



REDLBP.

BUILDING REPORTS & PROPERTY INSPECTIONS

TABLE OF CONTENTS

PRE-PURCHASE BUILDING REPORT	3
CERTIFICATE OF INSPECTION	4
SCOPE OF REPORT, LIMITATIONS & REPORT TYPES.....	5
EXECUTIVE SUMMARY.....	7
PROPERTY IDENTIFIERS	8
BUILDING DESCRIPTION	8
PRE-PURCHASE REPORT	10
FOUNDATION	12
WALL FRAMING	15
ROOF SPACE	16
INTERIOR LININGS	17
ROOF SYSTEM	36
EXTERIOR CLADDING	44
EXTERIOR JOINERY	47
OUTBUILDINGS	51
CHIMNEY.....	53
NON-STRUCTURAL SYSTEMS.....	54
DRIVEWAY	55
PATHS	56
DECK	57
EXTERNAL STAIRS	59
SPA POOL.....	60
VERANDAH/PORCH.....	61
DRAINAGE	62
HEATING/COOLING/VENTILATION	65
SERVICES	68
CONCLUSION	74

PRE-PURCHASE BUILDING REPORT

Property Address	123 Hillview Road, Alexandra, Otago 9391		
Client	Paul O'Connell		
Date of Inspection	23rd August 2022	Time	12:00 pm
Inspector	Mike Waymouth National Certificate in Carpentry		
LBP Number	257024		
Inspection Type	Pre-Purchase Report		
People Present	Owner, Inspector		
House Occupied	Yes		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005



Client: Paul O'Connell **Date of Inspection:** 23rd August 2022
Site Address: 123 Hillview Road, Alexandra, Otago 9391
Inspector: Mike Waymouth
Qualifications: National Certificate in Carpentry

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: Mike Waymouth **Date:** 23rd August 2022

Signature:  (for and on behalf of REDLBP)

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 & Report Types

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

Pre-Purchase Building Report

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and quality 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 type will also advise on weathertightness, however this is non-invasive and further investigation may be required. Should further investigation be required, the correct professional will be recommended. This is not designed to replace a report completed by a qualified Building Inspector reporting as per NZS4306, however it is designed to satisfy the requirements from lenders and home owners that the property will fulfil the requirements of being structurally sound and fit for purpose.

METH TESTING

This will be completed via samples taken from rooms as required by the home owner, to test for the presence of methamphetamine in a property. The findings will be tabled and reported on within this document if requested by the homeowner. The testing will be completed by a qualified and experienced laboratory. It is conclusive as per the lab terms and conditions.

FLOOR LEVELS

Floor levels will be undertaken using a Zipline Pro-2000 and will be shown via a grid paper layout of the property that is not to scale. A section of commentary will be given providing general recommendations and tolerances as per NZS3604. This is not designed to replace an engineer; however the findings will assist in concluding if further professional advice is recommended.

GENERAL

This report has been completed via a non-invasive inspection and provides recommendations only

to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report. This report should be seen as a general guide from a qualified 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. Where qualified building recommendations have been inappropriate, recommendations from sub trade experts have been given and noted. The experts may include electrical inspectors, weather tightness experts, engineers, and surveyors. 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. 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. The presence of services will be noted, but condition, operation and compliance will not be investigated or reported on. Any opinions 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 qualified LBP 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 signed for at the time of booking the inspection.

Note. 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.

Definition of Condition

Good – Continue general upkeep and maintenance to maintain elements at the current level.

Average – General upkeep and maintenance required to bring an element back up to maintained level. LBP in carpentry recommendations will be provided within the report.

Poor – Consequential works required to elements that have been damaged by deferred maintenance or general damage. Remediation needed to repair, and LBP in carpentry recommendations will be provided within the report.

EXECUTIVE SUMMARY

The property is in tidy condition for its age and has been well maintained over its life with some minor issues as detailed within the report, these do not require immediate attention and can be attended to as part of regular maintenance.

It is recommended that the regular maintenance and recoating of the timber pole exterior is continued to prevent any deterioration of the construction materials.

The overall condition of the house is good. This is in context of the average condition of similar buildings of approximately the same age.

Areas not inspected or accessed sufficiently - Roof space and Roof system

The reason for not inspecting these

Roof Space - Not accessible due to pitched skillion roof framing construction.

Roof System - Not able to be viewed safely from a 3.6-metre ladder.

All attempts will be made to safely view, but if unable to inspect the areas, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

There is extensive use of vintage and second hand building materials throughout the buildings commented on in this report.

It is not the intent of this report to comment on minor faults or defects that may be associated with these materials.

PROPERTY IDENTIFIERS

Address	123 Hillview Road, Alexandra, Otago 9391
Legal Description	LOT 3 DP 404454
Certificate of Title	415398
Land classification	Wind Zone - Specific Engineering Design - BRANZ - GIS. Wind Region - A. Earthquake Zone - Zone 2. Climate Zone - 3. Exposure Zone - Zone B.
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 2020s and is located in Alexandra. It is a freehold title situated on a rural section that is sloping. The main house and apartment above the garage are two storey and have five bedrooms and three bathrooms. There is also a separate cottage and bathroom. Internally, the property has heating that consists of a gas fire located in the dining room of the apartment, a log burner and underfloor system which are located in the entrance and kitchen and two open fires in the lounge and bedroom 1. The water system is heated by an electric hot water cylinder and wood burner heated transfer system. The internal linings are plasterboard and timber and are decorated with paint, wallpaper and varnish. The floors are concrete with floor coverings being tiles, polished timber, carpet and composite flooring. The foundation system is a concrete slab on grade with the dwelling being of timber and blockwork construction.

The house exterior joinery is timber and is single and double glazed - Apartment joinery timber and double glazed.

The property is clad with douglas fir timber poles and timber cedar shingle with a sealer finish.

The roof is bitumen asphaltic tile.

There is a garage, that is detached from the house, with double capacity.

The driveway is shingle.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck and soft landscaping of gardens, trees and mature trees.

PRE-PURCHASE REPORT

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

Type	Condition
Foundation	
Foundation - Horizontal interlocking timber pole framed construction on a concrete floor.	Good
Wall Framing	
Structural Horizontal timber pole framed wall construction on a structural masonry base.	Good
Roof Space	
Timber framed - roof	Not Visible
Interior Linings	
timber ceiling and wall linings, timber trims and doors, carpet, composite and tile floor coverings.	Good
Entrance	Good
Bedroom 2	Good
Bathroom	Good
Bedroom 3	Good
Bedroom 1	Good
Bedroom 1 ensuite	Good
Bedroom 1 separate toilet	Good
Bedroom 4 mezzanine floor.	Good
Lounge	Good
Ground floor separate toilet.	Good
Internal stairs	Good
Mezzanine Lounge	Good
Dining room	Good
Kitchen	Good
Garage	Good
Laundry	Good
Apartment kitchen/dining	Good
Apartment bedroom.	Good
Apartment bathroom.	Good
Roof System	
Asphaltic tile roofing.	Good
Flashings & penetrations	Good
Guttering, downpipes, fascia & soffits	Good

Exterior Cladding	
Douglas Fir 350 dia timber logs.	Good
Exterior Joinery	
Single and Double glazed timber joinery with timber reveals.	Good
Outbuildings	
Cottage and bathroom.	Good
Chimney	
Two storey block steel flued	Good

Foundation

Type - Horizontal timber pole framed construction on a concrete floor.

Height above finished ground - Over 150 mm around the perimeter.

Minimum heights of floor above ground should be 150 mm to paved ground, 225 mm to unpaved ground.

Cracking - None observed.

Dampness - None visible at time of inspection.

Recommendations:

The floor levels were checked using a self-levelling laser.

Concrete slab surface level - Within 6 months of new, BRANZ suggests concrete slabs be level to within ± 10 mm of the specified floor level in any one room or space.

The maximum permitted surface deviation is ± 3 mm in any 3 m of length.

NZS 3109-1987 IN STIU CONSTRUCTION

- Length and height of component -

- $L < 0.5$ mtr = ± 10 mm,

- $L < 1.5$ mtr = ± 12 mm,

- $L < 3.0$ mtr = ± 15 mm,

- $L < 10.0$ mtr = ± 20 mm ,

- $L < 10.0$ mtr = $\pm 0.002L$.



Photo 2

Concrete Strip foundation wall
beneath living room windows.



Photo 3

Foundation wall on western side of house.



Photo 4

Garage schist veneered masonry foundation wall.



Photo 5

Structural pole foundation.



Photo 6

Foundation wall in the lounge.

Wall Framing

Timber due to age and construction type.
Douglas Fir timber pole framing.

Recommendations:

The condition of the internal framing other than pole construction is unknown.



Photo 7

Structural masonry wall in garage supporting timber poles.



Photo 8

Wall framing in bedroom 1



Photo 9

Example of moisture test done in cabin using a Trotec T660 moisture tester.

Roof Space

The ceiling space was unable to be viewed due to the type of construction.

Roof frame construction and connections - Pitched skillion timber framing - No connections visible.

Condition - Not visible.

Obvious structural alteration - No.

Ceiling construction - Not visible

Electrical - None visible.

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

Plumbing - None visible.

Insulation - Glass earth wool - Information supplied from builder.

Thickness of insulation visible - Over 275mm.

Discharges into the roof space - NA.

Interior Linings

Plasterboard, timber, MDF ceiling linings and timber and plasterboard wall linings with a paint finish, timber trims and doors with a varnish finish, carpet, composite and tile floor coverings.

Recommendations:

The inspection and resulting report are not intended to 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.

There are areas to most of the home's interior that are not viewable due to personal belongings and furniture obstructing the view under or behind. These areas should be checked for defects on handover inspection. RedLBP has no liability for defects and damages not being able to be viewed.

Entrance

Ceiling linings - Roofing membrane - Hessian covered - Battened.

Wall linings - Timber pole.

Exterior joinery - Timber - Single glazed - Standard glass.

Internal doors - Not Applicable.

Floor coverings - Steel tiles.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 10

Entrance and front door.



Photo 11

Internal stairs in entrance.

Bedroom 2

Ceiling linings - Timber.

Wall linings - Timber pole and paint finished plasterboard.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 12

Bedroom 2

Bathroom

Ceiling linings - Timber.
 Wall linings - Timber pole and wallpapered plasterboard.
 Exterior joinery - Timber - Single glazed - Safety glass - Clear coated timber reveals.
 Internal doors - Solid timber.
 Floor covering - Composite flooring.
 Vanity - Floor mounted.
 Taps and waste - Functional - Yes.
 Splashback - Tiled.
 Bath - Inbuilt (enclosed cradle).
 Taps and waste functional - Yes.
 Shower - Enclosure.
 Glass type - Safety.
 Shower pressure - Good.
 Water hammer - No noise or vibration noted.
 Ventilation - Opening window sash.
 Heating - Underfloor pad.
 Heated towel rail - No.
 Lights/Switch - Operational.
 Electrical sockets - All accessible sockets were operational.
 Defects - None identified.

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



Photo 13

Bathroom



Photo 14

Bathroom shower.

Bedroom 3

Ceiling linings - Timber.

Wall linings - Timber pole and paint finished plasterboard.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 15

Bedroom 3

Bedroom 1

Ceiling linings - Timber.

Wall linings - Timber pole and paint finished plasterboard.
 Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.
 Internal doors - Solid timber.
 Floor coverings - Carpet.
 Lights/Switch - Operational.
 Electrical sockets - All accessible sockets were operational.
 Cupboards - Not applicable.
 Defects - None identified.

 <p data-bbox="571 1003 657 1025">Photo 16</p>	<p data-bbox="1082 544 1203 566">Bedroom 1</p>
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Bedroom 1 ensuite

Ceiling linings - Timber and paint finished plasterboard.
 Wall linings - Timber pole and paint finished plasterboard.
 Exterior joinery - Timber - Single glazed - Safety glass - Clear coated timber reveals.
 Internal doors - Solid timber.
 Floor coverings - Composite flooring.
 Heated towel rail - Yes.
 Cistern & pan - Tested - Functional - Yes
 Vanity - Floor mounted.
 Taps and waste - Functional - Yes.
 Splashback - Tiled.
 Shower - Wet area shower.
 Glass type - Safety.
 Water hammer - No noise or vibration noted.
 Ventilation - Opening window sash. Mechanical - Functional - Yes. Externally vented - Yes.
 Heating - No.
 Heated towel rail - Yes.
 Lights/Switch - Operational.
 Electrical sockets - All accessible sockets were operational.
 Defects - None identified.

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



Photo 17

Bedroom 3 ensuite.

Bedroom 1 separate toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Paint finished plasterboard.

Internal doors - Solid timber.

Floor coverings - Composite flooring. No visible issues.

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

Vanity - Sealed to wall - Secure to wall.

Water hammer - No noise or vibration noted.

Ventilation - Mechanical - Functional - Yes.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 18

Bedroom 1 separate toilet.

Bedroom 4 mezzanine floor.

Ceiling linings - Timber.

Wall linings - Paint finished plasterboard.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 19

Bedroom 4

Lounge

Ceiling linings - Roofing membrane under rafters hessian covered - Battened.
 Wall linings - Paint finished plasterboard - Timber pole and stone.
 Exterior joinery - Timber - Double glazed - Standard glass - Clear coated timber reveals.
 Internal doors - Solid timber.
 Floor coverings - Carpet.
 Lights/Switch - Operational.
 Electrical sockets - All accessible sockets were operational.
 Cupboards - Single - Door - Solid timber.
 Defects - None identified.



Photo 20

Lounge



Photo 21

Double glazed lounge window.

Ground floor separate toilet

Ceiling linings - Timber.
 Wall linings - Wallpapered plasterboard and timber pole.
 Internal doors - Solid timber.

Floor coverings - Composite flooring. No visible issues.
 Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
 Vanity - Sealed to wall. Secure to wall.
 Water hammer - No noise or vibration noted.
 Ventilation - Mechanical - Functional - Yes.
 Lights/Switch - Operational.
 Electrical sockets - Not applicable.
 Defects - None identified.



Photo 22

Ground floor separate toilet.

Timber tread spiral staircase.

Type of stairs - Open.
 Construction material - Timber.
 Handrail - Secure.
 Height of handrail - 900mm
 Balusters - Secure - Yes. Material - Steel mesh.
 Defects - None identified.



Photo 23

Internal stairs.

Mezzanine Lounge

Ceiling linings - Timber.

Wall linings - Paint finished plasterboard and wallpapered plasterboard.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Floor coverings - Polished timber.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 24

Mezzanine lounge.



Photo 25

Mezzanine lounge and door to Juliet balcony deck.



Photo 26

Mezzanine lounge timber sarked ceiling.

Dining room

Ceiling linings - Roofing membrane to under rafters and hessian covered and battened.

Wall linings - Paint finished plasterboard and timber pole.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Not Applicable.

Floor coverings - Tiles.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 27

Dining room

Kitchen

Ceiling linings - Timber.

Wall linings - Timber pole.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate and timber.

Benchtops level - Yes.

Damage - No.

Cabinetry - Functional - Yes. Material type - Solid wood.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No. Faucet functional - Yes.

Heat-shield - Non-applicable.

Cook-top - Gas - Not checked.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Garbage disposal - Non-applicable.

Floor coverings - Steel tiles.

Dishwasher - Functional - Yes. This was powered on only, not run through a cycle.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.

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 28

Kitchen



Photo 29

Kitchen island back to back ovens.



Photo 30

Vintage kitchen cabinetry.

Garage

Ceiling linings - timber and polystyrene underfloor insulation.
 Wall linings - Timber and Masonry block
 Exterior joinery - Aluminium - Single glazed - Standard glass - Clear coated timber reveals.
 Garage door - Tilt door - Single - Timber and Steel - Insulated.
 Internal doors - Not Applicable.
 Floor coverings - Concrete.
 Lights/Switch - Operational.
 Electrical sockets - All accessible sockets were operational.
 Cupboards - Custom - Doors - Panel.
 Defects - None identified.



Photo 31

Garage doors.



Photo 32

Two single garage tilt doors.



Photo 33

Garage.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Timber - Single glazed - Standard glass - Clear coated timber reveals.

Located - Back entrance.

Floor coverings - Tiles.

Laundry tub/sink - No visible issues. Functional - Yes.

Water hammer - No noise or vibration noted.

Cabinets - None.

Cupboards - Not applicable.

Ventilation - Opening door or window.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 34

Laundry and back entrance.

Apartment kitchen/dining

Ceiling linings - MDF hessian covered and painted plasterboard.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Timber - Double glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - No.

Cabinetry - Functional - Yes. Material type - Solid wood

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No. Faucet functional - Yes.

Mechanical ventilation - Not applicable.

Floor coverings - Timber.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 35

Apartment kitchen/dining.

Apartment bedroom .

Ceiling linings - MDF hessian covered.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Timber - Double glazed - Standard glass - Clear coated timber reveals.

Internal doors - Solid timber.

Floor coverings - Timber.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 36

Apartment bedroom.



Photo 37

Apartment bedroom lighting.

Apartment bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Timber - Double glazed - Safety glass - Varnished timber reveals.

Internal doors - Solid timber.

Floor covering - Timber.

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

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Splashback - Tiled.

Taps and waste functional - Yes.

Shower - Enclosed shub

Glass type - Shower curtain.

Shower pressure - Good.

Water hammer - No noise or vibration noted.

Ventilation - Opening window sash. Mechanical - Functional - Yes. Externally vented - Yes.

Heating - No.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.

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



Photo 38

Apartment shower and unique copper shower rose.



Photo 39

Apartment bathroom.

Roof System

Bitumen or Asphalt tile roofing

Surface finish - Factory.

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

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

Ridges/Hips/Barges - No visible issues at the time of the inspection.

Moss, moulds or lichen - Areas noted, refer to the photos below.

Recommendations:

The roof was viewed from the top of a 3.6-metre ladder to all accessible elevations.



Photo 40

Asphaltic tiles to entrance of house.



Photo 41

Roofing above kitchen.



Photo 42

Asphaltic tile.

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

Valleys - Viewable areas only.

Material type - Asphaltic

Finish - Asphaltic chip.

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

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

Barge - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Hips - Viewable areas only.

Material type - Asphaltic.

Finish - Factory finish.

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

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

Ridges - Viewable areas only.

Material type - Asphaltic.

Finish - Factory finish. and

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

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

Apron - Viewable areas only.

Material type - Butynol.

Finish - Factory finish.

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



Photo 43

Barge flashing.



Photo 44

Roof penetrations above apartment.



Photo 45

Gas fire flue penetration above apartment.



Photo 46

Roof penetrations on main house.



Photo 47

Example of the ridge flashings.



Photo 48

Asphaltic tiles forming the valley.



Photo 49

Example of apron flashing.

Guttering

Type - External.

Material - PVC - Factory finish.

Snow straps - No.

Gutter guard - No.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Leaf and debris require clearing.

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

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

Adequate outlets - Minimum requirements are outlets at 12 m maximum intervals, giving a maximum gutter run of 6 m if regularly spaced (BRANZ).

Rainwater heads and droppers - Not applicable.

Spreaders - Not applicable.

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

Downpipes

Material - PVC - Factory finish.

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

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

Corrosion - Not applicable.

Leakage & discharge - No visible issues at the time of the inspection.

Fascia & bargeboards

Material - Timber.

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

Soffits & eaves

Material - Timber - Plywood.

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

Soffit width from cladding to fascia - Variable.

Recommendations:

Clean out gutters of foliage to prevent the gutters from overflowing.



Photo 50

PVC guttering requires cleaning out.



Photo 51

PVC guttering and downpipe system.



Photo 52

Timber soffits.



Photo 53

Timber fascia on apartment.



Photo 54

Example of debris in guttering that requires removal.



Photo 55

Plywood soffits on apartment above garage.

Exterior Cladding

Schist veneer over structural masonry blockwork to feature walls and block base.
No visible issues at the time of the inspection.

Timber shingles
Finish - CD50
Damage - None visible.

Douglas Fir 350 dia temple pole
Finish - CD50
Damage - Some end splitting noted - Noted below.

Recommendations:

Maintenance would include regularly cleaning all exterior surfaces to remove grime and contaminants, particularly where rain washing is not achieved typically below spouting and eaves. Cleaning is important as grime and contaminants can cause accelerated deterioration to construction materials. Normal maintenance and repairs will be required over the coming years.



Photo 56

Shingle and pole junction detail.



Photo 57

Some end grain splitting noted in logs.



Photo 58

Mixed use of cladding materials outside lounge.



Photo 59

Shingle cladding outside laundry.



Photo 60

Douglas Fir timber pole cladding and timber exterior cladding.



Photo 61

Shingle gable end cladding outside downstairs bedrooms.



Photo 62

Schist cladding outside lounge.

Exterior Joinery

Single and Double glazed timber joinery.

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

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

Putty/Beadings - Maintenance or repair required, refer to the photos below.

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

Hardware - Functional at the time of the inspection.

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

Reveals - Timber.

Finish - Clear coated.

Damage - None visible at the time of the inspection.

Cladding/soffit junctions - No visible issues at the time of the inspection.

Exterior flashings - Headflashings installed.

Recommendations:

Some window latches were loose and/or require minimal repairs, it is recommended these are remedied as part of general maintenance to the property to assist with drafts.

Rubber seals should be replaced or re-seated to prevent water ingress where required.

Recommended that security stays are installed on any second story opening windows with a sill height lower than 900mm to reduce fall hazard.



Photo 63

Glazing rubber loose in apartment bedroom window.



Photo 64

Joinery hardware in apartment bedroom needs maintenance.



Photo 65

Apartment entry door.



Photo 66

Single glazed lead light lounge window.



Photo 67

Log cladding and exterior joinery detail sealant noted.



Photo 68

Bespoke timber and steel front entry door.



Photo 69

Unique steel door hardware.



Photo 70

Large double glazed window in the lounge.

Outbuildings

Cottage and separate bathroom.

Foundation system - Piled.

Construction - Timber.

Cladding - Profiled metal and timber weatherboard.

Exterior joinery - Timber - Single glazed Standard glass - Clear coated timber reveals.

Roofing - Asphaltic tile.

Linings - Painted plasterboard

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Internal doors - Not Applicable.

Defects - None identified.

Cottage bathroom.

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Timber - Single glazed - Standard glass

Internal doors - Not Applicable.

Floor coverings - Polished timber.

Cistern & pan - Floor mounted. Tested - Functional - Yes.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Splashback - Tiled.

Shower - Enclosure.

Shower curtain.

Water hammer - No noise or vibration noted.

Ventilation - Opening window sash. Mechanical - Functional - Yes. Externally vented - Yes.

Heating - Yes.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Defects - None identified.

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

Recommendations:

General upkeep and maintenance.



Photo 71

Cottage



Photo 72

Cottage and detached bathroom with califont hot water.



Photo 73

Cottage bedroom.



Photo 74

Cottage bathroom.

Chimney

Two story structural masonry block chimney.



Photo 75

Structural masonry plastered internally flued chimney.

NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Shingle
Paths	Shingle and stone
Deck	Timber
External stairs	Timber
Spa pool	Spa pool
Verandah/Porch	Front porch
Drainage	Gully-traps, stormwater risers, sumps.
Heating/Cooling/Ventilation	Solid fuel burner - Gas fire - Radiator - Open fires.
Services	Services

Driveway

Shingle driveway.

Recommendations:

Add more shingle as required.



Photo 76

Shingle driveway.

Paths

Shingle and schist stone paths with no edging.

Recommendations:

General upkeep and maintenance.



Photo 77

Example of stone path outside cabin.



Photo 78

Shingle paths around main building.

Deck

Timber deck over timber substrate with screw fixings.
Connected to dwelling - Yes.

Recommendations:

General upkeep and maintenance.



Photo 79

North facing hardwood deck
and balustrade.



Photo 80

Screw fixed decking at entrance
to apartment.



Photo 81

Mezzanine lounge balcony deck.

External stairs

Type - Timber runners with timber treads.

Condition - No obvious defects.

Handrail - Secure

Recommendations:

General upkeep and maintenance of external stairs by cleaning and keeping free of debris.



Photo 82

Timber framed apartment stairs handrail secure.



Photo 83

External timber stairs to apartment.

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 760mm 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 84

Spa pool.

Verandah/Porch

Timber deck over timber substrate with screw fixings.
Connected to dwelling - Yes.

Recommendations:

General upkeep and maintenance.



Photo 85

Entry front porch.

Drainage

Drainage

Gully traps, stormwater risers, sumps checked with no visible issues at the time of inspection.

Recommendations:

Keep vegetation and soils clear of drainage.



Photo 86

Driveway grated drain.



Photo 87

Downpipe outside laundry.



Photo 88

Stormwater riser outside laundry.



Photo 89

Kitchen gully trap.



Photo 90

Stormwater riser western side of main building.



Photo 91

Laundry gully trap

Heating/Cooling/Ventilation

Solid fuel burner - Flued gas heater - Radiators - Open fires.

Recommendations:

Service as per manufacturer's recommendations.

It is recommended to have the flue cleaned and checked annually.



Photo 92

Gas fire in apartment living room.



Photo 93

Gas fire control.



Photo 94

Wood fire with water jacket in entrance - heating for radiators in bedrooms and under floor heating under steel tiles seen in this photo.



Photo 95

Open fire in the lounge



Photo 96

Radiator in bedroom 1



Photo 97

Radiator in bedroom 2



Photo 98

Open fire in bedroom 1

Services

Tested - Yes - No

Fire warning & control systems - Yes.
Heating systems - No.
Central vacuum systems - Not Applicable.
Ventilation systems - Not Applicable.
Security systems - Not Applicable.
Security cameras - Not Applicable.
Electricity services - Yes.
Gas services - No.
Water services - Yes.
Hot water services - Yes.
Foul water services - Yes.
Grey water recycling system - Not Applicable.
Rainwater recycling system - Not Applicable.
Solar heating - Not Applicable.
Solar power/panels - Not Applicable.
Aerials & antennae - No.
Shading systems - Not Applicable.
Telecommunications - No.
Lifts - Disabled access - Not Applicable.
Water pump - Yes.
Storm-water soak pits - No.
Distribution board - No.
Header tank - Not Applicable.
Communications hub - No.

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.
Earth stake - Location - Not located.
Exterior meter box - Location - Inside entrance.
Electrical connection - Under ground supply.

Water heating

Type - Mains pressure electric cylinder.
Capacity - 300L and 625L.
Approximate age - Unknown.
Seismic bracing - Strapping and secure in place.
Area serviced - Entire house.

Sewage Disposal - On-site septic tank.

Water source - Bore.

Recommendations:

Regular checks to ensure smoke detectors are functional.

All services should be tested and maintained by certified professionals to manufacturer's specifications.



Photo 99

Gas storage at the rear of garage.



Photo 100

Gas califont water heating for apartment.



Photo 101

Water storage.



Photo 102

Power mains outside front entry.



Photo 103

Telecommunications outside front of garage.



Photo 104

Cottage sub-main.



Photo 105

Example of Powerpoint testing in garage.



Photo 106

Gas bottle storage main dwelling.



Photo 107

Hot 300L and 625L water cylinders on mezzanine floor.



Photo 108

Satellite dish above apartment.



Photo 109

Gas califont outside cottage.



Photo 110

Smoke alarm in cottage.



Photo 111

Meter board inside entrance.



Photo 112

Distribution board inside entrance.

CONCLUSION

This property was furnished at the time of inspection, this obstructs the view of some areas. We recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

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.

Report Types - Only the reports purchased are contained within the following report. For the type of report purchased please refer to page 3, Inspection Type. One or more of the following will be listed - Pre-Purchase Report. Meth Testing. Floor Levels.

This report complies with New Zealand standards for building inspection NSZ4306:2005.

Overall the property is in good tidy condition for its age and has been well maintained over its life with only small minor aesthetic issues as detailed within the report.

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.

The dwelling is structurally sound and fit for purpose.