

## 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>	6/674 Ranginui Road, Welcome Bay, Tauranga 3175
<b>Client</b>	Robbie & Rose Shaw
<b>Date of Inspection</b>	28th July 2025
<b>Time</b>	8:00 am
<b>Inspector</b>	Brennan Rapira National Certificate in Carpentry, Licensed Building Practitioner
<b>LBP Number</b>	138160
<b>People Present</b>	Inspector, Owner
<b>House Occupied</b>	Yes



# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**Company:** Bay LBP Services Limited trading as RedLBP Tauranga North  
**Client:** Robbie & Rose Shaw  
**Date of Inspection:** 28th July 2025  
**Site Address:** 6/674 Ranginui Road, Welcome Bay, Tauranga 3175  
**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:** 28th July 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

# **LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT**

## **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 dwelling is clad in a direct-fixed monolithic system, which, while not presenting with any visible signs of moisture-related issues at the time of inspection, is a known weathertightness risk in New Zealand construction. Ongoing monitoring and proactive maintenance of the cladding system are essential to reduce the potential for future deterioration.

This property has a concealed gutter and fascia system. It is important to monitor 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.

Areas not inspected or accessed fully:

Roof space - Was only viewed from the access point.

Roof system - Was viewed using a drone.

Upper levels exterior cladding & joinery - 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.



## PROPERTY IDENTIFIERS

<b>Address</b>	6/674 Ranginui Road, Welcome Bay, Tauranga 3175
<b>Legal Description</b>	UNIT 6 DPS 62811 INT IN LOT 1 DPS 62448
<b>Certificate of Title</b>	SA51C/670
<b>Land classification</b>	Wind Zone - High - BRANZ - GIS. Residential Suburban.
<b>Weather</b>	Cloudy
<b>Soil</b>	Dry
<b>Site Exposure</b>	Exposed

## BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in Welcome Bay, Tauranga. It is a unit title situated on a rear section that is sloping. The dwelling is two storey with 3 bedrooms a office and three bathrooms.

Internally, the property has heating that consists of a solid fuel burner which is located in the living room. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and are decorated with paint and wallpaper. The floors are concrete and chipboard or similar with floor coverings being vinyl, carpet and composite flooring.

The foundation system is a site-specific engineered foundation system, with the dwelling being of timber construction. The exterior joinery is aluminium and is single-glazed.

The property is clad with a brick veneer and plaster over an unknown substrate, direct fixed (monolithic) with a paint coating. The roof is metal tiles.

There is a garage, that is attached to the house, with double capacity, and internal access. The driveway is concrete pavers.

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>	
Pressed metal tiles	Viewed
Flashings & penetrations	Viewed
Guttering, downpipes, fascia & soffits	Viewed
<b>Exterior cladding</b>	
Brick veneer	Viewed
Plaster system over unknown substrate direct fixed (monolithic)	Viewed
<b>Foundation</b>	
Site-specific design for the era of construction	Examined
Site-specific design for the era of construction	Examined
<b>Exterior joinery</b>	
Single-glazed aluminium joinery with timber reveals.	Viewed
<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 ceiling and wall linings, timber trims and doors.	
Entrance	Viewed
Hallway, level 2	Viewed
Bathroom	Viewed
Bedroom 1	Viewed
Lounge	Viewed
Living room	Viewed
Dining room	Viewed
Kitchen	Viewed
Office	Viewed
Bedroom 2	Viewed
Walk in wardrobe, bedroom 2	Viewed
Ensuite, bedroom 2	Viewed
Stairway	Viewed
Hallway, level 1	Viewed
Laundry	Viewed
Garage	Viewed

Bedroom 3	Viewed
Ensuite, bedroom 3	Viewed
Storeroom/ workshop	Viewed

# ROOF SYSTEM

Pressed metal tile

Coating - Painted.

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

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage or dented - No visible issues at the time of inspection.

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

Type of roof construction - Hip 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.

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.

## 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.

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

## Maintenance recommendations:

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**

Pressed metal tile hip roof construction with nail fixings.



**Photo 4**

Rust stain visible, north side.

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

Valleys - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Hips - 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.

Apron - 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 - overflows and Chimney.

Flashing material - Rubber and 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 5**  
Overflow and chimney/ flue penetrations.



**Photo 6**  
Ridge, hip and valley flashings.



**Photo 7**  
Apron flashing.

#### Guttering

Type - Concealed.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection. and Areas requiring clearing.

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.

#### Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

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

Soffit width from cladding to fascia - 200 - 300mm, 400 - 500 and over 1200mm

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

#### Recommendations:

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.

#### 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 8**

Profiled metal concealed gutter system, fibrous cement sheet soffit and PVC downpipe, south side.



**Photo 9**

Gutter system south side, clear at the time of inspection.

# EXTERIOR CLADDING

Material - Masonry brick.

Finish - Factory.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Loose bricks - None visible.

Brick to foundation alignment - No visible issues at the time of inspection.

Movement or cracking - None visible at the time of inspection.

Penetrations - Seal and maintain any penetrations as required.

Dampness or moisture damage - None visible at the time of inspection.

Lime leaching - None visible at the time of inspection.

Efflorescence - None visible at the time of the inspection.

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

## Maintenance 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.



**Photo 10**

Masonry brick veneer cladding system, south side.

## Plastered

Substrate - Unknown.

Vented cavity - No. Directly fixed to the framing.

Finish - Paint and texture coated.

Overall condition - No visible damages.

Control joints - Visible.

Vertical cracking - None visible.

Cracking at window corners - None visible.

Horizontal cracking - None visible.

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.

Wall balustrade junctions - Membrane flashings.

Handrail stanchions - No visible issues.

Fascia junctions - Clear of cladding.

Horizontal/flat surfaces - 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 - No visible issues at the time of inspection.

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:

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.

## Maintenance 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.



**Photo 11**  
Plaster cladding system with paint coating, north side.



**Photo 12**  
Control joint for membrane deck handrail connection, east side.

# FOUNDATION

The subfloor space was viewed via the storeroom/ workshop.

Foundation type - Type B1 - Perimeter concrete beam, concrete and or timber piled foundation, lightweight cladding.

Foundation wall - Masonry block.

Subfloor ventilation - Vents.

Sub-floor timbers, type and condition - Suspended timber floor. Treated subfloor framing.

Flooring - type and condition - Not visible

Insulation - Polyester.

R value of insulation - Not known.

Coverage - Acceptable.

Ground cover - Concrete slab on grade.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Tidy.

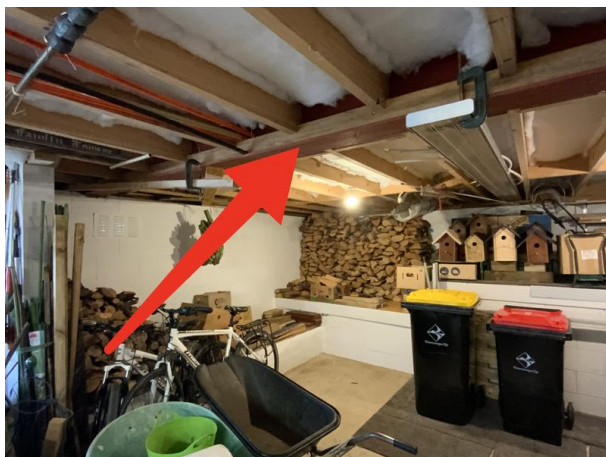
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Supported.

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

Plumbing - None visible.

## Recommendations:

Visual inspection showed no areas of concern.



**Photo 13**

Masonry block perimeter foundation, suspended timber subfloor construction and polyester insulation. Note: engineered steel beam support visible.





**Photo 14**

Masonry block perimeter foundation base with vents and plaster finish.

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Type - Site-specific designed concrete slab.

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

Minimum heights of floor above ground should be 150 mm to paved ground, 225 mm to unpaved ground.

Cracking - None observed.

Dampness - None visible at the time of the inspection.

The floor levels were checked using a self-levelling laser.

Concrete slab surface level - Within 6 months of new, BRANZ suggests concrete slabs be level to within  $\pm 10$  mm of the specified floor level in any one room or space.

The maximum permitted surface deviation is  $\pm 3$  mm in any 3 m of length.

NZS 3109-1987 IN SITU CONSTRUCTION

### **Recommendations:**

Visual inspection showed no areas of concern.

## EXTERIOR JOINERY

Single-glazed aluminium joinery.  
Coating - Powder coated.  
Joinery rubbers - No visible issues at the time of inspection.  
Aluminium - No visible issues at the time of the inspection.  
Hardware - Functional at the time of the inspection.  
Tracks, drainage channels & weep-holes - Clear of debris.  
Reveals - Timber.  
Finish - Painted.  
Damage - None visible at the time of the inspection.  
Exterior flashings - Head flashings installed.  
Entrance doors - Timber door with aluminium frame.  
Garage joinery - Single-glazed.

### Recommendations:

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

### Maintenance 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 15

Single glazed powder coated aluminium joinery with painted timber reveals, located in bedroom 1. Note: hardware functional and tracks clear at the time of inspection.





**Photo 16**

Single glazed powder coated aluminium joinery, located west side. Note: joinery is completely sealed to the cladding system.

## ROOF SPACE

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in the living room cupboard. Access hatch size - 600 x 800mm

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 - Fire retardant paper. 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 - Polyester.

Thickness of insulation visible - Over 175mm.

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

Stored items - No.

### Maintenance recommendations:

Regular checks for pest activity, and ensuring insulation is in place.



**Photo 17**

600 x 800mm access hatch to roof space, located in living room.



**Photo 18**

Manufactured timber truss roof construction, fire retardant paper and polyester insulation.



**Photo 19**

Manufactured timber truss roof construction, fire retardant paper and polyester insulation.

# WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 106.

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.

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



**Photo 20**

Base reading taken from lounge internal wall.



**Photo 21**

Bathroom, west side.



**Photo 22**  
Ensuite bedroom 2, west side.



**Photo 23**  
Ensuite bedroom 3, west side.

# INTERIOR LININGS

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

## Entrance

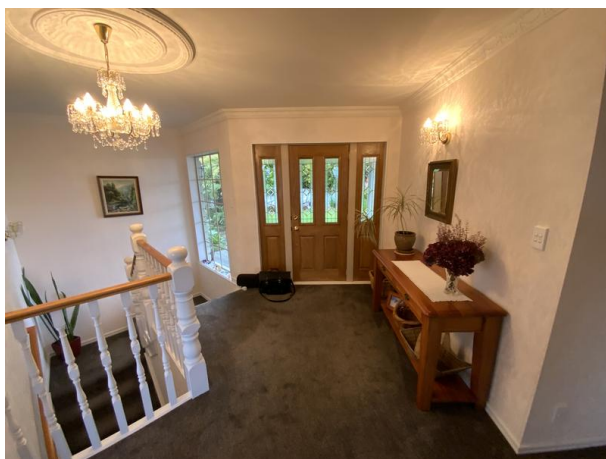
Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Entrance door - Timber door with aluminium frame with sidelight.

Floor coverings - Carpet.



**Photo 24**  
Entrance.

## Hallway, level 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Internal doors - Hollow core.

Floor coverings - Carpet.





**Photo 25**  
Hallway, level 2.

## Bathroom

Ceiling linings - Plasterboard - Paint finished.  
Ceiling wall junction - Coving.  
Wall linings - Plasterboard - Wallpaper.  
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.  
Internal doors - Hollow core.  
Floor covering - Composite flooring.  
Cistern & pan - Floor mounted. Tested - Functional - Yes.  
Single or dual flush - Dual.  
Vanity - Floor mounted.  
Taps and waste - Functional - Yes.  
Leakage - None visible at the time of the inspection.  
Type of plumbing - uPVC waste  
Splashback - Tiled and Upstand - Sealed edge.  
Shower - Enclosure.  
Glass type - No glazing.  
Shower pressure - Adequate.  
Water hammer - No noise or vibration noted.  
Leaks from shower fittings - No.  
Mechanical ventilation - None.  
Heating - Yes.  
Heated towel rail - No.

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.

### Recommendations:

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





**Photo 26**  
Bathroom.

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### Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



**Photo 27**  
Bedroom 1.

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### Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core and Timber and glass.

Floor coverings - Carpet.



**Photo 28**  
Lounge.

---

#### Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core. and Timber and glass.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 29**  
Living room.

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#### Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Floor coverings - Carpet.



**Photo 30**  
Dining room.

## Kitchen

Ceiling linings - Plasterboard - Paint finished.  
Ceiling wall junction - Coving.  
Wall linings - Plasterboard - Paint finished.  
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.  
Benchtop - Sealed to cabinet/wall junction - Yes.  
Benchtop material - Laminate.  
Benchtops level - Yes.  
Damage - None visible at the time of the inspection.  
Splashback - Upstand - 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 - No.  
Garbage disposal - Functional - Yes.  
Floor coverings - Composite flooring.  
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.

## Recommendations:

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



**Photo 31**  
Kitchen.

---

#### Office

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 32**  
Office.

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#### Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 33**  
Bedroom 2.

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Walk-in wardrobe, bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



**Photo 34**  
Walk-in wardrobe, bedroom 2.



## Ensuite, bedroom 2

Ceiling linings - Plasterboard - Paint finished.  
Ceiling wall junction - Coving.  
Wall linings - Plasterboard - Wallpaper.  
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.  
Internal doors - Hollow core.  
Floor covering - Composite flooring.  
Cistern & pan - Floor mounted. Tested - Functional - Yes.  
Single or dual flush - Dual.  
Vanity - Floor 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 - Some noise and vibration noted.  
Leaks from shower fittings - No.  
Mechanical ventilation - Functional - Yes.  
Heating - Yes.  
Heated towel rail - No.

All wet areas, 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.

### **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 35**  
Ensuite, bedroom 2.

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### Stairway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Type of stairs - Closed.

Construction material - Timber.

Handrail - Secure.

Height of handrail - Between 900 mm & 1000 mm.

Balustrade - (barrier) Timber.

Floor coverings - Carpet.



**Photo 36**  
Stairway.

---

### Hallway, level 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double and Single - Doors - Hollow core.





**Photo 37**  
Hallway, level 1.

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## Laundry

Ceiling linings - Plasterboard - Paint finished.  
Ceiling wall junction - Scotia.  
Wall linings - Plasterboard - Paint finished.  
Internal doors - Hollow core.  
Floor coverings - Carpet.  
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 - None.  
Cupboards - Single - Door - Hollow core.  
Ventilation - Mechanical - None.



**Photo 38**  
Laundry.

## Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard and Masonry block - Paint and Wallpaper.

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

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Solid timber.



**Photo 39**  
Garage.

## Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



**Photo 40**  
Bedroom 3.

### Ensuite, bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor covering - Vinyl.

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

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Upstand - Sealed edge.

Shower - Enclosure.

Glass type - No glazing.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - None.

Heating - No.

Heated towel rail - No.

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.

### Recommendations:

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



**Photo 41**  
Ensuite, bedroom 3.

## Storeroom/ workshop

Ceiling linings - None.

Ceiling wall junction - None.

Wall linings - Plywood and Masonry block

Floor coverings - Concrete.



**Photo 42**  
Storeroom/ workshop.

# NON-STRUCTURAL SYSTEMS

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

<b>Driveway</b>	Pavers
<b>Boundary Fences</b>	Profiled metal, Masonry and Timber
<b>Paths</b>	Concrete pavers
<b>Electrical</b>	Electrical system
<b>Plumbing, Drainage &amp; Sewerage</b>	Hot water, water supply, gully-traps, stormwater risers and sumps
<b>Heating</b>	Solid fuel burner and Heat transfer system
<b>Services</b>	Power, water, hotwater and smoke detection
<b>Deck</b>	Membrane
<b>Deck</b>	Timber

# DRIVEWAY

Concrete pavers.

## Recommendations:

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

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**Photo 43**

Concrete pavers driveway to property.

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## BOUNDARY FENCES

Painted and profiled metal with aluminium posts.  
Condition of cladding - No visible issues.  
Alignment - No visible issues.

Unpainted timber palings with masonry block posts.  
Condition of cladding - No visible issues.  
Alignment - No visible issues.

Masonry with plaster and paint finish.  
Condition of cladding - No visible issues.  
Alignment - No visible issues.

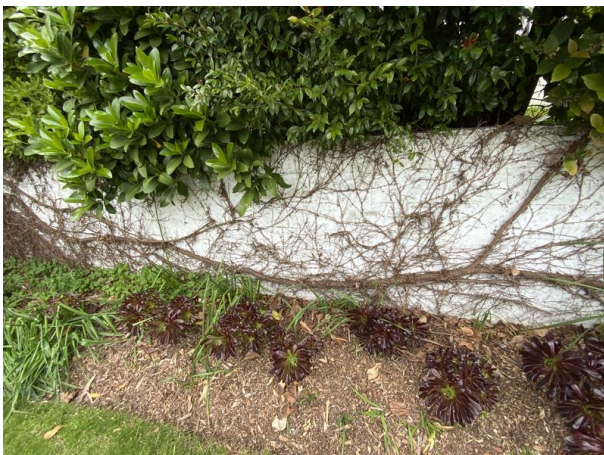
### Recommendations:

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**

1.8 metre high profiled metal fence, west side.



**Photo 45**

1.2 metre high masonry fence, south side.



**Photo 46**

1.0 metre high timber fence with masonry block posts, located north side.

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## PATHS

Plain concrete pavers.  
Condition - Below ground level.

**Recommendations:**

General upkeep and maintenance.



**Photo 47**

Concrete pavers, north side.

# 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 - Garage.

Earth stake - Location - Unable to be located.

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

Electrical connection - Underground supply.

### Recommendations:

Engage a registered electrician for all repairs and maintenance.

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**Photo 48**

Distribution board, located in garage.

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**Photo 49**

Meter box, north side.

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# 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 - None visible.

Gully traps, stormwater risers and sumps.

## Recommendations:

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 50**

Downpipe into riser connection and gully trap drain, north side.





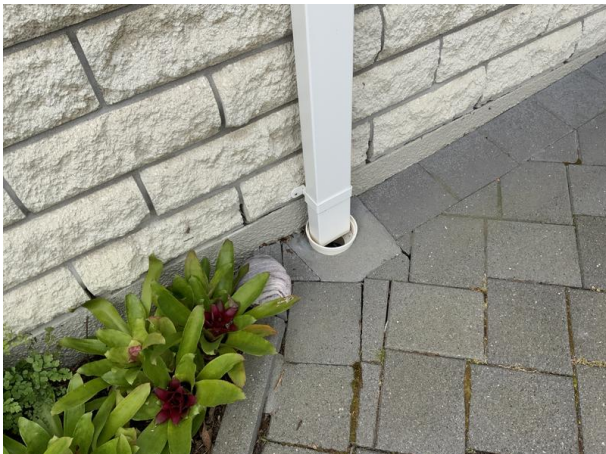
**Photo 51**  
Hot water cistern, located in living room cupboard.



**Photo 52**  
Sump drain, south west side.



**Photo 53**  
Downpipe and riser connection, west side.



**Photo 54**  
Downpipe and riser connection, south side.



**Photo 55**  
Downpipe and riser connection, east side.



**Photo 56**  
Gully trap drains, north side.





**Photo 57**  
Gully trap drain, south side.

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# HEATING

Heat transfer system.

Solid fuel burner.

Brand - Yunca.

Location - Living room.

## 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.

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 58**

Ceiling vent, located in bedroom 1.



**Photo 59**

Heat transfer control pad, located in living room.

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**Photo 60**

Solid fuel burner, located in living room.  
Note: this has wet back connection.

# SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.  
Heating systems - Operating at the time of inspection.  
Central vacuum systems - Not applicable.  
Ventilation systems - Powered on only.  
Heat transfer system - Tested - No.  
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 - Not applicable.  
Automatic garage door opener - Tested - Yes.  
Ceiling fan - Not applicable.

## 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.

Regular checks to ensure smoke detectors are functional.



**Photo 61**  
Smoke alarm, located in hallway level 2.



**Photo 62**  
Garage door opener (functional)



**Photo 63**  
Fibre connection, north side.

## DECK

Membrane deck over timber substrate.

Connected to dwelling - Yes.

Balustrade - Secure at the time of inspection.

Height of Balustrade - Over the recommended height of 1.0 metres for residential properties.

Defects - None visible at the time of the inspection.

### Recommendations:

General upkeep and maintenance.

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**Photo 64**

Membrane deck with secure handrail,  
north east side.

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## DECK

Timber deck over timber substrate with screw fixings.

Connected to dwelling - Yes.

Condition of visible timbers - No visible deterioration of timbers.

Balustrade - Secure at the time of inspection.

Height of Balustrade - Over the recommended height of 1.0 metres for residential properties.

Defects - None visible at the time of the inspection.

### Recommendations:

General upkeep and maintenance.



**Photo 65**

Timber deck with secure handrail, north side.



**Photo 66**

Timber stairs to deck with secure handrail, north side.

# 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.