

RESIDENTIAL INSPECTION REPORT TO NZS: 4306 2005



Client: **Edward Roa**

Location: **70A Alfriston Road Manrewa**

Inspection No: **377272**

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1.0 Report Scope and limitations:

The most contentious issues in building inspections are around the entry of moisture into the internal structure of the dwelling, that is does it leak? To answer this question most inspectors will use a moisture meter of one sort or another.

Understanding Moisture Meter Readings:

1. *The only accurate way to measure moisture is **intrusively**; this is NOT practiced during a visual-only non-invasive property inspection. Therefore, this report cannot give any weather tightness guarantee as to internal framing that cannot be seen. Any clear signs of moisture ingress are noted and spot checks are carried out primarily around windows, doors and high risk areas with a moisture meter. Most inspectors use either a Protimeter Survey Master or Trotec T660 moisture meter, calibrated to the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it is a good indicator of the potential presence of moisture. The moisture meter for this inspection has been re-calibrated in the past three months to check for accuracy and is of the Protimeter type.*
2. *The moisture meter in the non-invasive mode is not a fully accurate moisture reading. Readings are determined by what is known as a 'Relative moisture level'. Firstly, a "Base" moisture level for the dwelling is ascertained (by undertaking a selection of tests in low risk areas such as a central hallway where low moisture levels are to be expected). Then, a selection of potential high risk areas is taken in such areas which the inspector believes are high risk.*
3. *All "Mr Fix Ltd" Inspectors are trained in the correct use of the moisture meters, with a good understanding of their abilities and limitations.*

Moisture Meter Used.....



As part of our standard inspection our inspectors use a Protimeter 'Surveymaster' or Trotec T660 moisture meter in its "NON-INVASIVE" search mode.

Understanding the Readings.....

The moisture meter used for this inspection has a scale of reading from 1 to 999 and has a corresponding light that will change from green to orange to red as the reading increases.

Red = Very High (relative moisture reading is being 201 points above the benchmark on a relative scale) This indicates very high levels of moisture behind the wall. Further investigation is required prior to purchasing the house. **Invasive testing is recommended.**

Orange = Higher (relative moisture readings 81 - 200 points above the benchmark on a relative scale), this indicates moisture in the wall. Possible causes could be the wall faces south, vegetation could be in close proximity to the building envelope or water ingress. There is the potential for timber in this area to harbour toxic mould growth and potential timber decay. We recommend a further investigation by a 'Thermographer' or weather-tightness specialist prior to purchasing the property.

Green = Normal (relative moisture reading is within 80 points of the benchmark on a relative scale)

2.0 Client and Inspection Information

Client Name: Edward Roa
Client Address: 70A Alfriston Road Manurewa
Client Phone:
Client Email: Edward.roa@outlook.com
Date of Inspection: 25 March 2025
Time of Inspection: 6.00 PM
Address of Inspection: 70A Alfriston Road Manurewa
Scope of Inspection: The scope of this inspection is as defined in the Terms and Conditions and carried out in accordance with NZS 4306:2005
Job Number: 377272

Weather Conditions:

Weather: Clear and hot
Weather in the past month: Sunshine

Building Characteristics:

Approx. Age of Building 100 years approx.
Building Type Timber framed classic bungalow with corrugated iron roof

Levels One
Front Door Orientation South (access from kitchen in north)
Site Exposure, Fully fenced
Contour and vegetation Slightly sloping towards road

Services:

Water Source Council
Sewage Disposal Council
Gas meter No

Other information

House Occupied Yes
People present Owners

3.0 Description of Property

Brief Description: A classic 1920's era 2-bedroom bungalow. Cladding is of timber weatherboard and with a long-run corrugated iron roof. The site is near level and is located up a shared driveway. Property is well landscaped and tidy. Parking is available at the rear of the dwelling.

4.0 Short summary:

A tidy timber framed single storey bungalow clad in timber weatherboard and with a long-run corrugated iron roof. This dwelling appears sound and dry within with no structural or weather-tightness issues apparent on this non-invasive visual only inspection. Small items of maintenance were noted and are detailed within. There were no items of significance noted that would be expensive and it would appear that maintenance will be minimal for some years to come.

SHORT SUMMARY ONLY. PLEASE REFER TO THE FULL REPORT

5.0 Site Features


5.1 Retaining walls

None

Location:	
Material:	

Location:	
Material:	

5.2 Paths

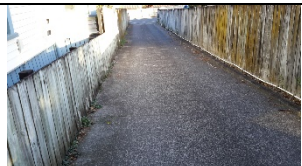
Location:	
Material: Concrete and pavers	
Condition: Acceptable condition	

5.3 Handrails

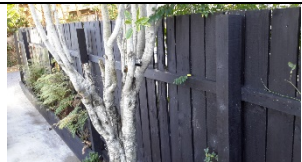
None

Location:	
Material:	
Condition:	

5.4 Driveway

Location: Shared driveway	
Material: Concrete	
Condition: Acceptable condition.	

5.5 Fencing


Location: Fully fenced	
Material: Timber palings	
Condition: Acceptable condition.	

5.6 Surface water control


Gutters and drainage controls. Appears acceptable. Some water will flow under the dwelling from the concrete parking area at the rear of the dwelling. Ground-water runoff will be diverted as the property slopes towards the road.



6.0 Subfloor


Location of access point:	Access door at front of dwelling beside front porch.	
Accessibility:	Good access	
Ground condition:	Dry and dusty	
Vapour barrier:	None	
Drainage:	Sloping to front	
Ventilation:	Gaps in base boards	
Insects and pests:	None noted	
Debris:	Minimal	

6.1 Foundation wall

Type:	
Material:	
Condition:	


6.2 Piles

Brief description of piling

Type: Timber piles	
Material: Timber H5	
Condition: Recently re-piled so timbers are in a reasonable condition.	

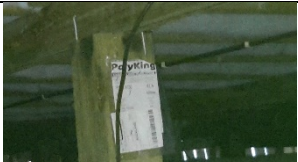
6.3 Subfloor framing

Type

Type: Timber subfloor		
Material: Timber		
Condition: Acceptable condition especially for its age.		

6.4 Subfloor services

Services

Type: Insulation		
Material: Polyester		
Condition: A suitable degree of sub-floor insulation.		

6.5 Concrete floor slab

Type:	
Material:	
Condition:	


7.0 Construction Type

Timber weatherboard.

8.0 Claddings

8.1


Cladding type:

Type: Timber weatherboard		
Material: Timber		
Condition: Reasonable condition. Tidy and well painted. Some paint has bubbled at the southwest corner and this is easy to remedy.		

9.0 Attachments and penetrations

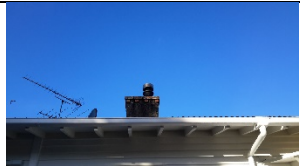
9.1 Exterior Joinery

Joinery type/ material Mostly timber with some aluminium joinery

Type: Timber joinery.	
Material: Timber	
Condition: Good condition. No significant issues noted. Some small amount of painting is required.	


9.2 Chimneys

Type and construction

Type: Concrete with brick trim	
Material: Concrete	
Condition: Appears to be in an acceptable condition. Depending on the use of the fireplace in the lounge as to how often the chimney must be serviced. Insurance companies often require a yearly service certificate from a qualified chimneysweep such as Andy Andersons.	

9.3 Exterior stairs

Exterior stairs and construction


Type: On side entrance and at front.	
Material: Concrete.	
Condition: Acceptable condition.	

9.4 Waterproof decks

Type:	
Material:	
Condition:	


9.5 Balconies

. Two at rear

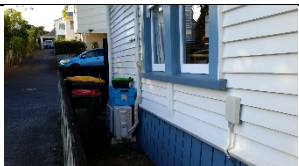
Type: Timber	
Material: Timber	
Condition: Front porch on what would have been the front entrance is somewhat redundant now and serves more as a decorative feature. Appears to be in a reasonable condition especially for its age.	

9.6 Slatted decks

Slatted decks attached to the building


Type: Timber decks separate from dwelling	
Material: Timber.	
Condition: Good condition.	

9.7 Penetrations


Type: Heat pump pipe, telecoms, downpipe	
Material:	
Condition: Acceptable. Appears well sealed.	

10.0 Roofing

Roofing type/ materials


Type: Long run corrugated iron	
Material: Corrugated iron	
Condition: Appears to be in a reasonable condition. Roof appears to have been replaced and building paper is under the iron. The line of the roofing is not particularly straight but understandable given the age of the dwelling and method of construction of the roof. No significant issues were noted for the roof.	

10.1 Roofing penetrations

Type: Chimney, tv aerial, sky dish	
Material:	
Condition: Roof appears to be functioning as intended	


11.0 Roofing accessories

None visible.

Type: Chimney, tv aerial, sky dish	
Material:	
Condition: Roof appears to be functioning as intended	

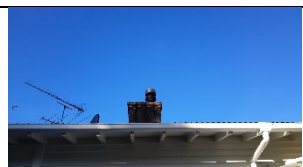
11.1 Roof water collection

Spouting system Coloursteel gutters

Type: Internal gutters and PVC downpipes	
Material:	
Condition: Reasonable condition. Weather was clear during inspection so not visible if gutter is leaking. A small plant is growing in the corner of the gutter so recommend to clean all gutters regularly.	


11.2 Downpipes

Downpipe type and discharge to stormwater

Type: PVC	
Material:	
Condition: Acceptable condition. Discharges into stormwater.	


11.3 Eaves, fascias and gutters

Eaves (soffits), fascias and gutters.


Type: Timber soffits.	
Material:	
Condition: Acceptable. No significant issues noted.	

2.0 Roof space

Roof space not inspected

Type: Traditional roofing structure	
Material: Timber	
Condition: Reasonable condition, especially for its age.	


Insulation

Type: Insulation installed as per building code.	
Material: Polyester	
Condition: Acceptable.	

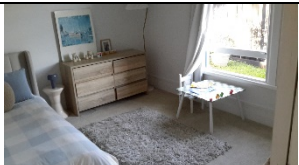
13.0 Building interior - general

Brief outline of internal finishes and services

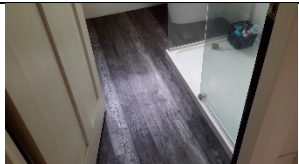
13.1 Ceilings

Type: Gib and fibrous ceilings	
Material:	
Condition: All appear in a good condition. No significant issues noted with ceilings	

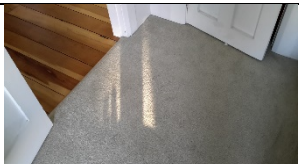
13.2 Wall Linings

Type: Gib board.	
Material:	
Condition: No significant issues noted with walls.	

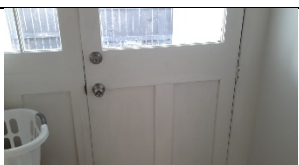
13.3 Type of flooring

Type: Timber (Rimu)	
Material: Timber	
Condition: The dwelling is built on Rimu flooring which in most parts has been sanded and varnished. Borer has attacked part of the flooring but this has become a decorative feature as would be expected in 100 year old dwellings. To keep borer from making further damage it is recommended to set off borer bombs under the dwelling every two years. Flooring appears in a good condition. No significant issues noted with flooring other than the laminate in the bathroom that appears to have swelled due to water damage. Recommend to replace this with a more water resistant laminate.	


13.4 Doors and frames

Type: Timber doors	
Material:	
Condition: No significant issues noted. Paint appears to be in good condition.	

13.5 Exterior doors and windows

Type: Timber joinery.	
Material: Timber	
Condition: Acceptable. No significant issues noted.	

13.7 Heating systems

Type: Heat pump and fireplace in lounge	
Material:	
Condition: Appears acceptable. Heat pump not tested. Fireplace in the lounge appears to be still functional. If it is to be used then regular servicing would be necessary. It was noted that scorch marks on the timber flooring would indicate that a hearth is required. Some tiles are around the fireplace and possibly these could be extended out in front of the fireplace.	


14.0 Service areas

14.1 Kitchen

Brief description of kitchen and facilities/fittings


14.1.1 Bench top

Bench type/materials

Type: Engineered stone	
Material:	
Condition: Acceptable. Appears in a good condition.	


14.1.2 Cabinetry

Description of cabinetry


Type: Melamine	
Material:	
Condition: Acceptable. Appears to be relatively new.	

14.1.3 Sink

Description of bench top, type, extent, etc.

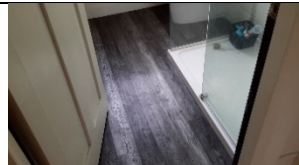
Type: Enamel	
Material:	
Condition: In a reasonable condition.	

14.1.4 Floor coverings

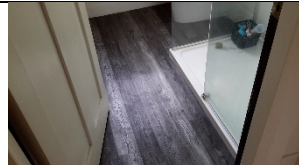
Type: Polished Timber	
Material:	
Condition: Acceptable. No significant issues noted.	

14.1.5 Air extraction system

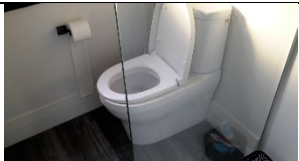
Range hood and other Vent extraction system installed

Type: Laminate or lino that has a similar appearance	
Material:	
Condition: Requires replacing as water damage has affected the substrate. If it is lino this may be an MDF under the lino, or if it is laminate it may well be the backing. This small area of flooring should not cost too much to replace.	

14.2 Bathroom, WC, en-suite**14.2.1 Flooring**

Type: Laminate or lino that has a similar appearance	
Material:	
Condition: Requires replacing as water damage has affected the substrate. If it is lino this may be an MDF under the lino, or if it is laminate it may well be the backing. This small area of flooring should not cost too much to replace.	

14.2.2 Cistern and pan, or bidet

Type: Toilet pan	
Material: Porcelain	
Condition: Acceptable	


14.2.3 Tiles

Type:	
Material:	
Condition:	

14.2.4 Bath


Type:	
Material:	
Condition:	

14.2.5 Showers in bathroom and en-suites

Type: Acrylic	
Material:	
Condition: Reasonable condition.	

14.2.6 Vanity basins

Brief description

Type: Porcelain	
Material:	
Condition: Reasonable condition.	

14.2.7 Ventilation

Identify type

Type:	
Material:	
Condition:	

14.2.8 Special features

None present

14.3 Laundry

Location:

14.3.1 Floor:

Describe floor finishes

Type:	
Material:	
Condition:	

14.3.2 Tubs/cabinet

Describe tub, number, type and cabinetry

Type:	
Material:	
Condition:	

14.3.3 Tiles

If present:

Type:	
Material:	
Condition:	


14.3.4 Ventilation

Dryer extract.

Type:	
Material:	
Condition:	

14.4 Storage**14.4.1 Wardrobes**

General description of locations, size, number

Type:	
Material:	
Condition: Acceptable.	


14.4.2 Linen cupboard

Where located, capacity, storage fittings, etc.

Type:	
Material:	
Condition: Acceptable.	

14.4.3 Hot Water Cupboard

Where located, access, storage, etc.

Type: None. Hot water cylinder is located in the roof space	
Material:	
Condition: Acceptable.	

14.4.4 Store rooms

Note special storage rooms

Type:	
Material:	
Condition:	

14.4.5 General storage cupboards

Location, etc. of storage cupboards

Type:	
Material:	
Condition:	

14.4.6 Wine cellar (if present)

If present

Type:	
Material:	
Condition:	

14.4.7 Attic (if not covered in Roof Space)

Areas of dedicated storage with access

Type:	
Material:	
Condition:	

14.5 Interior Stairs

Location, type, etc. None

Type:	
Material:	
Condition:	

15.0 Services


15.1 Fire warning and control systems (including smoke detectors)

Describe what is included

Type: Smoke alarms	
Material:	
Condition: Recommend to check smoke alarms functionality upon possession.	

15.2 Heating systems

Type, position of fittings, etc.

Type: Heat pump	
Material:	
Condition: Appears reasonably new although it is recommended to test the unit before possession.	

15.3 Central vacuum systems (if present)

If fitted

Type:	
Material:	
Condition:	

15.4 Ventilation systems (if present)

If fitted

Type:	
Material:	
Condition:	


15.5 Security systems (if present)

If fitted

Type:	
Material:	
Condition:	

15.6 Electricity services

General description, level of service, meter board, distribution boards

Type: modern	
Material:	
Condition: Fuse board appears reasonably new indicating the dwelling has been re-wired	


15.7 Gas services (if gas is connected)

Type: Gas not connected	
Material:	
Condition:	

15.8 Water services

Type:	
Material:	
Condition:	

15.9 Hot water services

Type: Low pressure	
Material:	
Condition: Acceptable. It appears the cylinder has been relocated to the roof space. The cylinder does not appear to be new and could be expected to be replaced at some time.	

15.10 Foul water disposal

Type: Council	
Material:	
Condition:	

15.11 Grey water recycling systems (if present)

Type: None.	
Material:	
Condition:	


15.12 Rainwater collection systems (if present)

Type: None.	
Material:	
Condition:	

15.13 Solar heating (if present)

Type: None.	
Material:	
Condition:	

15.14 Aerials and antennae (if present)

Type: TV aerial and Sky dish	
Material:	
Condition: Acceptable.	

15.15 Shading systems

Type:	
Material:	
Condition:	


15.16 Telecommunications

Type:	
Material:	
Condition:	

15.17 Lifts, trolley cars etc. (if present)


Type:	
Material:	
Condition:	


16 Ancillary spaces (if present)


Type: Garden sheds	
Material:	
Condition: Acceptable.	


WEATHERTIGHTNESS REPORT


16.1 Moisture meter readings and ratings


Reading: 146	
Location: Hallway	
Condition: Acceptable readings throughout and no elevated readings were noted. Each exterior window and door opening throughout the house was examined with the moisture meter for signs of water entry to the building envelope. Each location was examined in typical locations (including the bottom corners of each window or door) where it would be expected to find an increase in moisture meter reading if water is present in the building envelope.	


Reading: 143	
Location: Kitchen	
Condition: Acceptable	

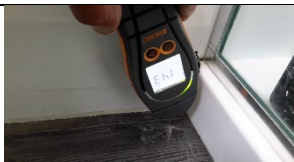
Reading: 147	
Location: Kitchen	
Condition: Acceptable	


Reading: 139	
Location: Dining	
Condition: Acceptable	


Reading: 152	
Location: Dining	
Condition: Acceptable	


Reading: 130		
Location: Bathroom		
Condition: Acceptable		


Reading: 135		
Location: Bathroom		
Condition: Acceptable		


Reading: 143		
Location: Bathroom beside shower		
Condition: Acceptable		


Reading: 143		
Location: Bedroom one		
Condition: Acceptable		


Reading: 135		
Location: Bedroom one		
Condition: Acceptable		


Reading: 142		
Location: Master bedroom		
Condition: Acceptable		


Reading: 142		
Location: Master bedroom		
Condition: Acceptable		


Reading: 136	
Location: Master bedroom	
Condition: Acceptable	


Reading: 133	
Location: Master bedroom	
Condition: Acceptable	

Reading: 152	
Location: Lounge. Front door	
Condition: Acceptable	

Reading: 143	
Location: Lounge. Front door	
Condition: Acceptable	

Reading: 156	
Location: Lounge	
Condition: Acceptable	

Reading: 132	
Location: Lounge	
Condition: Acceptable	

Reading: 135	
Location: Lounge	
Condition: Acceptable	

17. CERTIFICATE OF INSPECTION

Inspection carried out in Accordance with NZS4306:2005

Client:	Edward Roa		
Site Address:	70A Alfriston Road Manurewa		
Inspector:	Name:	Eddie Edmunds	
	Company:	Mr Fix Limited	
	Qualifications:	Licenced Building Practitioner (LBP129015)	
Date of Inspection:	25 March 2025		

The following areas of the property have been inspected:

	Yes	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior and Moisture Meter Readings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property Inspections, and I am competent to undertake this inspection.



Signature: Eddie Edmunds for Mr Fix Ltd
Phone 027 302 3014

Date: 25 March 2025

An inspection carried out in accordance with NZS 4306: 2005 is not a statement that a property complies with the requirement of any Act, regulation or by law, 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.

TERMS AND CONDITIONS:

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear, and general state of repair. The above report is an overview of the conditions observed.

In the report there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection reportable conditions may be discovered. Inspection of the inaccessible may be performed upon arrangement and at an additional cost after access is provided.

We do not review plans, Land Information Memorandum (LIM) reports, nor Government or Local Government (Council) documents. Information regarding recalled appliances, fixtures, or any other item on or in the property may be found on the Consumer Product Safety website. These items may be present but are not reviewed (but may be commented on in the report).

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy the inspector may list items that they feel have priority in the Summary portion of this report.

Although the items may be of higher priority in the opinion of the inspector it is ultimately the Client's responsibility to review the entire report. Should the Client have any questions regarding any of the items listed please contact the inspector for further consultation and they will be happy to help.

This report is a snapshot of the property at the time of inspection. The structure and all related components will continue to deteriorate or wear out over time and may not be in the same condition at date of purchase settlement.

Anywhere in the report that the inspector recommends further review it is strongly recommended that this be done PRIOR to settlement. This report is not intended for use by anyone other than the Client named herein. No other persons shall rely upon the information in this report. The client agrees to indemnify defend and hold the inspector harmless from any third party claims arising out of the Client's unauthorised distribution of this inspection report.

By accepting this inspection report the Client acknowledges that you have reviewed and are in agreement with the terms contained herein.

SUMMARY:

A single-storey two bedroom 1920's era bungalow constructed of timber with a corrugated iron roof located in Manurewa Manukau City. Construction is estimated at circa 1920 and is in a tidy condition. Fittings appear serviceable and in good condition.

The corrugated iron roof appears to be in a reasonably good condition and reasonably panted. There is building paper under the roofing iron which appears to be in a reasonable condition. Polyester insulation is installed in the roof space.

The exterior cladding appears tidy although some paint has bubbled and will require re-painting. The weatherboards appear in a reasonably good condition for their age and the same could be said for the dwelling in general. Maintenance, even though it is older dwelling, will be low for some time.

The dwelling has been re-piled with timber piles and these appear in a reasonable condition. There is no moisture barrier laid on the ground although it appears dry under the dwelling. Rainwater could enter from the concrete parking area at the rear but the ground slopes away so water should not build up. There is polyester insulation under the flooring.

Gutters and downpipes appear to be in a reasonable condition although cleaning of the gutters is recommended as a small plant was noted growing in the corner of one gutter.

Similarly the interior appears clean and tidy and reasonably well painted. The flooring in the bathroom has some water damage and is recommended to be replaced. The fireplace in

the lounge appears to be usable and servicing of the chimney is recommended by a recognized chimney sweep such as Andy Andersons. The floor in front of the fireplace has scorch-marks and a hearth is recommended to be installed if the fireplace is to be used. This will also cover the scorch-marks.

Generally there are some minor defects however no significant defects were noted during the inspection and from a non-invasive and visual-only inspection there appears to be no significant issues with the dwelling. The dwelling appears sound and dry with no apparent weather-tightness issues that require urgent attention.

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