

## 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	44 Strathmore Street, Matua, Tauranga 3110		
Client	Amy Mann		
Date of Inspection	28th April 2025	Time	8:30 am
Inspector	Brennan Rapira National Certificate in Carpentry, Licensed Building Practitioner		
LBP Number	138160		
Additional Information	Asbestos		
People Present	Inspector, Owner		
House Occupied	Yes		





# 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:** Amy Mann

**Date of Inspection:** 28th April 2025

**Site Address:** 44 Strathmore Street, Matua, Tauranga 3110

**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 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:** 28th April 2025

**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

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.

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.

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

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.

There are products and building elements used in the construction and decoration of the home that may contain asbestos, ACM Asbestos Containing Material. Testing should be undertaken before any invasive works are started.

The elements identified were - Fibrous cement sheeting (soffit)

The dwelling was originally built in the 1970s with alterations swapping original single glazed timber joinery, with single glazed aluminium joinery and renovations to the property in the 1990s.

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.

Less significant 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

Address	44 Strathmore Street, Matua, Tauranga 3110
Legal Description	LOT 19 DPS 26843
Certificate of Title	SA25A/1196
Land classification	Wind Zone -High - BRANZ - GIS. Residential Zone.
Weather	Showers
Soil	Wet
Site Exposure	Exposed

## BUILDING DESCRIPTION

The property was originally built in the 1970s and is located in Matua, Tauranga. It is a freehold title situated on a corner section that is flat. The dwelling is one storey with four bedrooms and two bathrooms.

Internally, the property has heating that consists of a heat pump and solid fuel burner which are 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. The floors are chipboard or similar with floor coverings being tile 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 stucco plaster with a paint coating. The roof is masonry tiles.

There is a garage, that is detached from the house, with double capacity. The driveway is concrete pavers.

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

# BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
<b>Roof System</b>	
Masonry tiles	Viewed
Flashings & penetrations	Viewed
Guttering, downpipes, fascia & soffits	Viewed
<b>Exterior Cladding</b>	
Plaster system.	Viewed
<b>Exterior Joinery</b>	
Single-glazed aluminium joinery with timber reveals.	Viewed
<b>Foundation</b>	
NZS3604 - Type B1	Limited access
<b>Roof Space</b>	
Timber framed - roof	Limited access
<b>Interior Linings</b>	
Plasterboard ceiling and wall linings, timber trims and doors, carpet and tile floor coverings.	
Entrance	Viewed
Kitchen	Viewed
Dining room	Viewed
Lounge	Viewed
Laundry	Viewed
Hallway	Viewed
Water closet	Viewed
Bathroom	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Ensuite, bedroom 4	Viewed
<b>Garage</b>	
Garage	Viewed
<b>Wall framing &amp; non-invasive moisture testing</b>	
Timber framed - wall	Considered

# Roof System

Masonry tile roofing

Surface finish - Painted.

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

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

Type of roof construction - Gable roof.

Pitch of roofs - 25 - 30 degrees.

Pitch appropriate for materials - Yes.

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

## Recommendations:

To ensure the longevity and performance of masonry tiles, it is important to adhere to the manufacturer's specifications and perform regular upkeep and maintenance. This typically involves following specific cleaning and sealing procedures on a regular basis. By doing so, you can protect the tiles from deterioration, staining, and other forms of damage.

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.



Photo 3

Masonry tile gable roof construction.

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

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 - Masonry.

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, flues, skylights and overflows.

Flashing material - Metal.

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

Skylight penetration.



Photo 5

Flue penetration.



Photo 6

Vent pipe and overflow penetrations.



Photo 7

Ridge and barge flashings.

### Guttering

Type - Concealed.

Material - Profiled metal.

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.

Corrosion - None visible at the time of the inspection.

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. 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

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

### 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.

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 8

Gutter system, south east side. Note: this concealed gutter system, is the older type and has no overflows.



Photo 9

Gutter system, east side. Note: gutters clear at the time of inspection.



# Exterior Cladding

Plastered - Stucco

Substrate - Fibrous cement sheeting (monolithic).

Vented cavity - No.

Finish - Stucco plastered.

Overall condition - No visible damages.

Control joints - None.

Staining or mould visible - Nothing visible.

Window flashing details - No visible issues. The windows are entirely sealed around all sides.

Penetrations - Maintain all penetrations as required.

Fascia junctions - No visible issues.

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

Ground clearances - Adequate ground clearances around the dwelling.

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 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.

The property's cladding system (monolithic) is sheet-cladding such as fibre-cement, that is plastered and coated to give a seamless finish, complied with the building code at the time of construction. Since construction our building code has been updated, this is due to a number of factors that information is publicly available. The changes to the building code implemented the addition of a cavity system to the cladding systems and penetrations to the cladding systems are avoided if possible. Regular inspections of the exterior should be undertaken along with maintenance by a suitably qualified professional.

With claddings such as Monolithic or similar, or where there may be no cavity between the cladding and the framing we are unable to determine conclusively that moisture ingress has not occurred and will not do so in the future.

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.

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.



Photo 10

Fibrous cement sheet substrate direct fixed with stucco plaster finish and paint coating.

# Exterior Joinery

Single-glazed aluminium joinery.

Coating - Anodized.

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 - Aluminium.

Finish - Factory.

Damage - None visible at the time of the inspection.

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

Entrance doors - Metal door and aluminium frame.

Garage joinery - Single-glazed.

## Recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.



Photo 11

Single glazed aluminium joinery, south side.



Photo 12

Single glazed aluminium joinery with aluminium reveals, located in laundry.

# Foundation

The subfloor space was viewed via the access hatch located on the west side on timber deck.  
The inspection was taken from the access hatch. Size - 400 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 B2 - Perimeter concrete beam, concrete and or timber piled foundation, heavyweight cladding.

Foundation wall - Timber framed.

Subfloor ventilation - Vents.

Piles - Insitu poured concrete.

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. Untreated subfloor framing.

Limited visibility of subfloor structure, only line of sight viewed from the access point.

Flooring - type and condition - Not visible

Insulation - Polystyrene.

R value of insulation - Not known.

Coverage - Acceptable.

Ground cover - None.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Tidy.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible - Supported.

Plumbing type - Glued uPVC.

Sub-floor Clearance - Where visible - 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 +/- 10 mm within a single room or space - BRANZ

Ministry of Business, Innovation and Employment (MBIE)

Building Research Association of New Zealand (BRANZ)

## Recommendations:

It is recommended to install a ground moisture barrier over any exposed soil in the subfloor area. This barrier helps to reduce moisture levels, minimizing the risk of dampness, mold growth, and timber decay. Proper installation in accordance with best practices and building standards will improve overall subfloor ventilation.



Photo 13

Fibrous cement sheet base cladding with vents, stucco plaster finish and paint coating.



Photo 14

400 x 500mm access hatch to subfloor space, located on timber deck west side.



Photo 15

Suspended timber framed subfloor construction, precast concrete piles and polystyrene insulation.

# Roof Space

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in the cupboard.  
Access hatch size - 700 x 1400mm

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 - Pitched timber framing. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - Some roofing underlay missing.

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 - Glass wool.

Thickness of insulation visible - Over 150mm.

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

Stored items - No.

## Recommendations:

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



Photo 16

700 x 1400mm access hatch,  
located in dining room  
cupboard.





Photo 17

Pitched timber framed roof construction, bituminous paper and glass wool insulation.



Photo 18

Some areas missing bituminous paper roof underlay.



# Interior Linings

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

## Recommendations:

Minor sheet cracking to plasterboard linings.

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.

## Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Entrance door - Metal door and aluminium frame.

Internal doors - Hollow core.

Floor coverings - Tiles.

Lights/Switch - Operational.

Cupboards - Single - Door - Hollow core.



Photo 19

Entrance.

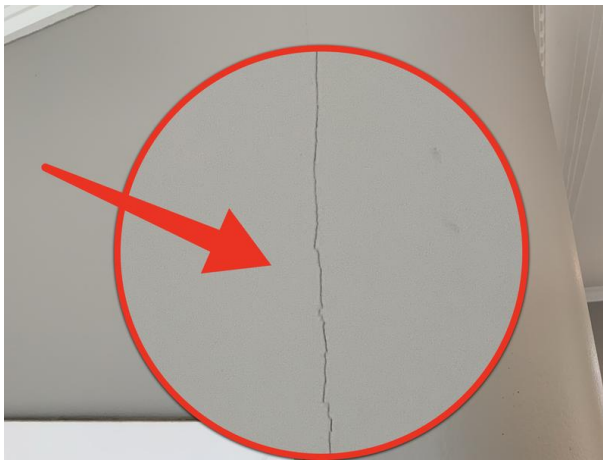


Photo 20

## Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Solid surface.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - Yes.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste

Heat shield - Tempered glass.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - Tiles.

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

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

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 21

Kitchen.

## Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.



Photo 22

Dining room.

## Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.



Photo 23

Lounge.

## Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

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 - uPVC waste

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - None.

Cupboards - Double - Door - Hollow core.

Ventilation - Opening window. Mechanical - None.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.



Photo 24

Laundry.

## Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double and Single - Doors - Hollow core.



Photo 25

Hallway.



Photo 26

Hallway.

## Water closet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard and Tiles - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Condition of floor coverings - No visible issues.

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

Single or dual flush - Dual.

Ventilation - Opening window sash.

Lights/Switch - Operational.



Photo 27

Water closet.

## Bathroom

Ceiling linings - Plasterboard - Paint finished.  
Ceiling wall junction - Square stopped.  
Wall linings - Plasterboard and Tiles - Paint finished.  
Exterior joinery - Aluminium - Single-glazed - Standard glass - Aluminium reveals.  
Internal doors - Hollow core.  
Floor covering - Tiles.  
Vanity - Wall mounted.  
Taps and waste - Functional - Yes.  
Leakage - None visible at the time of the inspection.  
Type of plumbing - uPVC waste  
Splashback - Tiled - Sealed edge.  
Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.  
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 - Yes.  
Heated towel rail - Yes.  
Lights/Switch - Operational.  
Electrical sockets - All accessible sockets were operational.

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 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.

### Recommendations:

Inbuilt baths often require ongoing maintenance to ensure they remain watertight and functional. The long-term performance largely depends on the quality of the installation and regular upkeep. Common areas of failure include the junction where the bath meets the wall and around the tap fittings, as these are prone to water ingress if not properly sealed.

It is recommended to routinely inspect these critical junctions for signs of wear, such as cracking, peeling sealant, or moisture damage, to prevent water from seeping into adjacent walls.





Photo 28

Bathroom.

## Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.



Photo 29

Bedroom 1.

## Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.



Photo 30

Bedroom 2.

## Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.



Photo 31

Bedroom 3.

#### Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.



Photo 32

Bedroom 4.

#### Ensuite, bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Tiles.

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

Single or dual flush - Dual.

Vanity - Pedestal.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Tiled - Sealed edge.

Shower - Enclosure.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - Some noise and vibration noted.

Leaks from shower fittings - No.

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

Heating - No.

Heated towel rail - Yes.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single - Door - Hollow core.

All showers, 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 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 33

Ensuite, bedroom 4.



Photo 34

Ensuite, bedroom 4.

# Garage

## Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Plaster system.

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

Roofing - Tin tile.

Linings - Hardboard and Plasterboard - Painted.

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

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

## Recommendations:

General upkeep and maintenance.

Cracking - Shrinkage cracking in concrete floors is common. Plastic shrinkage cracks are due to the too rapid loss of moisture from the surface of the concrete, e.g. during hot, dry and windy conditions. Thus, they are a form of drying shrinkage crack. Usually, they form without any regular pattern and may range from as little as 25mm to as much as 2m in length.



Photo 35

Garage.



Photo 36

Garage.



Photo 37

Shrinkage crack to concrete floor.



# 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 but >170 = Dry (Green)

<170 but >200 Risk (Yellow)

<200 but >999 = Wet (red)

The condition of the timber framing is unknown.

Special care was taken with the moisture testing due to the era of the build and building materials used. This was to eliminate any false positive due to the cladding system.

No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.

## Recommendations:

Moisture levels were returned dry.



Photo 38

Bathroom, south side.





Photo 39

Bathroom, west side.



Photo 40

Bedroom 3, south side.



Photo 41

Ensuite, south side.

# NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Pavers
Boundary Fences	Masonry
Paths	Concrete
Decks	Timber
Patio	Pavers
Gates	Timber framed and covering and Metal
Drainage	Gully-traps, stormwater risers, sumps.
Electrical	Testing completed
Heating.Cooling.Ventilation	Heat pump and Solid fuel burner
Services	Power, water, hotwater and smoke detection

# Driveway

Concrete pavers.

## Recommendations:

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



Photo 80

Concrete pavers driveway to property.

# Boundary Fences

Painted Masonry block.

Condition - No visible issues.

Alignment - No visible issues.

## Recommendations:

Upkeep of paint finish.



Photo 81

1.8 metre high masonry block fence, north side.

# Paths

Plain concrete paths.

Recommendations:

General upkeep and maintenance.



Photo 82

Concrete path, east side.

# Decks

Timber deck over timber substrate with nail fixings.  
Connected to dwelling - Yes.  
Condition of visible timbers - No visible deterioration of timbers.  
Defects - None visible at the time of the inspection.

## Recommendations:

General upkeep and maintenance.



Photo 83

Timber deck and steps, north side.



Photo 84

Timber deck with roof cover, west side.

# Patio

Concrete pavers patio.

Recommendations:

General upkeep and maintenance.



Photo 85

Concrete pavers patio, west side.



# Gates

Side pedestrian gate, east side.

Material - Profiled metal hollow section.

Functional - Yes.

Hinges - Functional.

Latches - Functional.

Side pedestrian gate, north side.

Material - Timber.

Functional - Yes.

Hinges - Functional.

Latches - Functional.

## Recommendations:

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



Photo 86

1.5 metre high profiled metal gate, east side.





Photo 87

1.8 metre high timber gate,  
north side clear.

# Drainage

## Drainage

Gully traps and stormwater risers. These were checked with no visible issues at the time of inspection.

### 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.

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.

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 88

Downpipe and riser connection, west side.



Photo 89

Gully trap drain, east side.

# Electrical

## Electrical

Electrical sockets - All accessible sockets throughout the house were tested at the time of the inspection - All sockets tested were operational.

Distribution board location - laundry.

Earth stake - Location - unknown.

Metre box - Location - west side.

Electrical connection - Underground supply.

Defects - None detected.

### Recommendations:

Engage a registered electrician for all repairs and maintenance.



Photo 90

Meter box, west side.



Photo 91

Distribution board, located in laundry.

# Heating.Cooling.Ventilation

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

Manufacturer - Mitsubishi.

Location - Lounge.

Kilowatt rating - Heating - 5.6kW - Cooling - 5.0kW

Solid fuel burner.

Brand - Magnum.

Location - Lounge.

## 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.

It is recommended to have the wood burner flue professionally cleaned and inspected annually to ensure safe and efficient operation. Regular maintenance helps to prevent the buildup of creosote, which can pose a fire hazard, and ensures that the flue remains clear of obstructions that could affect ventilation. An annual inspection also allows for the early detection of any damage or wear that may require repairs, prolonging the lifespan of the system and maintaining compliance with safety regulations.



Photo 92

External heat pump unit, west side.



Photo 93

Internal heat pump unit, located in lounge.



Photo 94

Solid fuel burner, located in lounge.

# Services

Services/systems tested.

Fire warning & control systems - Tested - No.  
Heating systems - Tested - No.  
Central vacuum systems - Not applicable.  
Ventilation systems - Tested - Yes.  
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 - 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 - Yes.  
Ceiling fan - Tested - Yes.

## Water heating 1

Type - Mains pressure electric cylinder.  
Capacity - 250L.  
Approximate age - July 1998.  
Seismic bracing - Secure in place.  
Area serviced - bathroom, kitchen and laundry.  
Any visible defects - None visible.

## Water heating 2

Type - Mains pressure electric cylinder.



Capacity - 135L.  
Approximate age - July 1998.  
Seismic bracing - Secure in place with shelving.  
Area serviced - Ensuite, bedroom 4.  
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 95

Garage door  
openers(functional)



Photo 96

Hot water cistern, located in  
entrance cupboard.



Photo 97

Smoke alarm, located in hallway.



Photo 98

Ceiling fan, located in bedroom 4.



Photo 99

Hot water cistern, located in ensuite 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.

# ASBESTOS IDENTIFICATION

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

Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement sheeting.

## 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).

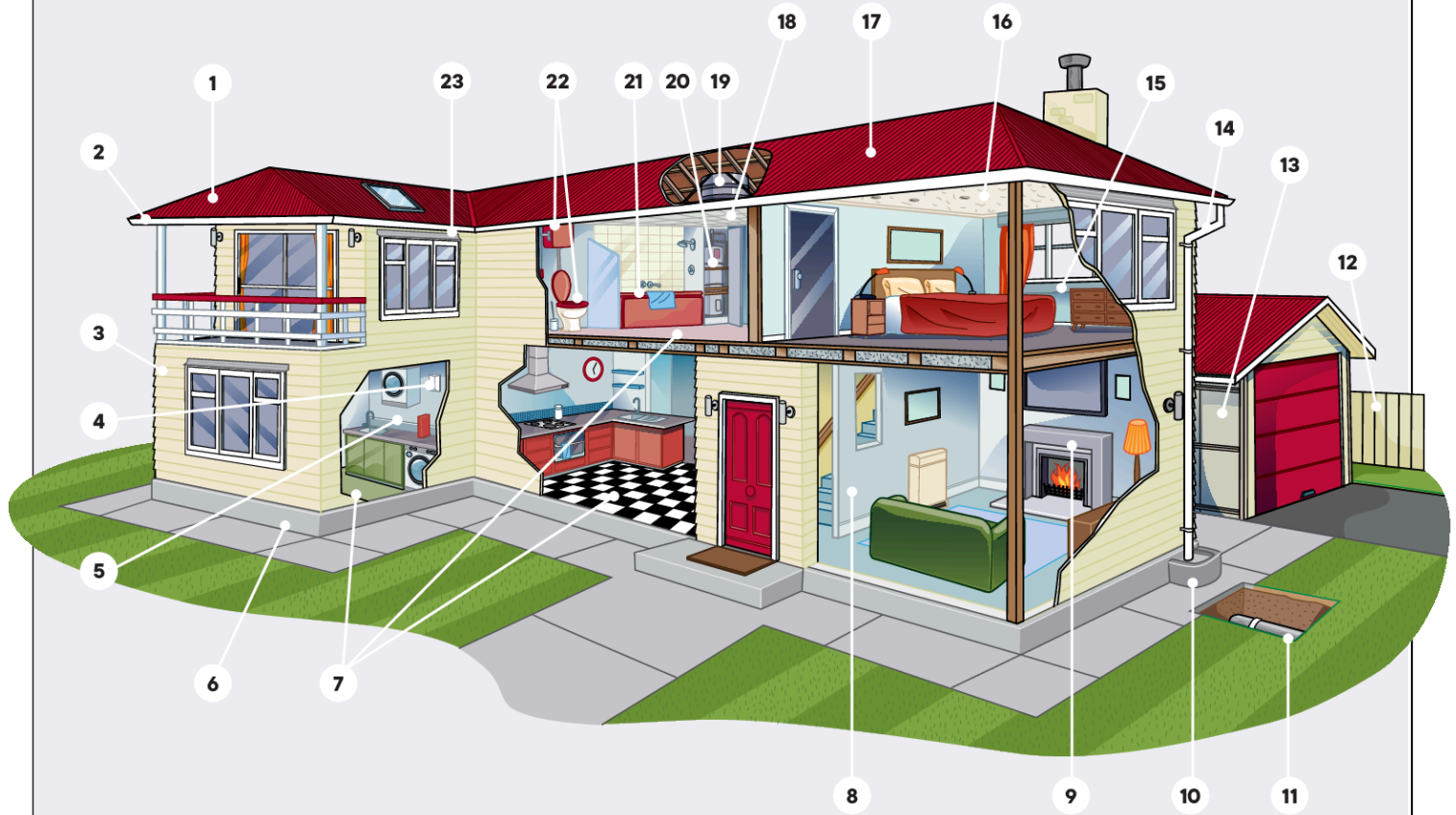
Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.



Photo 100

Fibrous cement sheet soffit.

# POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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