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PRE-PURCHASE BUILDING REPORT

Property Address	65 The Masthead Whitby Porirua 5024		
Client	The Law Family Trust		
Date of Inspection	24th August 2022	Time	12:00 pm
Inspector	Trevor Garrett MSc, Licensed Building Practitioner, Advanced Trade Certificate Carpentry, National Diploma Construction Management. Member of NZIOB.		
LBP Number	131790		
Inspection Type	Pre-Purchase Report		
People Present	Owner		
House Occupied	Yes		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005



Client: The Law Family Trust

Date of Inspection: 24th August 2022

Site Address: 65 The Masthead Whitby Porirua 5024

Inspector: Trevor Garrett

Qualifications: MSc, Licensed Building Practitioner, Advanced Trade Certificate Carpentry, National Diploma Construction Management. Member of NZIOB.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Trevor Garrett

Date: 24th 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 overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

The home is monolithic clad, although it is not presenting with any issues at the time of the inspection, it is still a known issue and should be monitored and well maintained so as to remediate any issues early on. If any moisture issues are present around the home, have a suitably qualified building surveyor investigate further.

PROPERTY IDENTIFIERS

Address	65 The Masthead Whitby Porirua 5024
Legal Description	LOT 2425 DP 78254
Certificate of Title	WN44D/838
Land classification	Residential Suburban. Wind Zone - Very High - BRANZ - GIS. Sea Spray Zone.
Weather	Overcast
Soil	Wet
Site Exposure	Exposed

BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in Whitby. It is a freehold title situated on a front section that is sloping.

The dwelling is two storey with four bedrooms and two bathrooms. Internally, the property has heating that consists of two gas heaters which are located in the living room and kitchen. The water system is heated by gas. The internal linings are plasterboard and are decorated with paint. The floors are concrete with floor coverings being carpet and tiles.

The foundation system is a concrete slab on grade with the dwelling being of timber construction. The exterior joinery is aluminium and is single glazed. The property is clad with an unknown or what is, fibrous cement sheeting substrate (monolithic) with a plaster coating. The roof is metal tiles. There are two garages, that are attached to the house, with single and double capacity, and internal access. The driveway is concrete.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck, concrete paths and raised garden beds and soft landscaping of lawn, gardens and trees.

PRE-PURCHASE REPORT

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

Type	Condition
Roof System	
Pressed Metal Tiles	Good
Exterior Cladding	
Fibrous cement sheeting	Average
Exterior Joinery	
Single glazed aluminium joinery with timber reveals.	Good
Wall Framing	
Timber framed - wall	Not Visible
Foundation	
Type C1	Good
Roof Space	
Timber framed - roof	Good
Interior Linings	
Plasterboard ceiling and wall linings, timber trims and doors, carpet and tile floor coverings	
Bedroom 1	Good
Bedroom 2	Good
Bedroom 3	Good
Bedroom 4	Good
Walk in wardrobe	Good
Ensuite	Good
Bathroom	Good
Garage 1	Good
Garage 2	Good
Study	Good
Living room	Good
Kitchen	Good
Laundry	Good
Water closet	Good
Hallway	Good

Roof System

Type of roof construction - Hip roof.

Pitch of roofs - 10 - 15 degrees.

Pitch appropriate for materials - Yes.

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

All attempts will be made to safely view, but if unable to inspect, 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.

Pressed metal tile

Coating - Factory finish.

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

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage, dented - Areas noted, refer to photos below.

Moss, moulds or lichen - None visible at the time of the inspection.

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 - Metal.

Finish - Factory finish.

Condition - Paint deteriorated.

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

Hips - 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.

Ridges - 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.

Apron - 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.

Penetrations

Type - flues and venting.
Condition - Not fully visible.
Flashings - Not fully visible at the time of the inspection.
Sealants - Not fully visible.
Signs of leaking - None visible at the time of the inspection.

Guttering

Type - External.
Material - PVC.
Gutter guard - No.
Falls - Ponding visible.
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 - No visible issues.
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.
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.
Finish - Paint.
Damage & corrosion or rot - No visible issues at the time of the inspection.

Soffits & eaves

Material - Fibrous cement sheeting.
Finish - Painted.
Damage, rot or corrosion - No visible issues at the time of the inspection.
Soffit width from cladding to fascia - 400 - 500mm.

Recommendations:

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

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

We recommend the installation of a spreader to the downpipes discharging onto the lower roof.

Continue upkeep and maintenance, ensuring valleys and gutters are kept clear of debris.

Complete a roofing inspection to arrange recommendations for future maintenance.

General upkeep of the roofing system to maintain weathertightness.



Photo 2

Southeast gutter holding water.



Photo 3

Southeast mould or pollen visible.



Photo 4

Southwest fixings starting to show rust.



Photo 5

West side has a blocked downpipe dropper.



Photo 6

East side valley paint has deteriorated. Roof penetration, no visible issues.



Photo 7

East side roof penetrations, no visible issues.



Photo 8

Northeast gutter is holding water.



Photo 9

Northeast gutter is holding water.



Photo 10

Northwest gutter is holding water.



Photo 11

Northwest gutter is holding water and has visible rust around fixings.



Photo 12

West side roof penetration, no visible issues.



Photo 13

West side upper downpipes discharge onto lower roof.



Photo 14

West downpipe, no visible issues.



Photo 15

North side conservatory downpipe discharges into lower roof gutter.



Photo 16

East side upper downpipe discharges onto lower roof.



Photo 17

East downpipe, no visible issues.

Exterior Cladding

Type - Fibre-cement sheeting - monolithic.

Finish - Light sprayed on plaster or paint. Recently recoated.

Overall condition - Bulging visible.

Control joints - None.

Vertical cracking - Sheet joints visible.

Cracking at window corners - None visible.

Horizontal cracking - Sheet joints visible.

Staining or moulds visible - Nothing visible.

Window flashing details - Head flashings extend 20 mm beyond the window facing with a 5 mm separation from the flashing and are sealed at the end of the flashing - No. The window is entirely sealed around all sides, with cracking visible.

Penetrations - No visible issues.

Wall balustrade junctions - None.

Fascia junctions - Penetrate cladding or coating.

Horizontal/flat surfaces - None.

Cladding to roof flashings and junctions - Adequate kick-outs to direct the water away from the building and into gutters.

Ground clearances - Areas of remediation to lower ground levels recommended on the lower west side.

Recommendations:

With claddings such as Polystyrene and Monolithic or similar, including roughcast over other cladding like weatherboards, block etc, 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.

The properties cladding system (monolithic) complied with the building code at the time of construction. Since construction our building code has been updated, this is due to a number of factors that information is publicly available. The changes to the building code implemented the addition of a cavity system to the cladding systems and penetrations to the cladding systems are avoided if possible. Ongoing monitoring of the moisture levels of the timber framing is recommended along with maintaining the exterior paint coating. Below are areas to also monitor on this home. This list is not an exhaustive list of areas to monitor and regular inspections of the exterior should be undertaken by a suitably qualified professional.

Upkeep of paint finish to maintain weathertightness.



Photo 18

East side roof wall connection.



Photo 19

East side visible horizontal joint.



Photo 20

East side visible vertical joints.



Photo 21

East side vertical joint.



Photo 22

East side visible vertical joints.



Photo 23

North side visible sheet joint and pergola fixings through the cladding.



Photo 24

North side visible sheet joint.



Photo 25

North side kitchen ranchslider has a visible crack.



Photo 26

North side fence with fixings into cladding.



Photo 27

North side kitchen ranchslider crack.



Photo 28

Northeast ranchslider left side has a visible crack.



Photo 29

Northeast ranchslider right side has a visible crack.



Photo 30

Northwest fence has fixings through the cladding.



Photo 31

West side soil is touching the cladding.



Photo 32

West side internal corner has a visible crack.



Photo 33

West side has visible sheet joints and delamination of the sheet joint within the highlighted boxes.



Photo 34

Close up of west side sheet delamination.



Photo 35

Close up of sheet joint delamination.



Photo 36

West side visible sheet joints.



Photo 37

West side visible delamination of sheet joint.



Photo 38

West side internal corner looking up from the bottom of the sheet with no visible internal flashing.



Photo 39

West side external corner, looking up from the bottom of the sheet. No visible corner flashing.



Photo 40

West side corner of window, visible delamination of sheet joint.



Photo 41

West face of conservatory has a visible sheet joint.

Exterior Joinery

Single glazed aluminium joinery.

Coating - Powder coated.

Joinery rubbers - No visible issues at the time of inspection.

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

Hardware - Functional at the time of the inspection.

Weepholes and tracks - No visible issue at the time of the inspection.

Condensation channel - Yes.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Damage - None visible at the time of the inspection.

Cladding/soffit junctions - Not applicable.

Exterior flashings - Headflashings installed.

Recommendations:

Keep weepholes and tracks clear of debris.

Make sure paint is maintained and moisture is kept at a minimum.

Single glazed joinery needs to have any condensation/moisture addressed daily. To prevent the condensation from forming, the installation of a positive airflow ventilation system such as an HRV, DVS, I-Vent or similar should be considered. These greatly reduce any moisture in the home.



Photo 42

North side, all windows are single glazed.



Photo 43

North side conservatory.



Photo 44

Typical window headflashing detail. All headflashings finish flush with the end of the window rather than an overhang.

Wall Framing

Timber due to age and construction type.

Recommendations:

Readings using either Trotec T660 or Survey master, non-invasive moisture tester were taken from a minimum of three points from inside of all exterior walls and wet areas where accessible i.e. around all windows, doors, bottom plates and wet areas.

No elevated moisture readings were detected, all normal at time of inspection.

The condition of the internal framing is unknown.

Trotec T660 Moisture Meter is used for the testing of moisture levels in the dwelling.

The device is held up against the wall, timber or concrete and the unit scans up to 40mm from the surface. Where moisture is located, the readings from the meter will increase significantly. (Note: Metal also increases the readings of capacitance meters)

Measurement Method: Capacitance - Di-electric

Measurement Range: 0-200 digits

The measurement is effected according to the dielectric measuring principle.

* The measurement results are only to be used as a reference for rough orientation.

* An important variable influencing the measured value is the bulk density of the element to be measured. The higher the bulk density, the higher the measured value.

*If the material to be measured contains metals (e.g nails, screws, lines, pipes etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event, the measurement is not conclusive.

*With material thicknesses of less than 20mm there is a danger of humidity values adjacent material layers affecting the measured value.

MEASURED VALUE ASSESSMENT FOR WOOD

0>50 = Dry

>80 = Limit to the saturated range

Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.

MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL

For building materials the measurement results of the dielectric measuring method can only be used as reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

The ensured values are only to be interpreted as indicators (dry, damp, wet).

0>50 = Dry

50>80 = Damp

80> = Wet

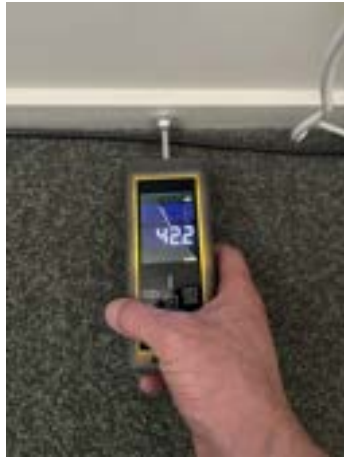


Photo 45

Bottom plate measurements have indications of normal moisture readings.



Photo 46

Window reveals measurements have indications of normal moisture readings.



Photo 47

Window reveals measurements have indications of normal moisture readings.



Photo 48

Window reveals measurements have indications of normal moisture readings.

Foundation

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.

Height above finished ground - Minimum heights have been reduced due to - Raised gardens on the west side.

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 in our opinion are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties. Tolerances as per MBIE guide to tolerances, materials and workmanship in new residential construction 2015. as per below:

- Finished floor slope no more than 1:200 = 5 mm per 1 meter - MBIE

MBIE - Ministry of Business, Innovation and Employment.



Photo 49

Garage slab, no visible issues.

Roof Space

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

All attempts will be made to safely view, but if unable to inspect the area, it 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. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection.

Roof frame construction and connections - Pitched timber framing. Connections not all visible.
Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper.

Obvious structural alteration - No.

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 - Visible - Unsupported.

Plumbing - None visible.

Insulation - Glass wool.

Thickness of insulation visible - Over 75mm.

Coverage - Blanket - Fitted between or over joists - Acceptable.

Discharges into the roof space - No.

Party walls - checked - NA.

Stored items - No.

Recommendations:

Safety regulations require a 150mm gap between older technology downlights and insulation, and the cans should never be covered with insulation with these downlights. Collars are available which keep the insulation away from the downlights – if you have loose fill insulation, check that you have these in place and the insulation is clear of the downlights.

Regular visual checks to roof space via manhole to check for any issues such as leaks or pest activity as part of regular maintenance.

The home would benefit from a second layer of insulation in the roof space.



Photo 50

Interior walls have no insulation.



Photo 51

Hot water cylinder flue, no visible issues.



Photo 52

Ensuite extract ducting. Unclear the purpose of the newspaper.



Photo 53

Bathroom extract duct.



Photo 54

Insulation has good coverage.

Interior Linings

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

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - None identified.



Photo 55

Bedroom 1.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - None identified.



Photo 56

Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - None identified.



Photo 57

Bedroom 3.



Photo 58

Conservatory is accessed from both bedroom 3 and 4.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single - Door - walk in wardrobe.

Defects - None identified.



Photo 59

Bedroom 4.

Walk-in wardrobe

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Not applicable.

Internal doors - Not Applicable.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 60

Walk in wardrobe.

Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

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

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC.

Splashback - Upstand.

Bath - Not applicable.

Shower - Enclosure.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

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

Heating - Yes.

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 61

Toilet.



Photo 62

Vanity.



Photo 63

Shower.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

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

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC.

Splashback - Upstand.

Bath - Inbuilt (enclosed cradle).

Taps and waste functional - Yes.

Shower - Enclosure.
 Glass type - Safety.
 Shower pressure - Adequate.
 Water hammer - No noise or vibration noted.
 Ventilation - Opening window sash. Mechanical - Functional - Yes. Externally vented - Yes.
 Heating - Yes.
 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.

 <p>Photo 64</p>	<p>Spa bath, function not tested.</p>
 <p>Photo 65</p>	<p>Toilet.</p>



Photo 66

Vanity.



Photo 67

Shower.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Garage door - Sectional - Single - Steel - Not insulated - Automatic opener functional - Yes

Internal doors - Hollow core.

Floor coverings - Concrete.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 68

Garage 1.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Garage door - Sectional - Double - Steel - Not insulated - Automatic opener functional - Yes

Internal doors - Hollow core.

Floor coverings - Concrete.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 69

Garage 2.

Study

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 70

Study.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 71

Living room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Stone.

Benchtops level - Yes.

Damage - No.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - Yes, both internal corner cupboard doors.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Heat-shield - No visible issues.

Cook-top - Gas - Checked.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - 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 72

Kitchen.



Photo 73

Kitchen.



Photo 74

Kitchen.



Photo 75

Kitchen.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Located - Laundry room.

Floor coverings - Tiles.

Laundry tub/sink - Powder coated metal cabinet with stainless steel tub. No visible issues.

Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC.

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Cupboards - Not applicable.

Ventilation - Opening door or window. None.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - None identified.



Photo 76

Laundry.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Not applicable.

Internal doors - Hollow core.

Floor coverings - Tiles. No visible issues.

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

Vanity - Taps & waste functional - Yes.

Water hammer - No noise or vibration noted.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC.

Ventilation - Mechanical - Functional - Yes.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Defects - None identified.

 <p data-bbox="568 627 657 649">Photo 77</p>	<p data-bbox="1082 168 1150 190">Toilet.</p>
 <p data-bbox="568 1176 657 1198">Photo 78</p>	<p data-bbox="1082 714 1158 736">Vanity.</p>

Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet and tiles.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - HWC and storage - Single - Doors - Hollow core.

Defects - None identified.



Photo 79

Hallway.

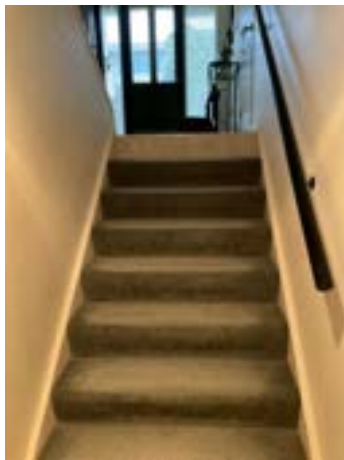


Photo 80

Stair handrail is secure.



Photo 81

Stair handrail is secure.

NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Concrete
Boundary Fences	Combination
Paths	Concrete and shingle
Retaining Walls	Timber
Deck	Timber
Gates	Combination of timber-framed and covering or timber-framed with fibre cement covering with a plaster finish.
Drainage	Gully-traps, stormwater risers, sumps
Heating/Cooling/Ventilation	Gas fire
Services	Services

Driveway

Pressed concrete.

Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 82

Driveway, functional.



Photo 83

Driveway has some cracking no issue.

Boundary Fences

Combination of timber framing and covering and timber framed with fibre cement sheeting and plaster system.

Recommendations:

General upkeep and maintenance, keep vegetation and soils clear of timbers as these timbers are only exterior treated and will rot if vegetation or soils are up against them.



Photo 84

West has visible delamination of the joints.



Photo 85

North side, functional.



Photo 86

East side mostly covered in vegetation, functional.



Photo 87

South side some similar delamination as the west side, functional.

Paths

Combination of plain and pressed concrete and wooden stairs.

Recommendations:

General upkeep and maintenance. Clean down to remove moss and reduce slip hazards as part of regular maintenance. Add shingle as required.



Photo 88

East side, functional.



Photo 89

East side, functional.



Photo 90

East side handrail is not secure.



Photo 91

West side steps formed by sleepers. A number of the sleepers are rotten.



Photo 92

West side steps formed by sleepers. A number of the sleepers are rotten.



Photo 93

West side, wooden steps and shingle path, functional.



Photo 94

East side, functional.

Retaining Walls

Retaining walls

Type - Timber.

Height of retaining wall - Various see photos for detail.

Rotation - Various see photos for detail.

Moisture - None visible at the time of inspection.

Damage - No.

Recommendations:

Earth bound, visual inspection to exposed sections only.



Photo 95

West side is 700mm high.



Photo 96

North side is 1m high.



Photo 97

Northeast is slightly rotated and is 1.6m high.



Photo 98

East side is 1.5m high.

Deck

Timber deck over timber substrate with nail fixings.

Connected to dwelling - Yes. Located on the north of the home, accessed from the living room and kitchen.

Recommendations:

General upkeep and maintenance. Punch nails that are protruding above the decking as required.



Photo 99

Northeast, functional.



Photo 100

North side handrail is secure, functional.



Photo 101

Subfloor area, no visible issues.

Gates

Combination of timber-framed and covering or timber-framed with fibre cement covering with a plaster finish.

Recommendations:

Recommend easing and regular lubrication of the hinges and latch to maintain full function.



Photo 102

West side is sticking.



Photo 103

Southwest is functional.



Photo 104

Southeast is functional.



Photo 105

North side, functional.

Drainage

Drainage

Gully traps, stormwater risers, sumps checked.

Recommendations:

Keep vegetation and soils clear of drainage. Surface water needs to be prevented from flowing into a trap by ensuring that the rim of the gully dish is at least: 25 mm higher than a paved surface and/or 100 mm higher than an unpaved surface.



Photo 106

Southwest sump.



Photo 107

Southeast sump.



Photo 108

East side downpipe connection is not visible.



Photo 109

Southeast side gully trap is flush with the ground. the surrounding pavement slopes to gully.



Photo 110

East side gully trap.



Photo 111

East side downpipe connection is visible.



Photo 112

West side downpipe connection is visible, with hotwater cylinder overflow relief beside.



Photo 113

Two manholes located on the north east corner.

Heating/Cooling/Ventilation

Gas heaters.

Recommendations:

Service as per manufacturer's recommendations.



Photo 114

West side gas heater ventilation.



Photo 115

East side gas heater ventilation.



Photo 116

Gas heater located in the living room.



Photo 117

Gas heater located in the kitchen.

Services

Tested - Yes - No

Fire warning & control systems - Yes.
Heating systems - Operating at the time of inspection.
Central vacuum systems - No.
Ventilation systems - Not Applicable.
Security systems - No.
Security cameras - Not Applicable.
Electricity services - Yes.
Gas services - Yes.
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 - Not Applicable.
Storm-water soak pits - Not Applicable.
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 - Southwest corner.
Exterior meter box - Location - Southwest corner.
Electrical connection - Underground supply.

Water heating

Type - Mains pressure gas cylinder.
Capacity - 160L.
Approximate age - 2014
Seismic bracing - Strapping.
Area serviced - Entire house.

Water source - Town supply.

Gas Meter - South side of the dwelling.

Sewage Disposal - Council sewer.

Recommendations:

It is recommended to install smoke detectors within 3 meters of any sleeping space and a minimum of one per level/story. Regular checks to ensure smoke detectors are functional.

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

Recommend installing cover plates to distribution board to cover the bus bar.



Photo 118

Data, earth stake and gas meter is located on the southeast corner.



Photo 119

Meter board is located on the southeast.



Photo 120

Sky dish is located on the west wall.



Photo 121

Hot water cylinder located in the hallway cupboard.



Photo 122

Gas hotwater cylinder installed in 2014, capacity is 160L.



Photo 123

Distribution board is located in garage 1. There is several 'pole filler' or 'MCB fuse way' blank plates missing.



Photo 124

Security keypad is located by the front door.



Photo 125

Smoke detector is located in garage 1.



Photo 126

Smoke detector is located in the hallway.



Photo 127

'Beam' brand vacuum cleaner is located in garage 2.

CONCLUSION

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

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.

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.

We recommend checking local authority records to ensure that any permits, consents and Code Compliance Certificates are complete with the materials and finishes matching, and the floor layout matching the plans.

It would be recommended a building surveyor is engaged to produce a maintenance schedule regarding the monolithic cladding.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

The floor levels in our opinion are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties.

Relevant trade people, such as painters and carpenters should be engaged to remediate works that are outside of the homeowner's skill level, to any areas as deemed required.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues.

There are areas as noted within the report where maintenance is recommended.

Although this property presents with a direct fixed cladding system (Monolithic). Moisture testing using a non-invasive Trotec T660 pinless moisture meter to all external walls has been completed with no elevated readings recorded.

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.