



62 Links View Drive
Omokoroa



Property Inspection Report



Our Ref: 26/9/2025

ATTENTION: Marilyn Genet

Dear Marilyn

INSPECTION OF 62 Links View Drive, Omokoroa

Attached now is our Property Inspection Report for the above property. We have inspected the property in accordance with the New Zealand Standards NZS 4306-2005. The inspection is a non-invasive visual inspection of the areas in the building which were readily visible at the time of inspection.

The property was inspected on the 26th of September 2025 during fine and sunny weather conditions. The inspection does not include any areas of the property which were covered, unexposed or inaccessible. We are therefore unable to guarantee that any such part of the property is free from defect. Further, we do not move large items of furniture, paintings or wall hangings, or lift up carpets or other fixed floor coverings.

This report does not include any detailed geotechnical investigation, nor does it include an investigation of the condition or location of underground drainage, electrical, gas, plumbing or other services. We can arrange for these areas and services to be inspected by people whose qualifications properly enable them to do so should you request it.

You should seek legal advice in relation to cross lease and unit titles. If the property is controlled by a Body Corporate, the inspection is undertaken of the dwelling only and does not extend to the remainder of the complex or common areas.

It is recommended that the exterior claddings (walls and roof) be checked periodically for weather tightness and that any maintenance required or recommended by products manufacturers is attended to in a timely manner.

Please note that this report is not valid unless the House Fit Limited disclaimer is **attached** and the terms of engagement has been signed and returned. In the absence of your signed acceptance, your instruction for us to commence the inspection will be taken as your acceptance of our terms. This report has been written for the person that it is addressed to and cannot be relied upon by other parties. The report is aimed at identifying significant features at the time of the visual inspection and while some minor defects may be noted, it is unrealistic for us to comment on all minor imperfections in this Property Inspection Report.

A: As new	B: Good condition	C: Average Condition	D: Below average condition
R: Repair required		UR: Urgent Repair required	

Interior

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ENTRANCE	Front Door		✓					Powder coated aluminium
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib wallpapered
	Floor Coverings		✓					Tiles
	Cupboard Doors							N/A
	Windows		✓					Double glazed aluminium sidelights to front door unit
	Moisture		✓					No high readings
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
HALL WAY	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted. Construction joint to allow expansion
	Floor Coverings		✓					Tiles and carpet
	Cupboard Doors		✓					Hollow core pressed panels painted
	Windows		✓					Large double glazed sliding doors out to deck
	Moisture		✓					No high readings
Comments: A skylight has been added recently								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
MASTER BEDROOM	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Double glazed aluminium and large slider to deck
	Moisture		✓					No high readings
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ENSUITE BATHROOM	Doors		✓					Hollow core pressed panels painted in a cavity
	Walls		✓					Gib painted and half high tiles.
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Tiles
	Windows		✓					Double glazed aluminium
	Vanity		✓					Ceramic top with a Laminex base
	Shower			✓				Crout needs cleaning / replacing around bottom of tiles and there are signs of silica residue.
	Toilet		✓					Ceramic bowl and cistern
	Ventilation		✓					Fan vented outside
	Moisture		✓					No high readings
Comments: Omokoroa has a problem with high amounts of silica in the water. This damages fittings and fittings and leaves a white film on tiles								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 2	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Single glazed aluminium
	Moisture		✓					No high reading
Comments: Small bedroom to the left of the entrance.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 3	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Single glazed aluminium
	Moisture		✓					No high readings
Comments: Bedroom off the back of the garage with access door to garage								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 4	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Single glazed aluminium
	Moisture		✓					No high readings
Comments: Right at the top of the stairs								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 5	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered with some peeling back in places
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Single glazed aluminium
	Moisture		✓					No high readings
Comments: Opposite the stairs upstairs.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
LOUNGE	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib wallpapered
	Floor Coverings		✓					Carpet
	Windows		✓					Double glazed aluminium
	Moisture		✓					No high readings
Comments: There is a heat pump on the wall.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
DINING	Doors		✓					Double glazed French doors and single exit door to deck
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Vinyl.
	Windows		✓					Double glazed aluminium
	Moisture		✓					No high readings
Comments:								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
KITCHEN	Doors							N/A
	Walls		✓					Gib painted with tiled splashback around bench top
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Vinyl
	Windows		✓					Double glazed aluminium
	Cabinets		✓					Laminex with meltica shelving
	Bench Tops		✓					Granite/ man made
	Oven		✓					Electric wall oven
	Hob		✓					Electric hob set into bench top
	Waste Disposal		✓					Insinkerstor in second smaller sink
	Rangehood		✓					Stainless steel unit above hob and vented outside
	Moisture		✓					No high readings
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BATHROOM	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib painted with tiles around bath
	Ceiling		✓					Gib painted.
	Floor Coverings		✓					Tiles
	Windows		✓					Single glazed aluminium.
	Vanity		✓					Acrylic top and a Laminex base
	Shower		✓					Acrylic moulded unit with glass door
	Toilet							N/A
	Bath		✓					Acrylic set into tiled hob
	Moisture		✓					No high readings
Comments: Downstairs. There is no fan for ventilation								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
LAUNDRY	Doors		✓					Hollow core pressed panel painted and single glazed exit door
	Walls		✓					Gib painted
	Ceiling		✓					Gib painted
	Tub		✓					Aquatica all in one tub with built in taps
	Windows		✓					Single glazed
	Floor		✓					Tiles
	Moisture		✓					No high readings

Comments: Access panel to ceiling is only gib. Has popped gib nails. This should be a more robust material.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
TOILET	Doors		✓					Hollow core pressed panels painted
	Walls		✓					Gib painted and half high tiles
	Ceiling		✓					Gib painted
	Pan and Cistern		✓					Ceramic bowl and cistern
	Windows		✓					Single glazed aluminium
	Moisture		✓					No high readings

Comments:

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
UPSTAIRS SHOWER	Doors		✓					Hollow core pressed panel painted
	Walls and Ceiling		✓					Gib painted
	Windows		✓					Single glazed aluminium
	Shower			✓				Acrylic moulded shower unit with Glass door. Minor silica damage to glass
	Moisture		✓					No high readings

Comments: Silica residue on glass door

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
STAIRS	Doors							N/A
	Walls		✓					Gib wallpapered
	Ceiling		✓					Gib painted
	Floor Coverings		✓					Carpet
	Windows		✓					Single glazed aluminium
	Hand Rails		✓					Graspable timber rails
	Moisture		✓					No high readings
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
WORKSHOP DOWNSTAIR	Doors		✓					Single glazed aluminium exit doors
	Walls			✓				Gib painted
	Ceiling			✓				Open floor joists with polystyrene insulation showing
	Floor Coverings			✓				Carpet over concrete
	Windows		✓					Single glazed aluminium
	Moisture				✓			High reading to the left of door just above skirting
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
GARAGE	Doors		✓					Double sectional colour steel door
	Walls		✓					Gib painted. Minor wear and tear
	Ceiling			✓				Gib painted with some cracked joints
	Floor Coverings		✓					Carpet over concrete
	Windows		✓					Double glazed aluminium
	Garage Door Opener		✓					Auto opener. Dominator
	Moisture		✓					No high readings
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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
NORTH ELEVATION	Cladding		✓					Mixture of brick on a cavity and direct fixed Harditex.
	Joinery		✓					Downstairs double glazed, upstairs single glazed
	Base Cladding		✓					Concrete floor at the front. Harditex around workshop
Comments: This is the left-hand side of the house from the street								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
EAST ELEVATION	Cladding		✓					Harditex direct fixed.
	Joinery		✓					Mixture of double and single glazed
	Base Cladding		✓					Harditex direct fixed.
Comments: This is the golf course side of the house								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SOUTH ELEVATION	Cladding		✓					Harditex on a cavity on garage also Harditex direct fixed
	Joinery		✓					Mostly single glazed upstairs and double-glazed downstairs
	Base Cladding		✓					Concrete floor except around workshop its Harditex direct
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
WEST ELEVATION	Cladding		✓					Brick veneer on the front and upstairs is Direct fixed Harditex.
	Joinery		✓					Double glazed at the front and upstairs is single glazed
	Base Cladding		✓					Concrete floor
Comments: Front of house								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SITE	Slope		✓					Flat at the front and then drops away towards the back
	Retaining Walls			✓				Small treated pine walls at rear. Punga wall beside workshop
	Fencing		✓					Timber railing to north side.
	Paths		✓					Pavers and decking
	Driveway		✓					Pavers
	Drainage		✓					No issues visible. Good drain in front of garage door
Comments: There is a concrete block wall as retaining under house and some smaller timber garden walls. Punga wall will need replacing eventually as its not proper retaining material.								

AREA	ITEM	A	B	C	D	F	UR	COMMENTS
DECKS & STEPS	Decking		✓					A large area of pine and Kwila decking.
	Steps		✓					Treated pine steps down to workshop.
	Piles		✓					90x90 treated pine visible
	Joists		✓					145x45 treated pine visible
Comments: There is some repair or replacing needed to deck areas. Low to ground in places so couldn't see timber.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
EAVES	Soffit		✓					Cement sheet. (Possible asbestos to older part of the house)
	Facia		✓					Timber painted and some Harditex as well
	Gutters		✓					Colour steel
	Downpipes		✓					PVC
Comments: Asbestos is only dangerous if broken or needing removal.								

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ROOF	Material			✓				Pressed metal colour steel tiles. Some minor damage
	Slope		✓					25 degrees approx..
	Flashings		✓					Colour steel
	Fixings		✓					Nailed through the face
	Penetrations		✓					Rubber booting and colour steel
Comments: Most of the roof is in good condition with some dents and colour loss.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ROOF SPACE	Construction		✓					Timber trusses with building paper under tiles
	Dampness		✓					None seen
	Insulation		✓					Pink batts throughout
	Insects/Pests		✓					No issues
	Rotting timbers		✓					None seen
Comments: Missing insulation above laundry on upstairs shower wall.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SUBFLOOR	Ground Condition		✓					Good
	Ventilation		✓					Good
	Piles		✓					90x90 Treated pine with textured round cladding on some
	Joists		✓					145x45 Treated pine
	Foundation Walls		✓					Block
	Insulation							N/A
Comments: The house sits on a concrete floor.								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ELECTRICAL	Wiring		✓					As when built
	Fittings		✓					No issues
	Switchboard		✓					On Outside garage wall Sub board in Laundry
	Smoke Detectors		✓					In Place.
Comments: No Fan in main Bathroom								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
PLUMBING	Feed Pipes		✓					Plastic and copper
	Taps & fittings		✓					Brass and chrome
	Waste Pipes		✓					PVC
	Gully Traps		✓					PVC
	Hot Water Cylinder		✓					180 litre 1993 and an 88 litre 2016 to feed ensuite
	Heating		✓					2x Heat pumps
Comments:								

GENERAL COMMENTS:

The original house was built in the 1990s and then around 2007 it had an alteration to the front of the house. The house sits on a concrete block foundation with a concrete floor supporting a timber frame and timber floor upstairs. The roof is pressed metal tiles over building paper. The cladding is mostly Harditex board with a textured coating which is then painted. The new part at the front of the house is brick veneer on a cavity which is then plastered over and painted. The windows are mostly double glazed in the front and some retro glazed after original build. The rest are single glazed aluminium. The house is mostly lined with gib board on the walls and the ceiling. Carpet, Vinyl and tiles are the floor coverings. There are large decks both in treated pine and some in Kwila hardwood. Some of the decking is original and will be due for repair/replacement in the near future. The cladding system relies on a good paint system and this house has been well maintained and painted. The silica in the Omokoroa water leaves a residue on glass and tiles and this is shown in the bathroom showers. The punga wall outside the workshop down stairs is not structurally ideal for retaining and will need replacement. There was a high moisture reading taken beside the door to the workshop room downstairs and this is probably due to the deck being tight against the cladding and lack of ventilation and sun causing water to collect and soak through. Missing insulation above laundry ceiling, some window sills needing painting and deck repairs are the only other issues with this house.

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A high moisture reading was found beside the door in the workshop downstairs. The decking is close to the cladding and this could cause a build up of moisture over time.



Not a good building practice to run a balustrading directly into the cladding. The ballustrade is well capped with a powder coated flashing



The pressed metal tiles are generally in good condition



Some of the roof tiles are losing their colour and there are several dents from careless tradesmen.

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Insulation dropped out of wall above the laundry. This is the upstairs shower wall.



Damage to base of poles possibly by weed eater. Plaster repair required



Underside of deck showing sub floor framing



The high silica content in Omokoroa water leaves a residue on shower fittings and fixtures.

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Unusual flashing on upstairs bathroom window



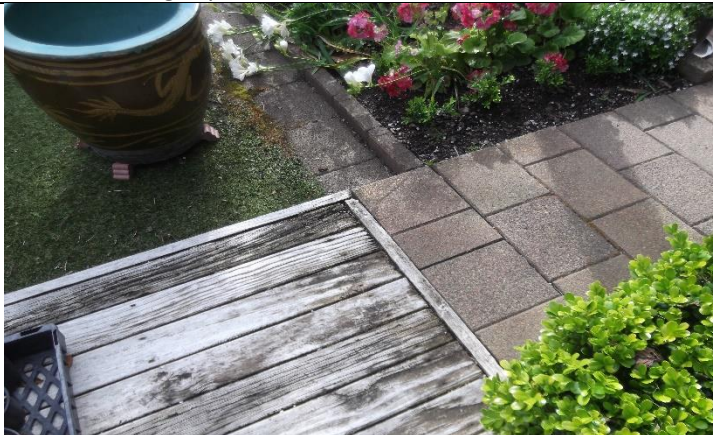
Good collection drain on garage door entrance



Grout needing repair and silica residue on tiles and grout



Correct flashings in place. Well maintained cladding



Some decking boards worn and will need repair



Minor painting required on some window sills

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This Property Inspection Report is for the private and confidential use of the person whom it is addressed to. House Fit Limited does not hold, owe or take any responsibility to anyone but the person named at the top of this Property Inspection Report.

This Property Inspection Report is limited to the items covered by the Report and House Fit Limited does not accept any responsibility or liability for any matters, items or defects outside of the scope of this Report including, but not limited to, compliance with the NZ Building Code, including the codes for weather tightness or other structural aspects. The Report is based on our experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection nor is it a guarantee against moisture ingress or structural failure in the future. The inspection has been done to the best ability of the inspector, with all reasonable care and using visual and non-invasive testing with meters as noted.

Yours faithfully

Steve Willoughby

HOUSE FIT LIMITED

Director

Licensed Building Practitioner

LBP# 113926

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