issues



Photo 41
Stored personal items above the garage, no insulation installed over the garage area

0800 113 191
REDLBP.CO.NZ

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A Protimeter Reachmaster Pro moisture metre was used for non-invasive moisture testing of 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, risk, wet).
60 to 170 = Dry (Green)
170 to 200 = Risk (Yellow)
200 to 999 = Wet (Red)
The condition of the timber framing is unknown.
No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 42
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.

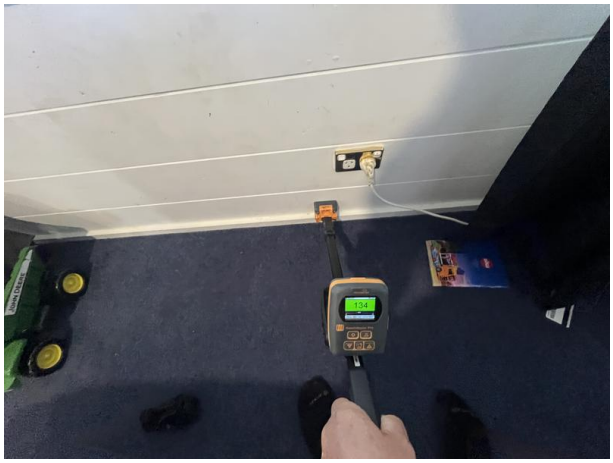


Photo 43
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.



Photo 44
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.

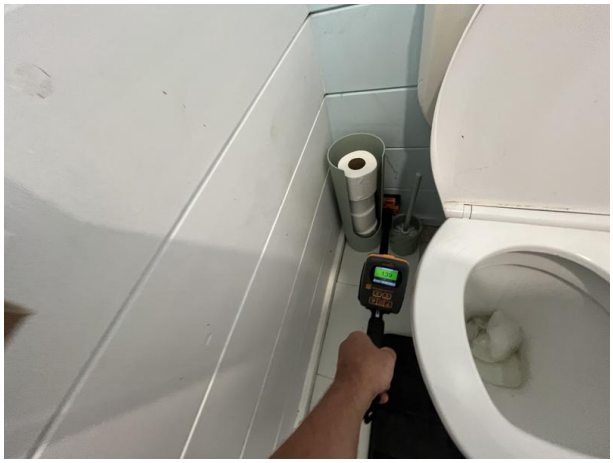


Photo 45
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.



Photo 46
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.

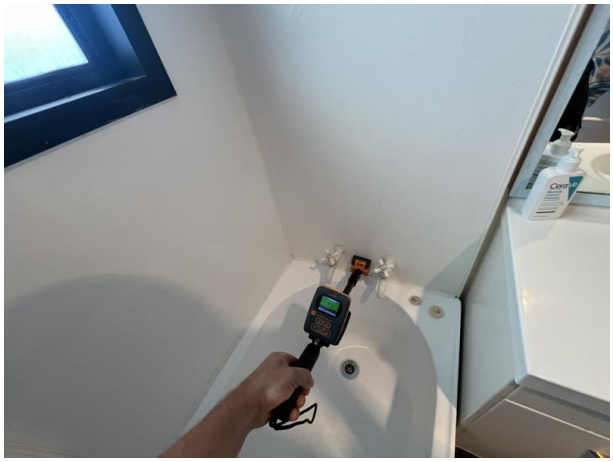


Photo 47
Thorough moisture testing undertaken throughout the home. No indications of elevated moisture were detected at the time of the inspection.



Photo 48

INTERIOR LININGS

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

To provide context, the report includes a selection of images showcasing common cosmetic defects observed in various rooms of the property during the inspection. These examples are for illustrative purposes only, do not represent all minor defects, and are not intended to suggest that these issues require immediate attention. Instead, they serve to highlight the types of cosmetic conditions present.



Photo 49
The home is Lockwood timber construction or similar with areas that haven't been overlaid with plasterboard



Photo 50
Areas of deterioration to the floor coverings around the home



Photo 51
Cosmetic issues visible to some of the ceiling and wall linings, image taken under the garage

Entrance and living room

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Fine sheet join cracking.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Entrance door - Timber door with aluminium frame with sidelight.
Floor coverings - Carpet and floating floor or similar
Cupboards - Not applicable.



Photo 52
Entrance



Photo 53
Living room

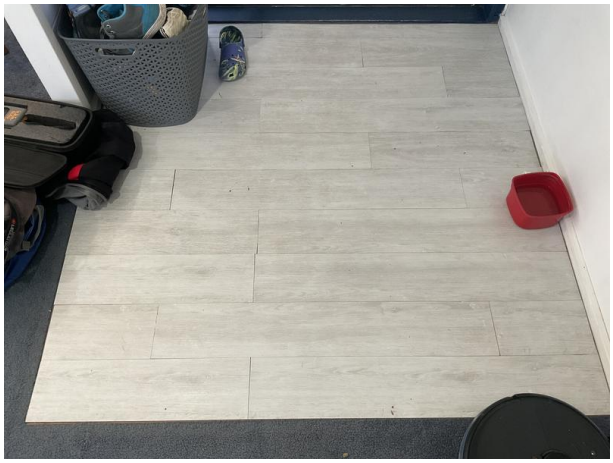


Photo 54
Gaps visible around the edges and joints to the entranceway flooring



Photo 55
Living room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Benchtop - Sealed to cabinet/wall junction - Upstand.
Benchtop material - Laminate.
Benchtops level - Yes.
Damage - General wear & tear.
Splashback - Upstand
Cabinetry - Functional - Yes. Material type - Laminate.
Cabinetry requires maintenance - No.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste
Heat shield - Not applicable.
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Garbage disposal - Functional - Yes.
Floor coverings - Composite flooring.
Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.



Photo 56
Kitchen.

0800 113 191
REDLBP.CO.NZ



Photo 57
Gaps and edge deterioration to the floating floor

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard - Paint finished.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.



Photo 58
Hallway

0800 113 191
REDLBP.CO.NZ

Laundry

Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Timber - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Vinyl. Deterioration visible
Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub. Moisture damage visible.
Taps & waste - Functional - Yes.
Leaks - None visible at the time of the inspection.
Type of plumbing - uPVC waste
Washing machine discharge - Directly into the tub with flexi hose.
Water hammer - No noise or vibration noted.
Cupboards - Single - Door - Hollow core.
Ventilation - Opening door or window. Mechanical extraction not installed.

Maintenance recommendations:

Although not required where an openable window is present, installation of a ducted mechanical ventilation may assist with reducing moisture and condensation during periods when windows remain closed. Mechanical extraction more effectively removes moisture-laden air, reducing condensation and mould risk.



Photo 59
Laundry

0800 113 191
REDLBP.CO.NZ



Photo 60
Laundry tub with some deterioration to the coating

Toilet
Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Timber - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet and Vinyl.
Condition of floor coverings - Lifting/loose edges
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.
Ventilation - Opening window sash.

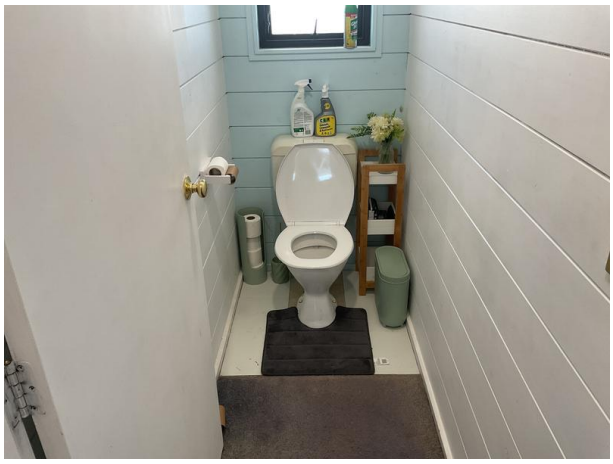


Photo 61
Toilet.

Bedroom 1

Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard and timber - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Single - Door - Hollow core.



Photo 62
Bedroom one.

Bathroom
Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Wet area linings
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering -Tiles.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Heating - Ceiling heat lamps. Bulbs replacements required
Heated towel rail - Yes - Not tested.
Shower - Wet wall linings with stainless steel tray.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - No.
Drain type - Steel tray with integrated drain.

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.

Vanity
Floor-mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste
Splashback - Mirror

Bath - Inbuilt acrylic (enclosed cradle).
Taps and waste functional - Yes.
Bath-wall junction - Finished with a plastic trim

Maintenance recommendations:

Baths rely on correct installation and regular maintenance to remain watertight. The junctions between the bath, wall surfaces, and tap fittings are prone to moisture ingress if sealant deteriorates. Cracked or missing sealant can allow water to reach concealed linings or framing, leading to damage. Re-seal as required with a suitable flexible waterproof sealant to maintain protection.



Photo 63
Bathroom.



Photo 64
Bathroom.



Photo 65
The shower enclosure is showing signs of aging with some areas of deterioration visible



Photo 66
Paint deterioration and a small amount of surface mould visible to the timber scotia

Bedroom 2

Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard and timber - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Hollow core.



Photo 67
Bedroom two.

Bedroom 3

Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Timber - Varnished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double



Photo 68
Bedroom 3

Bedroom 4

Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard and timber - Paint finished and varnished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Single - Door - Hollow core.



Photo 69
Bedroom 4



Photo 70
Walk in wardrobe

Ensuite
Ceiling linings - Softboard tiles - Paint finished.
Ceiling-wall junction - Scotia.
Wall linings - Timber - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering -Tiles.
Mechanical ventilation - Mechanical extraction not installed.
Heating - Wall-mounted electric fan heater. Functional - No.
Heated towel rail - Functional - Yes.
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 - Acrylic tray with integrated drain.

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.

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

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

Recommendations:

There is no externally vented mechanical ventilation system installed in the ensuite. It is recommended to install an externally vented mechanical extraction system suitable for the size and use of the ensuite.

The bottom edges of the internal shower linings are deteriorating. This appears age-related rather than an identified active leak or fault, the enclosure should be replaced before the materials cause further damage to other surrounding elements.

The junction between the vanity and the wall should be properly sealed to prevent water ingress into concealed areas. Without adequate sealing, moisture can penetrate behind the unit, leading to damage to linings, framing, and floor finishes. It is recommended that a durable, flexible sealant be applied and maintained at this junction to ensure the area remains watertight.



Photo 71
Ensuite for bedroom 4



Photo 72
I recommend sealing the vanity to the wall to help prevent moisture ingress.



Photo 73
Areas of deterioration are visible to the shower encloser, maintenance is recommend to help prevent further deterioration.

Garage

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling-wall junction - Scotia.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Garage door - Tilt door - Double - Steel - Insulated - Automatic opener functional - Yes.
Internal doors - Hollow core.
Floor coverings - None.



Photo 74
Double garage



Photo 75
Home-made garage door insulation



Photo 76
Repaired ceiling damage, possible historic roof leak. Dry at the time of the inspection

SPA POOL

Above ground spa pool with lockable cover.

Recommendations:

Safety covers can be the barrier that restricts access to a small heated pool, such as a spa pool, where:
- the water surface area is 5m2 or less
- the side walls of the pool are at least 760 mm high above the adjacent floor
- the side walls cannot be easily climbed.

A safety cover must have signage indicating its child safety features, and must be able to:
- restrict entry of children under five years of age when closed
- withstand a foreseeable load
- be readily returned to the closed position.



Photo 77
A spa pool on a concrete slab installed in the front lawn area

---

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Timber
Deck	Timber
Electrical	Electrical system
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps, stormwater risers and sumps
Heating	Heat pump
Ventilation	Ventilation system
Services	gas, smoke detection and security

DRIVEWAY

Stamped concrete
Cracking visible - Yes.
Control joints - Yes.

Recommendations:

General upkeep and maintenance of the driveway is recommended, including cleaning it and keeping it free of debris.



Photo 78
Stamped concrete driveway sloping towards the garage, the driveway is shaped with run-off into a stormwater outlet



Photo 79
Driveway cracking visible

BOUNDARY FENCES

Unpainted timber palings fixed to timber rails with timber posts.
Condition of cladding - Damage (refer to photos).
Post and rail condition - Refer to photos below.
Average height - 1.8 metres.

Recommendations:

Repair or replace any damaged or deteriorated fence timbers as required. Damaged palings, rails or posts can compromise the alignment and stability of the fence and may allow further deterioration if left unattended. Restoring these elements will help maintain the fence's structural integrity and overall performance.

Maintenance recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.



Photo 80
Timber boundary fencing with some age related deterioration visible.



Photo 81
Deterioration to the bottom rail due to it being in contact with the ground surfaces

PATHS

Deterioration visible to the timber steps, maintenance recommended

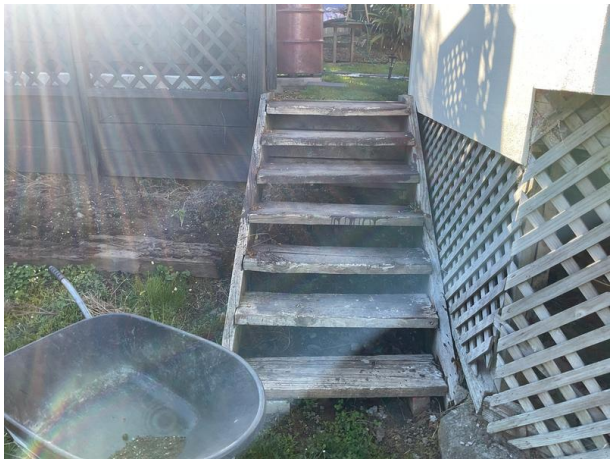


Photo 82
Timber external staircase leading to the lower level of the section, some areas of deterioration are visible. Maintenance is recommended.

DECK

Timber deck over timber substrate with nail fixings.
Connected to dwelling - Yes.
Balustrade - Secure at the time of the inspection.
Height of Balustrade - 840mm
Defects - Refer to photos.

Recommendations:

Although the balustrade would have complied at the time of construction, in the interest of safety, it is recommended to be upgraded/replaced with a current Code-compliant version. Barriers for residential decks must:

- be continuous where the fall height is over 1.0 m
- be at least 1.0 m high
- have openings that prevent a 100 mm diameter sphere passing through
- have less than 15 mm gaps between horizontal rails
- have the top of the barrier at least 760 mm above a fixed seat
- have no sharp edges or projections.

As per NZBC F4 and B2 requirements.

For further information refer to Build 135 — April/May 2013 - Deck barriers

Maintenance recommendations:

The timber decking is showing signs of age-related weathering and ongoing maintenance will be required to help preserve the timber and extend its serviceable life. Regular cleaning, staining/ painting, and repair of any deteriorated areas should be carried out as part of normal property maintenance.



Photo 83
Front of decking structure supported on double 4x2 posts set into the ground



Photo 84
Timber trellis surrounds installed around the front decking area



Photo 85
Recently repainted monolithic clad balustrade

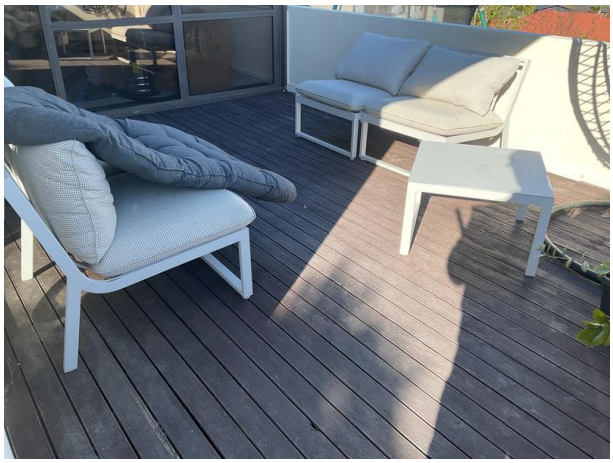


Photo 86
Front timber decking secured with nails, this is generally in the condition expected of age with some minor coating deterioration visible



Photo 87
The plaster clad balustrade is approximately 840 mm high

0800 113 191
REDLBP.CO.NZ

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Refer to below for non-functional or faulty sockets, light switches or bulbs.
Distribution board location - Garage.
Earth stake - Location - Unable to be located.
Meter box - Location - On the north side of the dwelling.
Electrical connection - Underground supply.

Recommendations:

It is recommended to replace bulbs and, if unresolved, have a registered electrician investigate.



Photo 88
Electrical motor box installed on the north-west elevation outside the kitchen

---



Photo 89
Electrical distribution installed in the garage

0800 113 191
REDLBP.CO.NZ



Photo 90
Bulbs not operational in the bathroom

0800 113 191
REDLBP.CO.NZ

PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers and sumps.

Water source - Town supply

Water heating
Type - Low pressure electric cylinder.
Capacity - 180L.
Manufacture/installation date - 1995
Seismic bracing - Strapping.
Area serviced - Entire house.
Drip tray fitted - No.

Sewerage Disposal - Council sewer.

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.

Observation
The hot-water cylinder is installed internally on a timber floor without a catchment tray or a dedicated safe-waste drain. Internal installations over absorbent flooring present a risk of water damage if the cylinder leaks or bursts.

Implications
Leakage can result in deterioration of the flooring system, damage to wall linings and framing, and potential mould or secondary moisture issues. This installation does not meet current manufacturer installation specifications, which require a “suitably drained safe tray” for all internal cylinders where water damage may occur.

Recommendations:

It is recommended to check and clear any sumps or drains on a regular basis depending on site location.

Surface and ground water should be directed away from the dwelling foundations to reduce moisture exposure adjacent to the structure. Paved surfaces or landscaping should be set at levels that fall away from the structure and must not be constructed higher than the internal floor level. Where paving or hard surfaces are positioned above floor level, this can trap water against the building envelope, increasing the risk of moisture ingress and damage to the foundations. Remedial works are recommended to ensure compliant falls are established and that water is not retained adjacent to the dwelling.

The electric hot water cylinder is located internally and is not fitted with a drip tray or a drained safe tray to manage potential leakage. No active leakage was visible at the time of inspection. A licensed plumber may be engaged to assess whether a drained drip tray or other secondary containment is practical to reduce the risk of water damage if future leakage occurs.

The electric hot water cylinder is of an age that is beyond, or approaching the end of, its typical serviceable life expectancy. Hot water cylinders of this era commonly have a design life of approximately 25-35 years, subject to water quality, maintenance history, and installation conditions. At this stage of service, there is an increased risk of internal corrosion, cylinder failure, leakage, and reduced efficiency.
Although no active leakage was observed at the time of the inspection, failure of older cylinders can

occur without warning and may result in significant water damage, particularly where the unit is located internally.
It is recommended that a licensed plumber assess the condition of the hot water cylinder and provide advice regarding proactive replacement. Budget provision for replacement in the near term should be anticipated to reduce the risk of sudden failure and consequential damage.

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 91
Driveway stormwater sump, the downpipes are terminating into stormwater risers

---



Photo 92
Supported copper, PVC, and grey polybutylene plumbing visible under the home

---



Photo 93
Secured low pressure 180 L hot water cylinder installed in the laundry cupboard, the year of manufacturer is 1995. Please note this is not installed in a drip or drainage tray.

HEATING

Heat pump - Power connected at the time of the inspection, full operation not tested.
Manufacturer - Daikin.
Location - Living room.

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.

Maintenance recommendations:

Regularly clean the filters of your heat pump to maintain optimal performance. The frequency of cleaning depends on the unit's location and usage, typically ranging from every 4 to 12 weeks. Units placed in areas with higher dust or debris accumulation may require more frequent cleaning, while those in cleaner environments may need less frequent maintenance. This ensures efficient operation.



Photo 94
Heat pump installed under the front deck



Photo 95
The living room heat pump was functional at the time of inspection. The fins are missing.

VENTILATION

Ventilation system
Manufacturer - SmartVent.

Recommendations:

Ventilation system filters should be inspected annually and replaced periodically or as required by the manufacturer.



Photo 96
Ventilation outlets located around the home



Photo 97
The insulation control panel is located near the hallway door

0800 113 191
REDLBP.CO.NZ

SERVICES

Services/systems tested.

Fire warning & control systems - Not functionally tested.
Heating systems - Powered on only.
Central vacuum systems - Tested - No.
Ventilation systems - Operating at the time of the inspection.
Heat transfer system - Not applicable.
Security systems - Not applicable.
Security cameras - Tested - No.
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 - Not applicable.
Shading systems - Tested - No.
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 - Not applicable.
Automatic garage door opener - Tested - Yes.
Ceiling fan - Tested - Yes.

Recommendations:

Regular checks should be carried out to ensure smoke detectors remain functional.

New Zealand law states that smoke alarms must be installed:
- in all residential buildings, including rental homes, boarding houses, rental caravans, and self-contained sleep-outs;
- on each level of a multi-level home;
- in every escape route (hallway); and
- within 3m of each bedroom door or inside every room where a person sleeps.

All new smoke alarms must:
- be photoelectric
- have a battery life of at least eight years, or be hard-wired
- installed according to the manufacturer's instructions
- meet international standards.

It is recommended that you get your garage door professionally serviced 12 months after it is first installed, then biannually by a garage door repair specialist. Refer to the manufacturer's instructions for specific maintenance requirements for your garage door motor.



Photo 98
Automatic garage door opener was functional at the time of the inspection



Photo 99
The ceiling fans around the hallway functional at the time of the inspection



Photo 100
Smoke alarms installed



Photo 101
Central vacuum system installed in the garage with outlets in the living room and hallway

CONCLUSION

Overall Condition Rating Explanation
In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of the inspection.
• Below Average: The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
• Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
• Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well maintained, with no visible issues or defects.
These classifications are intended to provide context and comparison, rather than to reflect personal value judgements.

Under the Building Act, work requiring building consent that affects structural performance or weathertightness must be designed and/or supervised by an appropriately Licensed Building Practitioner (LBP). Examples include framing systems, foundations, cladding systems, roof coverings and waterproofing membranes. Routine maintenance and non-restricted repairs may be completed by any competent tradesperson. RedLBP references LBPs where work involves building envelope risk or falls within licensing scopes requiring competency and traceable accountability, consistent with the intent of the LBP scheme and MBIE oversight principles.

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. It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

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

Relevant tradespeople, such as painters and carpenters, should be engaged to carry out remedial works where these are beyond the homeowner's level of skill, as required. 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.

The property is located within Exposure Zone C in accordance with NZS 3604 and BRANZ Maps guidance. This represents a medium to high atmospheric corrosion environment typical of coastal locations. Ongoing maintenance of protective coatings and appropriate material selection for future repairs or replacements is recommended to maintain durability.