

## 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



## YOUR INSPECTOR



### Brennan Rapira

Red LBP Inspector for Tauranga North

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- ✓ **Licensed Building Practitioner (LBP)**
- ✓ **Started building in 1986, 39 years of experience**
- ✓ **Residential housing, commercial building and site management experience**
- ✓ **Golden Homes builder – steel frames**
- ✓ **Grand Designs 2019 – Grand Tea Rooms to 4 bedroom Penthouse Apartment at Heritage Hotel**

Hi, I'm Brennan, your local Red LBP building inspector for Tauranga North.

With over 35 years in the building trade, I bring a wealth of practical knowledge and hands-on experience to my role as a Licensed Building Practitioner and house inspector. Whether I'm climbing ladders, crawling under floors, or reviewing the finer details of a property, my goal is to provide clear, robust reports that help you buy with confidence. I still keep my hand in the building game too, currently renovating our home, a lengthy project in the beautiful Bay of Plenty.

Alongside me is my wife Tui, born and raised in Waihi, she has spent her career in service-focused businesses. Tui is the friendly point of contact behind the scenes, making sure every client feels supported and informed throughout the inspection process. Together, we're passionate about helping home buyers and investors make smart, educated decisions, turning what can feel like an overwhelming process into one that's clear, straightforward, and empowering.

For enquiries or bookings, reach out to Tui at 027 589 9822 or [tui.harwood@redinspect.co.nz](mailto:tui.harwood@redinspect.co.nz), she'll take great care of you!

## ABOUT RED LBP

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

For more information, visit [redlbp.co.nz](http://redlbp.co.nz).

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# PRE-PURCHASE BUILDING REPORT

<b>Property Address</b>	14A Hastings Street, Te Puke 3119
<b>Client</b>	Jonny Menzies
<b>Date of Inspection</b>	20th August 2025
<b>Time</b>	8:30 am
<b>Inspector</b>	Brennan Rapira National Certificate in Carpentry, Licensed Building Practitioner
<b>LBP Number</b>	138160
<b>People Present</b>	Inspector
<b>House Occupied</b>	Staged



# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**Company:** Bay LBP Services Limited trading as RedLBP Tauranga North  
**Client:** Jonny Menzies  
**Date of Inspection:** 20th August 2025  
**Site Address:** 14A Hastings Street, Te Puke 3119  
**Inspector:** Brennan Rapira  
**Qualifications:** National Certificate in Carpentry, Licensed Building Practitioner

The following areas of the property have been inspected:	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 checked="" type="checkbox"/>	<input 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 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:** 20th August 2025

**Signature:**  (for and on behalf of RED LBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

**Note** \* please refer to TERMS of ENGAGEMENT



# SCOPE OF REPORT, LIMITATIONS & CONDITIONS

## PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

**1) The scope of the report will be limited to:**

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

**2) It will exclude:**

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

## GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

## EXECUTIVE SUMMARY

The overall condition of the 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.

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 indications of elevated moisture readings to the hallway by cupboard door could indicate a failure of weathertightness, further investigation is recommended to establish the reasons for indications of elevated moisture. Followed by suitable remediation work as required.

Areas not inspected or accessed fully:

Roof space - Was only viewed from the access point.

Subfloor - Was only viewed from the access point.

Roof system - Was viewed using a drone.

Every effort will be made to carry out a safe and thorough inspection; however, inaccessible areas will be assessed from the best possible vantage point, with photographs taken to document all visible areas.

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.



## PROPERTY IDENTIFIERS

<b>Address</b>	14A Hastings Street, Te Puke 3119
<b>Legal Description</b>	Lot 198 Deposited Plan 12476
<b>Certificate of Title</b>	SA62B/65,SA38B/282
<b>Land classification</b>	Wind Zone - High - BRANZ - GIS. Residential Suburban.
<b>Weather</b>	Fine
<b>Soil</b>	Wet
<b>Site Exposure</b>	Exposed

## BUILDING DESCRIPTION

The property was originally built in the 1980s and is located in TePuke. It is a cross-lease title situated on a rear section that is gently undulating. The dwelling is one storey with three 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, timber and softboard and are decorated with paint. The floors are chipboard or similar with floor coverings being vinyl and carpet. The foundation system is of timber construction, with the dwelling being of 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 no garage. The driveway is shingle.

Generally, the property has a living aspect of North and includes hard landscaping that consists of a deck and concrete pavers. Soft landscaping of lawn, gardens and trees.

# BUILDING ELEMENTS

Type	Inspected
<b>Roof system</b>	
Profiled metal	Viewed
Flashings & penetrations	Viewed
Guttering, downpipes, fascia & soffits	Viewed
<b>Exterior cladding</b>	
Fibrous cement weatherboard (Horizontal)	Viewed
<b>Exterior joinery</b>	
Single-glazed aluminium joinery with timber reveals.	Viewed
<b>Foundation</b>	
NZS3604 - Type A	Examined
<b>Roof space</b>	
Timber framed - roof	Limited access
<b>Wall framing &amp; non-invasive moisture testing</b>	
Timber framed - wall	Considered
<b>Interior linings</b>	
Plasterboard, timber and softboard ceiling and wall linings, timber trims and doors.	
Lounge	Viewed
Dining room	Viewed
Kitchen	Viewed
Hallway	Viewed
Laundry	Viewed
Bathroom	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed

# ROOF SYSTEM

Roofing material - Profiled metal - Short run.

Coating - Painted.

Condition of roofing material coating - No visible issues at the time of the inspection.

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.

Type of roof construction - Gable roof.

Pitch of roofs - 20 - 25 degrees.

Pitch appropriate for materials - Yes.

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

The roof and its systems 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 are clearly visible during the inspection will be noted.

## Maintenance recommendations:

Regular cleaning helps remove dirt, debris, and other contaminants that can accumulate on the roof's surface. By keeping the roof clean, you can prevent the buildup of substances that may lead to deterioration or damage over time. 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 3**  
Profiled metal gable roof construction  
with nail fixings.

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

Barge - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Ridges - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Penetrations

Type - Pipes and overflows.

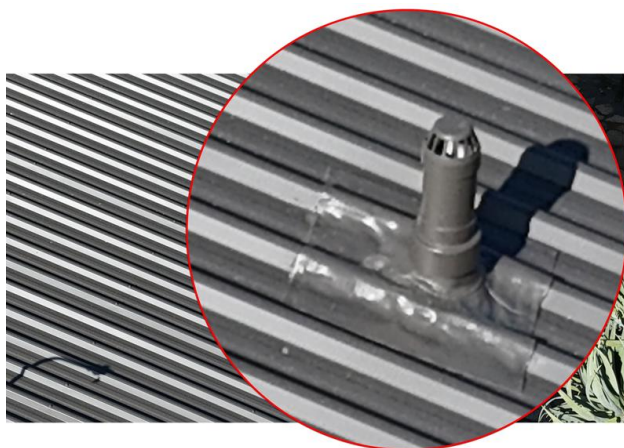
Flashing material - Rubber.

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 4**

Pipe penetration.



**Photo 5**

Overflow penetration.



**Photo 6**

Ridge and barge flashings.

#### Guttering

Type - External.

Material - uPVC.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes - No visible issues.

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 - uPVC.

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

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

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

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

Discharge - Risers.

#### Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

#### Soffits & eaves

Material - Fibrous cement sheeting. Suspected Asbestos containing material.

Finish - Painted.

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

Soffit width from cladding to fascia - 400 - 500mm and Variable.

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

#### Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear.

To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.





**Photo 7**

PVC gutter system, timber fascia board, fibrous cement sheet soffit and PVC downpipe.



**Photo 8**

Gutter system east side clear of debris.



**Photo 9**

Dip in gutter system visible, east side.  
Note: this should be adjusted to eliminate ponding after heavy rain.



# EXTERIOR CLADDING

Fibrous cement - type - Bevel back weatherboard.

Vented cavity - No. Directly fixed to the framing.

Finish - Painted.

Condition of finish - No visible issues.

Areas of moisture absorption - None visible.

Joints/ends - opening.

Cracks/splits/breaks - Areas noted.

Facings and trims - Securely fixed with no gaps.

Soakers & jointers - Metal and uPVC.

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:

The bottom edge of the cladding has not been painted, leaving the timber exposed to moisture and deterioration. To prevent further water ingress (some sheets potentially need replacing), timber rot, and premature weathering, it is recommended that the bottom edges be properly sealed with quality exterior paint or primer.

This will enhance the durability of the cladding and help maintain the integrity of the cladding system.

## Maintenance recommendations:

It is recommended to regularly maintain the painted surfaces, in accordance with the manufacturer's recommendations for the specific cladding type, is essential to preserving weathertightness. Proper upkeep helps protect the cladding from environmental exposure, prevents deterioration, and ensures the building's exterior remains effective at repelling moisture.

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 guttering 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.



**Photo 10**

Fibrous cement weatherboard cladding system with paint coating.



**Photo 11**

Damaged bottom edges of weatherboard, east side.



**Photo 12**

Back of bottom weatherboard not sealed, east side. Note: sealing the back of the bottom weatherboard stops moisture and keeps the integrity of the weatherboard from chipping or breaking.



**Photo 13**

PVC jointer requires adjustment to close joint, east side of lounge.

# EXTERIOR JOINERY

Single-glazed aluminium joinery.  
Coating - Anodized.  
Joinery rubbers - Shrinking or pulling away from corners.  
Aluminium - Areas of oxidation visible.  
Hardware - Functional at the time of the inspection.  
Tracks, drainage channels & weep-holes - Clear of debris.  
Reveals - Timber.  
Finish - Painted.  
Damage - None visible at the time of the inspection.  
Exterior flashings - Timber headboards installed.  
Scribers and/or seals - Sealed.  
Entrance doors - Metal door and aluminium frame.

## Recommendations:

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

## Maintenance recommendations:

Make sure paint is maintained and moisture is kept at a minimum.  
This type of older aluminium joinery does not have weepholes or condensation trays that prevent moisture/condensation from running directly onto the timber reveals.



**Photo 14**

Single glazed anodised aluminium joinery, west side.

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**Photo 15**

Rubber seal short from corner on aluminium sliding door, east side of lounge.



**Photo 16**

Rubber seal short from corner on aluminium joinery, east side of bedroom 1.



**Photo 17**

Oxidation visible on aluminium joinery, west side of lounge.



**Photo 18**

Single glazed anodised aluminium joinery with painted timber reveals, located in bedroom 3. Note: hardware and sash functional and tracks clear.



# FOUNDATION

The subfloor space was viewed via the access hatch located on the east side.  
The inspection was taken from the access hatch. Size - 600 x 500mm.

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

Foundation type - Type A - Timber-framed suspended timber floor structures supported only on piles.

Foundation wall - Timber framed.

Subfloor ventilation - Vents.

Piles - Timber.

Condition of piles - Connections to bearers are not all visible. Limited visibility of subfloor structure, only line of sight viewed from the access point.

Sub-floor timbers, type and condition - Suspended timber floor. Treated subfloor framing. Limited visibility of subfloor structure, only line of sight viewed from the access point.

Timber subfloor bracing - Visible.

Flooring - type and condition - Not visible

Insulation - Polyester.

R value of insulation - R1.5.

Coverage - Acceptable.

Ground cover - Polythene

Ground condition - Not visible below the dwelling due to the presence of the moisture barrier.

Underfloor Space - Building materials visible.

Electrical - None visible.

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

Plumbing - None visible.

Sub-floor Clearance - Where visible - over 450 mm below the bearer.

Floor levels were checked using a self-leveling laser, all measurements checked are within BRANZ or MBIE recommendations -

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

- 5 mm maximum deviation in any 10 m length; 10 mm in total for lengths over 10 m - MBIE

- Flooring - individual sheets or boards flat and straight to within  $\pm 6$  mm for every 3 m of length - MBIE

- be level to within  $\pm 10$  mm within a single room or space - BRANZ

Ministry of Business, Innovation and Employment (MBIE)

Building Research Association of New Zealand (BRANZ)

## Recommendations:

Remove all building materials from the subfloor area, as their presence can attract vermin and create a breeding ground for pests. Keeping the subfloor clean and free of obstructions is essential to maintaining proper ventilation and reducing the risk of pest infestations or damage to the building structure.





**Photo 19**

Fibrous cement sheet base cladding with vents, south and east side.



**Photo 20**

600 x 500mm access hatch to subfloor space, east side.



**Photo 21**

Suspended timber subfloor construction, timber piles, polyester insulation and polythene ground moisture barrier. Note: building materials visible.



**Photo 22**  
Building materials stored in subfloor space.

## ROOF SPACE

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

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.  
Condition - No issues visible.

Roofing underlay - Bituminous paper with wire mesh. Condition - No visible issues.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Supported.

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

Plumbing - None visible.

Insulation - Natural wool.

Thickness of insulation visible - Over 200mm.

Coverage - Blanket - Fitted between or over joists - Full coverage where visible.

Discharges into the roof space - Yes.

Stored items - Yes.

### Maintenance recommendations:

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



**Photo 23**

600 x 600mm access hatch to roof space, located in hallway.



**Photo 24**

Manufactured timber truss roof construction, bituminous paper with wire mesh and natural wool insulation.



**Photo 25**

Stored items visible.

# WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 129.

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 but >170 = Dry (Green)

<170 but >200 Risk (Yellow)

<200 but >999 = Wet (red)

The condition of the timber framing is unknown.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels indicated were within the normal range.

Indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.

## Recommendations:

It is recommended to engage a Plumber to further investigate the ho water cylinder, that seems to be leaking.



**Photo 26**

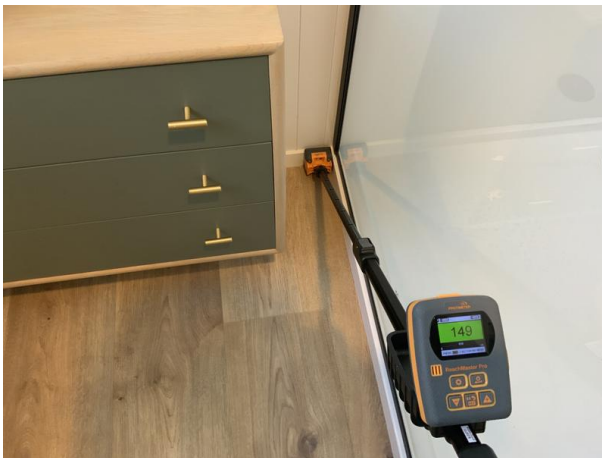
Base reading taken from lounge internal wall.





**Photo 27**

Hallway internal wall by cupboard door.  
RISK 187. Refer to water heating in non structural systems.



**Photo 28**

Bathroom, north side.



**Photo 29**

Bathroom, east side.

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**Photo 30**  
Bathroom, west side.



**Photo 31**  
Bedroom 2, south side.



**Photo 32**  
Laundry, west side.



**Photo 33**  
Lounge, north side.

# INTERIOR LININGS

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

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

## Lounge

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.



**Photo 34**  
Lounge.

## Dining room

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Vinyl planking.



**Photo 35**  
Dining room.

## Kitchen

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

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 - 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 - uPVC waste

Heat shield - Tiled.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Not applicable.

Floor coverings - Vinyl planking.

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

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

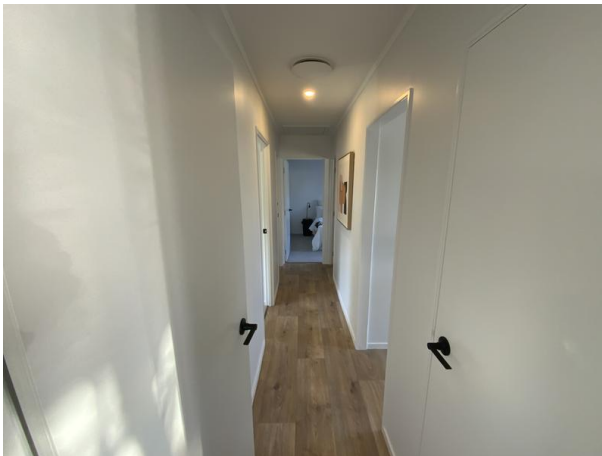


**Photo 36**  
Kitchen.

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### Hallway

Ceiling linings - Softboard - Paint finished.  
Ceiling wall junction - Scotia.  
Wall linings - Plasterboard - Paint finished.  
Internal doors - Hollow core.  
Floor coverings - Vinyl planking.  
Cupboards - Single - Door - Hollow core.



**Photo 37**  
Hallway.

## Laundry

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Laundry tub/sink - Built in timber with stainless steel tub.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening door.



**Photo 38**  
Laundry.



## Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard and Timber - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Vinyl planking.

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

Single or dual flush - Dual.

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - None, painted timber - Sealed edge.

Shower - Enclosure.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - No.

Heated towel rail - Yes.

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

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

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 regarding 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.



**Photo 39**  
Bathroom.

## Bedroom 1

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 40**  
Bedroom 1.

## Bedroom 2

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 41**  
Bedroom 2.

### Bedroom 3

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



**Photo 42**  
Bedroom 3.

# NON-STRUCTURAL SYSTEMS

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

<b>Driveway</b>	Shingle
<b>Boundary Fences</b>	Timber and Profiled metal
<b>Paths</b>	Concrete pavers
<b>Retaining Walls</b>	Retaining walls
<b>Electrical</b>	Electrical system
<b>Plumbing, Drainage &amp; Sewerage</b>	Hot water, gully-traps and stormwater risers
<b>Heating</b>	Heat pump
<b>Services</b>	Power, water and hotwater
<b>Deck</b>	Timber
<b>Ventilation</b>	Ventilation system

# DRIVEWAY

Shingle driveway with no edging.

## Maintenance recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris. Add more shingle as required.

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**Photo 43**

Shingle driveway to property.

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## BOUNDARY FENCES

Painted profiled metal fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Painted timber palings fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

### Maintenance recommendations:

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

Periodically inspect the area and clear any overgrowth or soil buildup.



**Photo 44**

1.5 metre high profiled metal fence, north side.



**Photo 45**

1.8 metre high timber fence, west side.

# PATHS

Plain concrete pavers.  
Condition - Below ground level.

**Maintenance recommendations:**

General upkeep and maintenance.

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**Photo 46**  
Concrete pavers, west side.



**Photo 47**  
Concrete pavers, north side.

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# RETAINING WALLS

Retaining walls

Type - Timber.

Rotation - Slight rotation.

Moisture - Visible at the bottom of the wall.

Damage - No.

## Recommendations:

Earth bound, visual inspection to exposed sections only.

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**Photo 48**

700mm high timber retaining wall, south side.



**Photo 49**

800mm high timber retaining wall, east side.

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**Photo 50**

1.0 metre high timber retaining wall, east side. Note: rotation visible.



# ELECTRICAL

## 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.

Distribution board location - Laundry.

Earth stake - Location - On the west side of the dwelling.

Metre box - Location - On the west side of the dwelling.

Electrical connection - Underground supply.

### Maintenance recommendations:

Engage a registered electrician for all repairs and maintenance.

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**Photo 51**  
Earth stake, west side.



**Photo 52**  
Meter box, west side.

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**Photo 53**  
Distribution board, located in laundry.

# PLUMBING, DRAINAGE & SEWERAGE

Water source - Town supply.  
Sewerage Disposal - Council sewer.

Water heating  
Type - Low pressure electric cylinder.  
Capacity - 180L.  
Approximate age - Unknown.  
Seismic bracing - Secure in place with shelving.  
Area serviced - Entire house.  
Any visible defects - Refer to photos.

Gully traps and stormwater risers.

## Recommendations:

Leak detected with the hot water cistern, further investigation and maintenance is required.

## Maintenance recommendations:

Gully traps should be accessible for cleaning and maintenance.

A deck may be built over a gully trap, but at least 600 mm of clear access space above the trap must be provided. This is for access to the gully trap for drainage inspections and maintenance in the event of blockages.

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.

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 54**  
Gully trap drain, west side.



**Photo 55**  
Downpipe and riser connection, south west side.



**Photo 56**  
Gully trap drain, west side.



**Photo 57**  
Downpipe and riser connection, east side under deck.

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**Photo 58**

Hot water cistern, located in hallway cupboard.



**Photo 59**

Downpipe and riser connection, west side.



**Photo 60**

Water visible on floor of hallway cupboard

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**Photo 61**  
Swelling visible on hallway cupboard  
timber door stop.



# HEATING

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

Manufacturer - Haier.

Location - Living room.

Kilowatt rating - Heating - 5.5kW - Cooling - 5.0kW

## Maintenance recommendations:

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

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



**Photo 62**

External heat pump unit, west side.



**Photo 63**

Internal heat pump unit, located in lounge.

# SERVICES

Services/systems tested.

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

## Maintenance recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

Fire and Emergency New Zealand recommend installing a smoke alarm in every bedroom, hallway, and living area and a minimum of one smoke detector fitted to every level of two-storey homes. You may also choose to install a heat alarm in the kitchen, laundry, bathroom or garage.



**Photo 64**  
Fibre connection, west side.



**Photo 65**  
Communication hub, located in bedroom 1.

## DECK

Timber deck over timber substrate with screw fixings.

Connected to dwelling - Yes.

Condition of visible timbers - No visible deterioration of timbers.

Defects - None visible at the time of the inspection.

### Maintenance recommendations:

General upkeep and maintenance.



**Photo 66**

Timber deck and steps, north east side.



**Photo 67**

Timber deck subfloor construction, north east side.

# VENTILATION

Ventilation system  
Manufacturer - Unknown.

## Maintenance recommendations:

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

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**Photo 68**

Ventilation system control pad, located in hallway.

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**Photo 69**

Ventilation system ceiling vent, located in hallway.

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**Photo 70**  
Ventilation system, located in roof space.

# CONCLUSION

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of inspection.

## Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.

- Below Average: The property has notable issues such as deferred maintenance, structural problems, or other significant concerns that may require attention.
- Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well-maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

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 BCA: Building Consent 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.

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.

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.

# ASBESTOS IDENTIFICATION

The following is a summary of possible building materials that may contain asbestos:

Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement sheeting, soffit.

## Recommendations:

This product is non-friable, meaning when dry may not be crumbled, pulverised or reduced to powder by hand pressure (for example materials containing asbestos that have been mixed with cement or other hard bonding materials).

Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.



**Photo 71**

Fibrous cement sheet soffit.

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Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement weatherboards.

## Recommendations:

This product is non-friable, meaning when dry may not be crumbled, pulverised or reduced to powder by hand pressure (for example materials containing asbestos that have been mixed with cement or other hard bonding materials).

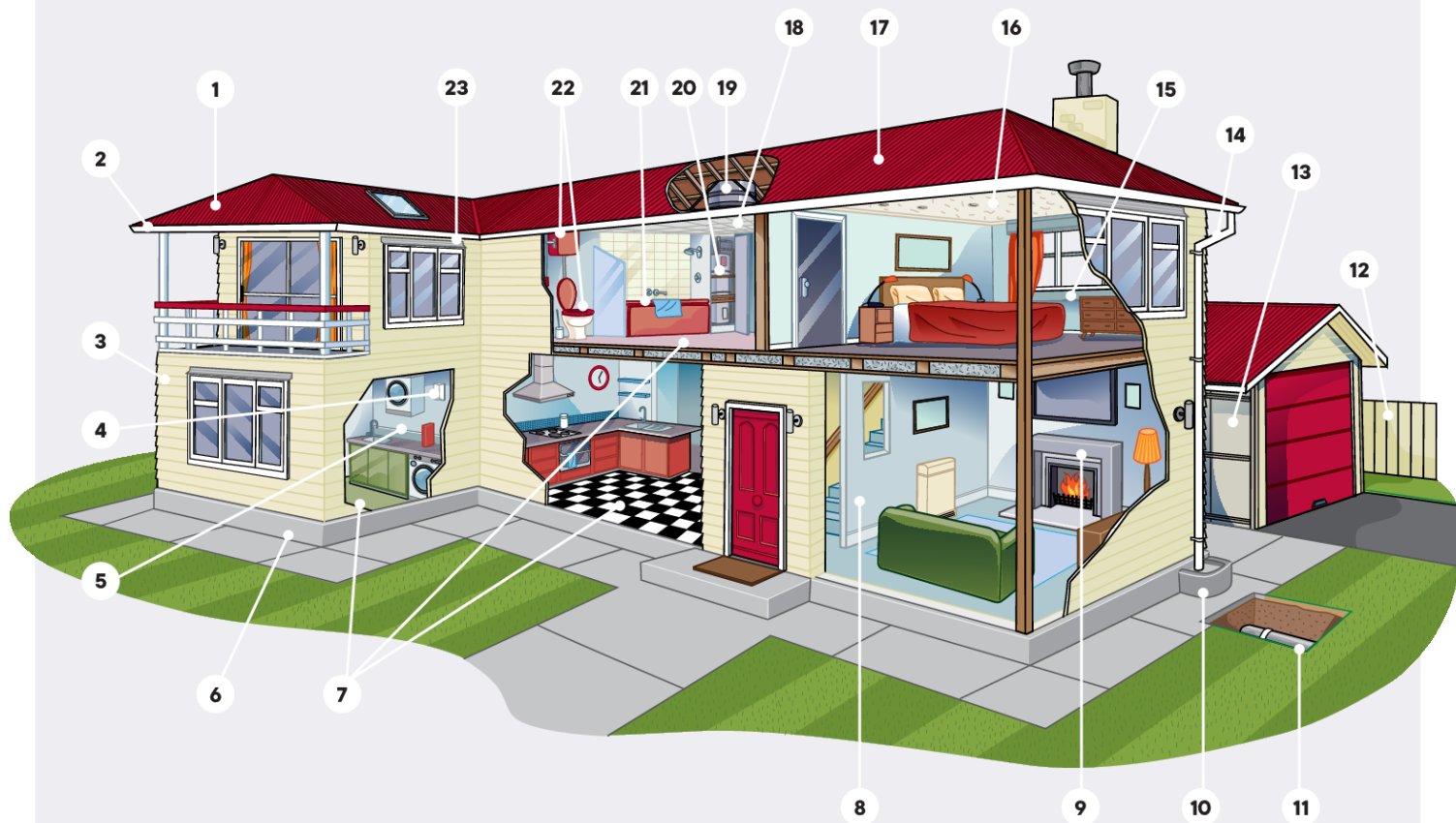
Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.



**Photo 72**

Fibrous cement weatherboard board.

# POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



- |  |                                 |
|--|---------------------------------|
| 1 ACM roofing panels, eg Super Six                   | 13 ACM clad garage              |
| 2 Soffits  | 14 Gutters and downpipes        |
| 3 Compressed sheeting (asbestos containing material) | 15 ACM interior window panel    |
| 4 Electrical meter board                             | 16 Textured ceiling             |
| 5 Wet area lining substrate                          | 17 Loose fill insulation        |
| 6 Cladding, including baseboards                     | 18 ACM ceiling tiles            |
| 7 Vinyl flooring                                     | 19 ACM water tank               |
| 8 ACM partition wall                                 | 20 ACM hotwater cupboard lining |
| 9 ACM surrounding fireplace                          | 21 ACM bath panel               |
| 10 ACM stormwater trap                               | 22 ACM toilet seat and cistern  |
| 11 ACM stormwater and sewage piping                  | 23 Exterior window flashing     |
| 12 ACM fence panels                                  |                                 |