

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



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PRE-PURCHASE



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PRE-PURCHASE BUILDING REPORT

Property Address	19 Mamaku Rise, Welcome Bay, Tauranga 3112		
Client	Manuel Quiroz		
Date of Inspection	18th October 2024	Time	8:30 am
Inspector	Brennan Rapira National Certificate in Carpentry, Licensed Building Practitioner		
LBP Number	138160		
Additional Information			
People Present	Inspector, Purchaser		
House Occupied	No		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REDLBP
BUILDING REPORTS & PROPERTY INSPECTIONS

Company: Bay LBP Services Limited trading as RedLBP Tauranga North

Client: Manuel Quiroz

Date of Inspection: 18th October 2024

Site Address: 19 Mamaku Rise, Welcome Bay, Tauranga 3112

Inspector: Brennan Rapira

Qualifications: National Certificate in Carpentry, Licensed Building Practitioner

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Brennan Rapira

Date: 18th October 2024

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

LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

PURCHASE BUILDING REPORT

This report has been generated through a non-invasive inspection and is intended to provide recommendations solely on visible items. 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 is not a weathertight 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.

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

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. 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. The report is not intended to provide an indication of value, worth or suitability of the premises. 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, weathertightness 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. 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 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 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 a period of 30 days after release to the client, 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.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

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.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

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.

EXECUTIVE SUMMARY

Note: Reinspection 18 November 2024 as power is now connected to the property. Electrical inspection necessary.

Findings:

1. Garage door, requires maintenance as not working properly and chain is now off.
2. Electrical socket in the lounge, north side of property, not connection, needs an Electrician to make good.
3. Leak under sink, needs Plumber to check and fix.

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.

BOINZ Accreditation recommendation as to how this is described using Average, Above or Below. NZS4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.

The property is in average condition for its age and has been generally 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 routine maintenance.

Minor faults have been identified in the report; however, these are omitted from the executive summary due to not being a significant fault or a deferred maintenance issue. We kindly request that you review the report in its entirety.

There was no power to the property at the time of the inspection. No electrical items were able to be tested.

It is recommended the electrical system is checked by a registered electrician before settlement.

PROPERTY IDENTIFIERS

Address	19 Mamaku Rise, Welcome Bay, Tauranga 3112
Legal Description	LOT 34 DPS 82071 INT IN ACCESS LOT 58 DPS 82071
Certificate of Title	SA64D/370
Land classification	Wind Zone - High - BRANZ - GIS. Residential Zone.
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 2000s and is located in Welcome Bay, Tauranga. It is a freehold title situated on a rear section that is flat. The dwelling is one storey with four bedrooms and one bathroom.

Internally, the property has heating that consists of a heat pump which is located in the lounge. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and are decorated with paint and wallpaper. The floors are concrete with floor coverings being tile and carpet.

The foundation system is a concrete slab on grade with the dwelling being timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with fibrous cement weatherboard with a paint coating. 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 north and includes hard landscaping that consists of a patio and concrete paths. Soft landscaping of lawn and trees.

BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
Foundation	
NZS3604 - Type C1	Limited access
Wall Framing & Non-Invasive Moisture Testing	
Timber framed - wall	Considered
Roof Space	
Timber framed - roof	Limited access
Roof System	
Profiled metal	Viewed
Flashings & penetrations	Viewed
Guttering, downpipes, fascia & soffits	Viewed
Exterior Cladding	
Fibrous cement weatherboard (Vertical)	Viewed
Exterior Joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Interior Linings	
Plasterboard ceiling and wall linings, timber trims and doors, carpet and tile floor coverings.	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
	Viewed
Weathertightness	
Weathertightness risk matrix	Not applicable

Foundation

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

Height above finished ground - Minimum heights have been reduced due to - Subsequent paving and observed at entrance thresholds.

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 the time of the inspection.

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

Recommendations:

Visual inspection showed no areas of concern.

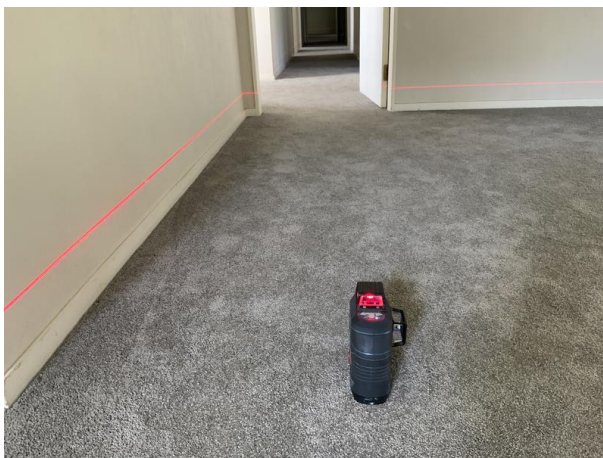


Photo 3

Floor level checked with laser level.

Wall Framing & Non-Invasive Moisture Testing

Protimeter Reachmaster Pro moisture metre is used for the testing of moisture levels in the dwelling. At the time of the inspection internal surface moisture test were completed, this was consistent throughout the house with no abnormalities.

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

<60 = Dry

<60 but <170 = Dry (Green)

>170 but <200 Risk (Yellow)

>200 but <999 = Wet (red)

The condition of the timber framing is unknown.



Photo 4

Dining room, east side. DRY
136.



Photo 5

Dining room, north side. DRY
130.



Photo 6

Lounge, north side. DRY 116.



Photo 7

Lounge, west side. DRY 104.



Photo 8

Entrance, east side. DRY 133.



Photo 9

Bedroom 1, west side. DRY 138.



Photo 10

Water closet, west side. DRY 149.



Photo 11

Bathroom west side. DRY 144.



Photo 12

Internal wall by shower. DRY
140.



Photo 13

Internal wall by shower. DRY
145.



Photo 14

Bedroom 2, east side. DRY 134.



Photo 15

Bedroom 3, east side. DRY 130.



Photo 16

Bedroom 4, west side. DRY 138.



Photo 17

Garage, east side. DRY 146.



Photo 18

Garage, south side. DRY 149.



Photo 19

Garage, west side. DRY 146.

Roof Space

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in the garage.
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 - Manufactured timber trusses. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - No visible issues.

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

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

Plumbing - None visible.

Plumbing type - Not applicable.

Insulation - Glass wool.

Thickness of insulation visible - Over 100mm. No insulation over the garage area.

Coverage - Segments - Must be fitted tightly between ceiling timbers - Full coverage where visible.

Discharges into the roof space - No.

Intertenancy fire wall - Not applicable.

Stored items - Yes.

Visible defects - No visible defects at the time of the inspection.

Recommendations:

Regular checks to ensure no leaks or rodent activity to roof space.



Photo 20

Manufactured timber truss roof construction, bituminous paper and glass wool insulation.



Photo 21

Manufactured timber truss roof construction over garage. Note: stored items visible.

Roof System

Roofing material - Profiled metal - Short run.

Coating - Painted.

Condition of roofing material coating - Areas of deterioration to the coating, refer to the photos below.

Fixings - Spring head nails.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

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

Roof-to-wall junctions - No visible issues at the time of the inspection.

Visible defects - Refer to photos.

Recommendations:

The roof and its system were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that were clearly visible during the inspection will be noted.

Considering the age of the roof, it appears to be in a reasonable condition. To preserve its condition and extend its lifespan, it is recommended to prioritise the maintenance of the paint coating. This should be undertaken in the near future.

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. Recoating the roof, as recommended by the manufacturer, helps restore the protective layers and extends the lifespan of the roofing materials.

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.

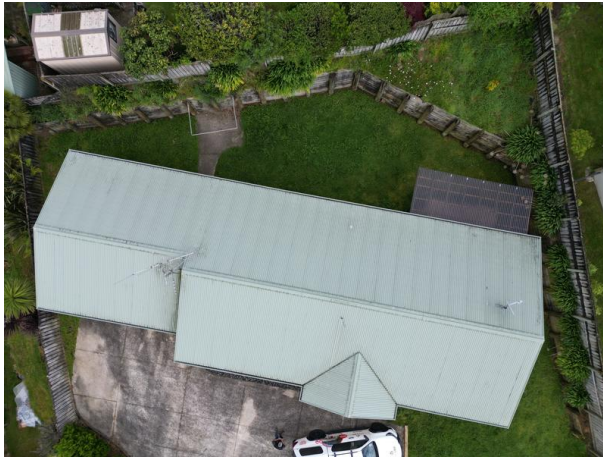


Photo 22

Profiled metal gable roof construction with nail fixings. Note: deterioration of paint coating visible.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely.

Valleys - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - Deterioration to the surface coating.

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

Barge - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - Deterioration to the surface coating.

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

Hips - Not applicable.

Material type - Not applicable.

Finish - Not applicable.

Condition - Not applicable.

Laps - Not applicable.

Ridges - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - Deterioration to the surface coating.

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

Apron - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - Deterioration to the surface coating.

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

Penetrations

Type - Pipes and overflows.

Flashing material - Rubber.

Condition - Not fully visible.

Flashings - Not fully visible at the time of the inspection.

Sealants - Not visible.

Signs of leaking - None visible at the time of the inspection.



Photo 23

Profiled metal roof, ridge, valley, barge flashings and overflow penetration.



Photo 24

Profiled metal roof, barge and apron flashing. Note: areas of moisture staining visible, this is caused by bird droppings.

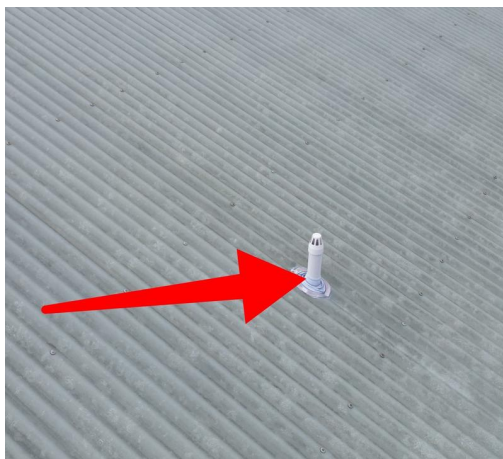


Photo 25

Vent pipe penetration.

Guttering

Type - External and concealed.

Material - Profiled metal.

Snow straps - No.

Gutter guard - No.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Areas requiring clearing.

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

Adequate outlets - Yes.

Rainwater heads and 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 - PVC.

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

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

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

Corrosion - None visible at the time of the inspection.

Spreaders - Not applicable.

Leakage, blockages - No visible issues at the time of the inspection.

Discharge - Risers.

Fascia & bargeboards

Material - Profiled metal.

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 - Broken areas (refer to photos).

Soffit width from cladding to fascia - 500 - 600mm

Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Recommendations:

Recommend clearing gutters. It is important to keep the gutters clear of debris to ensure proper drainage. Clogged gutters can cause water to overflow and pool on the roof or into other elements of the building, leading to potential water damage, leaks, and structural issues.

Regularly removing leaves, twigs, and other debris from the gutters prevents blockages and allows water to flow freely away from the roof.

In addition to keeping the gutters clear, it is important to monitor the concealed gutter and fascia

systems for any signs of leaks or failures. Mould or water stains on the soffits can be early indicators of a problem. If you notice such signs, it is recommended to promptly investigate and address the issue to prevent further damage.



Photo 26

Gutter system, east side. Note: crack visible on fibrous cement sheet soffit.



Photo 27

Gutter system, west side. Note: debris visible in gutter, cleaning required.

Exterior Cladding

Fibrous cement - type - Bevel back weatherboard.

Vented cavity - No. Directly fixed to the framing.

Finish - Painted.

Condition of finish - Chalking

Areas of moisture absorption - Due to wear

Joints/ends - No visible issues.

Cracks/splits/breaks - Areas noted.

Facings and trims - Securely fixed with no gaps.

Soakers & jointers - Metal.

Ground clearance - No visible issues.

Seals around doors and windows - No visible issues.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Recommendations:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves.

Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.

Some areas require maintenance as they are weathering due to either being more exposed to the elements.

Upkeep of the painted surfaces as appropriate to cladding types as per the manufacturer's recommendations to maintain weathertightness.

Ensure that ventilation holes in wall cavities remain clear.

Check face seal coatings and clean and recoat them as necessary. Many cladding materials rely on these coatings for weathertight performance, and failure to maintain them can result in water absorption and cladding failure.

Inspect critical sealant joints that are exposed, on many cladding systems, as they are crucial in preventing water from penetrating critical junctions.

Check critical flashings, such as window head flashings, to ensure that they deflect water over critical penetrations in the cladding.

Cleaning and recoating wall finishes.

Clear roof gutters, including internal gutters, to prevent water buildup and potential damage.

Inspect roof flashings, membranes, and claddings to ensure they are in good condition and functioning properly.



Photo 28

Weatherboard, east side.



Photo 29

Damage and paint flaking, east side.



Photo 30

Weatherboard, east side.



Photo 31

Weatherboard, east side. Note: damage visible.

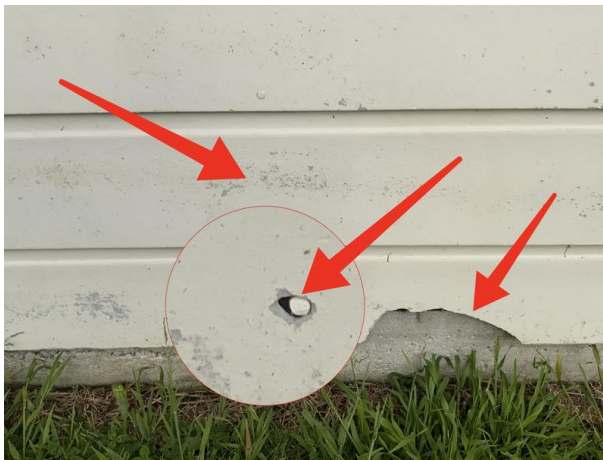


Photo 32

Paint flaking, damage and popped fixing visible, east side.



Photo 33

Weatherboard, north side. Note: damage visible.

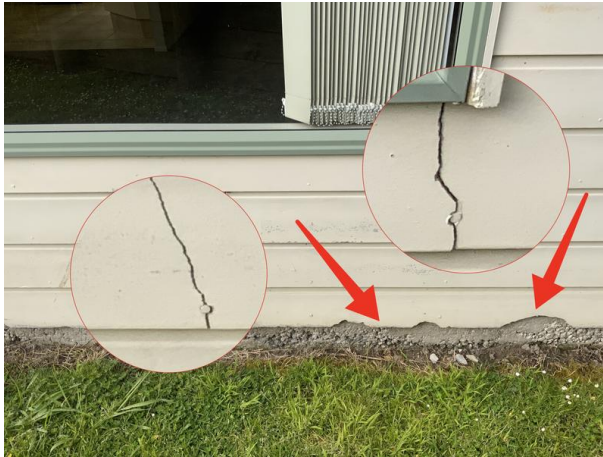


Photo 34

Cracked weatherboards and damage visible, north side.

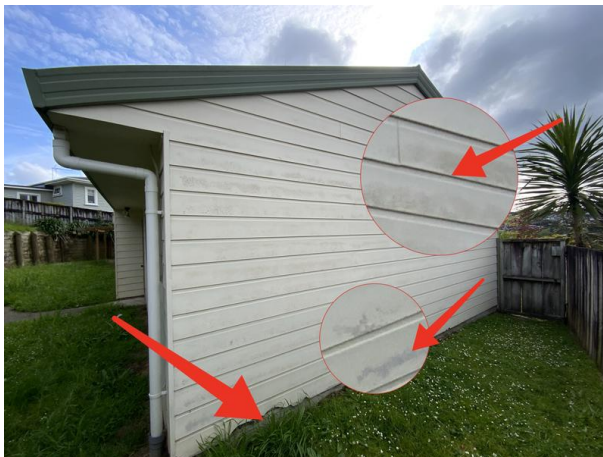


Photo 35

Weatherboard, south side.
Note: paint flaking, moisture staining and damage visible.



Photo 36

Weatherboard, west side.



Photo 37

Weatherboard, west side.
Note: paint flaking and damage visible.



Photo 38

Weatherboard, west side.



Photo 39

Weatherboard, west side.



Photo 40

Fibrous cement weatherboard
gable end, east side.

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 - No visible issues at the time of inspection.

Tracks, drainage channels & weep-holes - No visible issue at the time of the inspection.

Reveals - Timber.

Finish - Painted.

Damage - Refer to the photos below.

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

Exterior flashings - No visible issues at the time of the inspection.

Scribers and/or seals - Sealed.

Entrance doors - Metal door and aluminium frame.

Garage joinery - Single-glazed.

Defects - Refer to the photos below.

Recommendations:

Keep tracks, drainage channels & weep-holes clear of debris. The paint is flaking on the sills, this may allow moisture to be absorbed into the timbers causing deterioration, correct preparation and decoration is required.

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



Photo 41

Single glazed aluminium joinery, east side.



Photo 42

Single glazed aluminium joinery with painted timber reveals, located in lounge.



Photo 43

Paint wear visible on timber reveal, located on entrance door.

Interior Linings

Plasterboard ceiling and wall linings with a paint and wallpaper finish, timber trims and doors with a paint finish, carpet and tile floor coverings.

Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Not applicable.

Entrance door - Metal door and aluminium frame.

Internal doors - Hollow core.

Floor coverings - Tiles.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - Not applicable.

Cupboards - Single - Doors - Hollow core.

Defects - None identified.

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.

To repair minor plasterboard sheet cracking, follow these steps:

1. Remove the existing jointing material.
2. Apply tape to the joints.
3. Use gypsum plaster stopping compound to stop the cracks.
4. Sand the area.
5. Finally, re-paint or re-wallpaper the repaired section.



Photo 44

Entrance.

Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cracking.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cracking.

Exterior joinery - Not applicable.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - Refer to photos.



Photo 45

Hallway.



Photo 46

Sheet join crack visible on ceiling lining.



Photo 47

Sheet join crack visible on wall lining.

Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Cracking and minor cosmetic issue.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Not applicable.

Defects - Refer to photos.



Photo 48

Lounge.

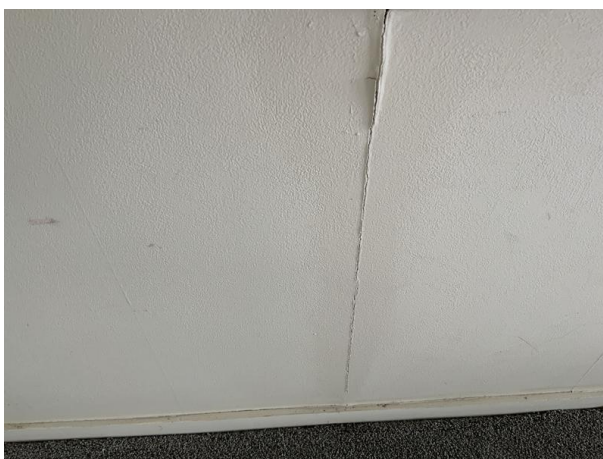


Photo 49

Sheet join crack visible on wall lining.



Photo 50

Damage visible on wall lining.

Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issue.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Cracking.

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

Internal doors - Not applicable.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - Refer to photos.



Photo 51

Dining room.



Photo 52

Sheet join crack visible on wall lining.



Photo 53

Paint flaking visible on ceiling lining.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Not applicable.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Tiled - Sealed edge.

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 - PVC waste

Heat shield - Tiled.

Cooktop - Electric - No power so unable to check

Oven - No power at the time of the inspection.

Mechanical ventilation - None.

Garbage disposal - Not applicable.

Floor coverings - Tiles.

Dishwasher - No power to the property at the time of inspection.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Not applicable.

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.

Recommendations:

There is no externally vented mechanical ventilation system installed in the kitchen. It is recommended to install a suitable system for the rooms requirements.



Photo 54

Kitchen.

Water closet

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Condition - No visible issues.

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

Single or dual flush - Dual.

Vanity - Not applicable.

Ventilation - Opening window sash.

Lights/Switch - No power to property at the time of inspection.

Defects - None identified.



Photo 55

Water closet.

Bathroom

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Scotia.
Wall linings - Plasterboard - Wallpaper.
Wall defects - Minor cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Tiles.
Cistern & pan - Not applicable.
Vanity - Floor mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - PVC waste
Splashback - Upstand.
Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.
Shower - Enclosure.
Glass type - No glazing.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - No.
Mechanical ventilation - Functional - No.
Heating - No.
Heated towel rail - Yes.
Lights/Switch - No power to property at the time of inspection.
Electrical sockets - No power to the property at the time of inspection.
Cupboards - Not applicable.
Defects - Refer to photos.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

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.

The statement about the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to their judgment.

Recommendations:

Inbuilt baths can be prone to maintenance issues. Depending on how the bath has been installed and maintained depends on how watertight it remains and how much future maintenance it will require. Typical failure points are where the bath meets the wall and around the tap units. It is recommended you constantly monitor these junctions to ensure damage is not occurring to the adjacent walls.

There is no externally vented mechanical ventilation system installed in the bathroom. It is recommended to install a suitable system for the rooms requirements.



Photo 56

Bathroom. Note: areas of wallpaper peeling visible.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Not applicable.

Internal doors - Hollow core.

Located - Garage.

Floor coverings - None - Concrete.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - PVC waste

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. Mechanical - None.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Defects - None identified.

Recommendations:

There is no externally vented mechanical ventilation system installed in the laundry. It is recommended to install a suitable system for the rooms requirements.



Photo 57

Laundry.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cracking and dampness and moisture staining.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Minor cosmetic issues.

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

Garage door - Tilt door - Double - Steel - Not insulated - Automatic opener functional - No.

Internal doors - Hollow core.

Floor coverings - None.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Double - Doors - Solid timber.

Defects - Refer to photos.



Photo 58

Garage.



Photo 59

Minor damage visible on wall lining.



Photo 60

Crack visible on ceiling lining.

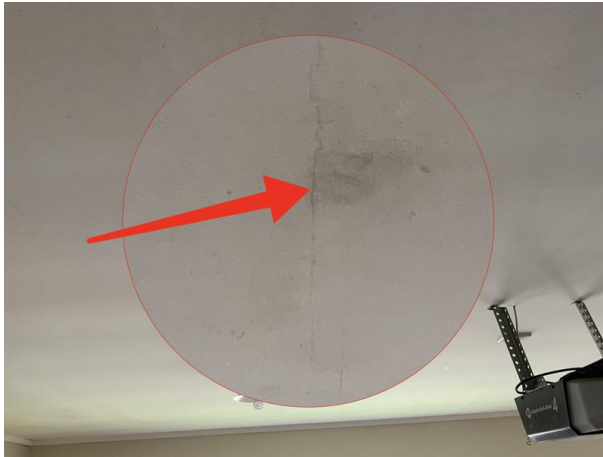


Photo 61

Areas of sheet join cracks and moisture staining visible.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Not applicable.

Defects - None identified.



Photo 62

Bedroom 1.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Single - Door - Hollow core.

Defects - None identified.



Photo 63

Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Minor cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Single - Door - Hollow core.

Defects - Refer to photos.

 <p>Photo 64</p>	<p>Bedroom 3.</p>
 <p>Photo 65</p>	<p>Peeling wallpaper visible.</p>

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Minor cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - No power to property at the time of inspection.

Electrical sockets - No power to the property at the time of inspection.

Cupboards - Double - Doors - Hollow core.

Defects - Refer to photos.



Photo 66

Bedroom 4. Note: this room has access to bathroom.



Photo 67

Peeling wallpaper visible.

Weathertightness

Weathertightness risk assessment.

Weathertightness is the ability of a building's external cladding and components to prevent external moisture ingress to enter the internal of the building.

Wind zone - High = 1 (scoring range of 0-2).

Number of stories - One storey = Low risk - 0 (scoring range of 0-4).

Roof/wall intersection design - Medium risk - Roof-to-wall junctions partially exposed (e.g. hip or gable roof with no eaves) = 1 (scoring range of 0-5).

Eaves width - Medium risk - 450 mm - 600 mm first storey, or over 600 mm at second storey = 1 (scoring range of 0-5).

Envelope complexity - Low risk - Simple rectangular, L, T or boomerang shape, with single cladding type = 0 (scoring range of 0-6).

Deck design - Low risk - None, timber slat deck, or porch at ground level = 0 (scoring range of 0-6).

Total Risk matrix score - 3

Over-all Risk Score

Score. Risk Severity

0 - 6. Low risk

7 - 12. Medium risk

13 - 20. High risk

Over 20. Very high risk

The weathertight risk matrix is for design purposes, although it allows us to consider the homes' weathertightness it does not reflect the condition of the home.

Recommendations:

Philosophy of risk assessment

The development of the risk assessment approach taken in E2/AS1 is based on work undertaken in 1999 by two Canadians, architect Don Hazeldon and building scientist Paul Morris. They developed a simple concept called the 4Ds to describe four basic principles of water management in buildings. Deflection: keeping water away from potential entry points. Drainage: providing means of removing water that does enter. Drying: allowing any remaining moisture to be removed by ventilation or diffusion, and Durability: providing materials with appropriate durability. As per the guidance document for Acceptable Solution E2/AS1 ("E2/AS1") for Clause E2 External Moisture of the New Zealand Building Code.

NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Retaining Walls	Retaining walls
Patio	Concrete
Gates	Timber framed and covering
Drainage	Gully-traps, stormwater risers, sumps.
Electrical	Testing completed
Heating.Cooling.Ventilation	Heat pump
Services	*Power/water/security/data/gas/hotwater/ smoke detection/aerials/ceiling fan/ *

Driveway

Plain concrete.

Saw cuts - Yes.

Cracking - Areas of cracking visible.

Recommendations:

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



Photo 68

Concrete driveway to property.

Boundary Fences

Unpainted timber palings fixed to timber rails with timber posts.
 Condition of cladding - Moisture staining.
 Alignment - Some areas are out of alignment, refer to photos.
 Post and rail condition - No visible issues.

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.

 <p>Photo 69</p>	<p>1.5 metre high timber fence, south east side.</p>
 <p>Photo 70</p>	<p>1.8 metre high timber fence, north side above retaining wall.</p>



Photo 71

1.8 metre high timber fence west side. Note: alignment issue visible.



Photo 72

1.5 metre high timber fence, south side.

Paths

Plain concrete paths.

Recommendations:

General upkeep and maintenance.



Photo 73

Concrete path, west side.

Retaining Walls

Retaining walls

Type - Timber.
Rotation - No signs of.
Moisture - Visible.
Damage - No.

Recommendations:

Earth bound, visual inspection to exposed sections only.



Photo 74

800mm high timber retaining wall, east side.



Photo 75

400 to 1.6 metre high timber retaining wall, north side.



Photo 76

2.0 metre high timber retaining wall, west side.



Photo 77

1.8 metre high timber retaining wall, west side.

Patio

Concrete patios.

Recommendations:

General upkeep and maintenance.



Photo 78

Concrete patio, east side for front entrance. Note: cracking visible.



Photo 79

Concrete patio with roof cover, west side.

Gates

Side pedestrian gate.

Material - Timber.

Functional - Yes.

Hinges - Functional.

Latches - Functional.

Recommendations:

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

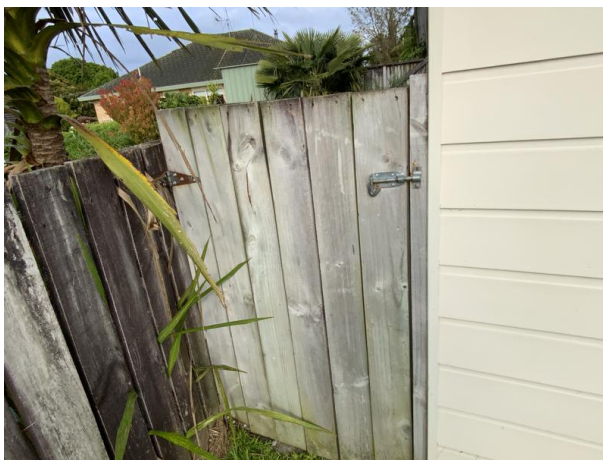


Photo 80

1.5 metre high timber gate,
south east side.

Drainage

Drainage

Gully traps and stormwater risers. Refer to photos below showing visible issues.

Recommendations:

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 inspection.

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.

Gully traps should be accessible for cleaning and maintenance.

In New Zealand, sanitary plumbing, gasfitting and drainlaying work is restricted and can only be carried out by tradespeople who are registered and licensed to do so.



Photo 81

Downpipe and riser connection, east side. Note: damage to riser connection visible.



Photo 82

Downpipe and riser connection, east side.



Photo 83

Gully trap drain and downpipe and riser connection, east side.



Photo 84

Gully trap drain, east side.



Photo 85

Downpipe and riser connection, west side.



Photo 86

Downpipe and riser connection, west side. Note: damage visible on downpipe and riser drain.



Photo 87

Gully trap drain, west side.

Electrical

Electrical

Electrical sockets - Tested - No.

Distribution board location - located in bedroom 2.

Earth stake - Location - located east side.

Metre box - Location - located, east side.

Electrical connection - Underground supply.

Defects - Not applicable.

Recommendations:

Unable to test, due to no power

Engage a registered electrician for all repairs and maintenance.



Photo 88

Earth stake, east side.



Photo 89

Meter box, east side.



Photo 90

Distribution board, located in bedroom 2.

Heating.Cooling.Ventilation

Heat pump - Power not connected at the time of inspection, operation not tested.

Manufacturer - Fujitsu.

Location - Lounge.

Kilowatt rating - Heating - 5.4 kW - Cooling - 4.5kW

Recommendations:

Service as per manufacturer's recommendations.

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

Clean heat pump filters every 4 - 12 weeks depending on the placement of the unit.



Photo 91

External heat pump unit,
located north side.



Photo 92

Internal heat pump unit,
located in lounge.

Services

Services/systems tested.

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

Water heating

Type - Low pressure electric cylinder.
Capacity - 180L.
Approximate age - January 2003.
Seismic bracing - Strapping. Secure in place with shelving.
Area serviced - Entire house.
Any visible defects - None visible.

Recommendations:

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

Regular checks to ensure smoke detectors are functional.



Photo 93

Fibre connection, east side.



Photo 94

Smoke alarm, located in hallway.



Photo 95

Garage door opener.



Photo 96

Hot water cistern, located in entrance, cupboard.

CONCLUSION

The data and statistical information presented in this report were gathered from reliable, commonly utilized 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 local territorial authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

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.

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.

When carrying out maintenance or renovations to use licensed practitioners, where required.

Hiring licensed builders, electricians, plumbers, gas fitters and drain layer 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 needs fixing later.

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

The property is in a condition that would be expected for the age and location.

The dwelling is structurally sound and fit for purpose.