

## 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

# PRE-PURCHASE



0800 113 191 • REDLBP.CO.NZ



# YOUR INSPECTOR



## Tom Kimberley

Red LBP Inspector for Manawatū and Horowhenua

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- ✔ **Licensed Building Practitioner (LBP) for 8 years**
- ✔ **25 years of experience in the building industry**
- ✔ **Expertise in residential and commercial projects**
- ✔ **Contributed to the earthquake strengthening of the Tui Brewery Tower at Mangatinoka**
- ✔ **Managed building sites for a national franchise in the Manawatu region for the past 6 years**
- ✔ **Expertise in house inspections and pre-purchase property reports**

Hi, I'm Tom, franchise owner and inspector for Red LBP Manawatū Horowhenua .

I have over 25 years of experience as a fully qualified builder, the last 8 years as a Licensed Building Practitioner (LBP).

I began my career in the construction industry at the age of 16, working on both residential and commercial projects. For the past 6 years, I have efficiently managed building sites for a national franchise in the Manawatu region, overseeing multiple projects simultaneously.

Seeking to expand my career opportunities, I joined the Red LBP team to focus on house inspections and pre-purchase property reports. Known for my meticulous attention to detail and commitment to customer service, I ensure clients receive comprehensive reports to assist in their decision-making process.

With my wealth of experience and dedication, I offer reliable and professional inspection services to the community.

## 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>	36 Burn Street, Levin 5510
<b>Client</b>	Iraia Peni
<b>Date of Inspection</b>	12th December 2025
<b>Time</b>	1:00 pm
<b>Inspector</b>	Tom Kimberley National Certificate in Carpentry, Licensed Building Practitioner.
<b>LBP Number</b>	131336
<b>People Present</b>	Inspector
<b>House Occupied</b>	No



# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**Company:** T&H BUILDING SERVICES Ltd trading as RedLBP Manawatu/Horowhenua  
**Client:** Iraia Peni  
**Date of Inspection:** 12th December 2025  
**Site Address:** 36 Burn Street, Levin 5510  
**Inspector:** Tom Kimberley  
**Qualifications:** National Certificate in Carpentry, Licensed Building Practitioner.

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Certification:

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

**Name:** Tom Kimberley

**Date:** 12th December 2025

**Signature:**



(for and on behalf of RED LBP)

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

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

# SCOPE OF REPORT, LIMITATIONS & CONDITIONS

## PRE-PURCHASE BUILDING REPORT

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

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

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

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

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

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

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

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

2) It will exclude:

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

## GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

[RedLBP T&C's](#)

## EXECUTIVE SUMMARY

The overall condition of the house is average. This is in the context of the average condition of similar buildings of approximately the same age, type of construction and material type.  
(Stated in accordance with NZS 4306:2005, cl. 3.2.)

For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

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 - Not able to be viewed safely from a 3.6-metre ladder on the southern and western sides.

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.

This Executive Summary identifies only significant defects and significant deferred maintenance. All other findings are recorded in their respective sections of the report.

## PROPERTY IDENTIFIERS

<b>Address</b>	36 Burn Street, Levin 5510
<b>Legal Description</b>	LOT 1 DP 41694
<b>Certificate of Title</b>	WN14C/921
<b>Land classification</b>	Wind Zone - Medium (BRANZ - GIS).
<b>Weather</b>	Sunny
<b>Soil</b>	Dry
<b>Site Exposure</b>	Sheltered

## BUILDING DESCRIPTION

The dwelling was originally built in the 1910s and is located in Levin. It is a freehold title situated on a front section that is flat. The dwelling is single-storey with three bedrooms, two bathrooms

Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by an externally mounted gas califont. The internal linings are plasterboard which are decorated with paint. The floors are T&G timber with floor coverings being tile, carpet and clear coated timber.

The foundation system is a site-specific design for the era of construction, with the dwelling being of timber-framed construction. The exterior joinery is timber and is single-glazed. The property is clad with timber weatherboards with a paint coating. The roof is profiled metal. There is a detached double-car garage. The driveway is concrete.

Generally, the property has a living aspect of east and includes hard landscaping that consists of a deck. Soft landscaping of lawn.

# BUILDING ELEMENTS

Type	Inspected
<b>Roof system</b>	
Profiled metal	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
<b>Exterior cladding</b>	
Timber weatherboard - Shiplap - Horizontal fixed.	Viewed
<b>Exterior joinery</b>	
Single-glazed timber joinery with timber reveals.	Limited access
<b>Foundation</b>	
Site-specific design for the era of construction	Limited access
<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 and softboard ceiling and wall linings, timber trims and doors.	Examined
Entrance	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Living room	Viewed
Ensuite	Viewed
Kitchen	Viewed
Lounge	Viewed
Dining room	Viewed
Hallway	Viewed
Laundry	Viewed
Bathroom	Viewed
<b>Outbuildings</b>	
Garage	Viewed

# ROOF SYSTEM

Roofing material - Profiled metal - Long run.

Coating - Factory finish.

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

Fixings - Screw.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

Not applicable.

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

Roof-to-wall junctions - No visible issues at the time of the inspection.

Type of roof construction - Hip roof.

Pitch of roofs - 25 degrees.

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

The roof was viewed from an extendable 3.6-metre ladder to all accessible elevations.

## 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**

Profiled metal roofing with a factory paint finish and screw fixings.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Valleys, hips, ridges and apron - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Penetrations

Type - Pipes.

Flashing material - Rubber.

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

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

Signs of leaking - None visible at the time of the inspection.

### **Maintenance recommendations:**

Over time, sealants can deteriorate due to exposure to weather conditions, UV radiation, temperature fluctuations, and general wear and tear. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling. Checking the sealants involves visually inspecting the areas where they are applied, such as around vents, chimneys, skylights, and flashings. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system.



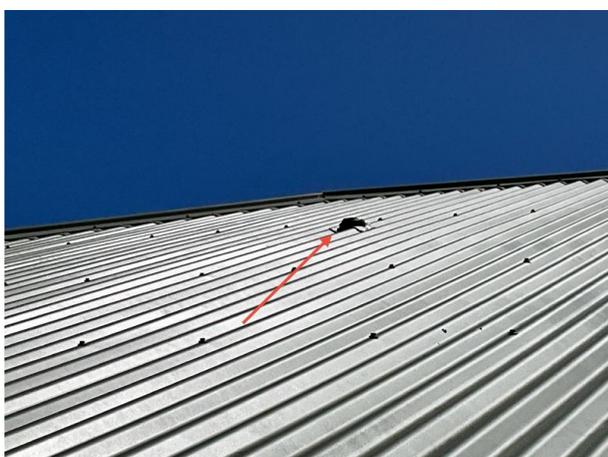
**Photo 4**

Profiled metal hip, ridge, valley and barge flashings with a factory paint finish.



**Photo 5**

Western elevation. Profiled metal apron and cap flashing with a factory paint finish, viewed on the western side of the roof. The apron flashing is not located behind the timber weatherboard cladding



**Photo 6**

Unknown roof penetration viewed on the eastern side of the roof.

#### Guttering

Type - External.

Material - Profiled metal.

Gutter guard - None.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes.

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.

Discharge - Risers.

#### Fascia & bargeboards

Material - Timber.

Finish - Paint.

#### Soffits & eaves

Material - Timber.

Finish - Painted.

Damage, rot or corrosion - Areas requiring maintenance.

Soffit width from cladding to fascia - Variable.

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



#### Photo 7

Profiled metal guttering with a factory paint finish with uPVC downpipes, timber fascia and soffits with a paint finish.



**Photo 8**  
Area of soffit to cladding junction is not covered. Located on the northern side of the house.



**Photo 9**  
Area of visible timber decay at surface to the support beam on the western side.



**Photo 10**  
There is no downpipe attached to the dropper on the southwestern corner.

# EXTERIOR CLADDING

Type - Timber - Shiplap weatherboard. Fixed horizontally.

Vented cavity - No.

Finish - Painted.

Condition of finish - No visible issues.

Areas of rot - Areas noted (refer to photos).

Cupping or curling - None visible.

Cracks/splits - None visible.

Facings and trims - Securely fixed with no gaps.

Ground clearance - No visible issues.

Seals around doors and windows - No visible issues.

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

## Recommendations:

It is recommended to inspect the exterior cladding and repair or replace any sections that are rotten or damaged. Deteriorated cladding can compromise the building's weathertightness, leading to moisture ingress, structural weakening, and potential mold growth. Ensuring that all damaged cladding is properly replaced or repaired will help maintain the integrity and durability of the building while preventing further deterioration.



### Photo 11

Timber shiplap weatherboard cladding with a painted finish located on all elevations.



**Photo 12**  
Boxed timber corners are used.



**Photo 13**  
There is a visible gap between the shiplap weatherboard cladding located on the southern side beside the gas infinity.



**Photo 14**  
Deterioration to the weatherboard cladding located on the southwestern corner.



**Photo 15**

Area of missing cladding located on the northern side.

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# EXTERIOR JOINERY

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - No visible issues at the time of the inspection.

Exterior flashings - Some joinery would benefit from the installation of head flashings.

Scribers - Not applicable.

Putty/Beadings - No visible issues at the time of inspection.

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

Exterior timber sills - Paint condition - No visible issues.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Coating - Interior - Painted. Condition - Areas showing moisture damage, refer to the photos below.

Hardware - Repairs

Opening sashes - Some sashes require maintenance to restore functionality.

Damage - Moisture damage to the painted surfaces.

Defects - Cracked glass, window sashes with no counterweight ropes, windows with incorrectly installed or missing flashings, moisture damage to painted timber surfaces, and binding external door. Refer to photos.

## Recommendations:

Head flashings are absent to sections of the exterior joinery, increasing the risk of moisture ingress at the junction between the joinery and cladding. It is recommended that suitable head flashings be installed by a suitably qualified contractor or Licensed Building Practitioner (LBP) to direct water away from the joinery and improve the weathertightness of the exterior envelope.

Some repairs required to the opening sashes of the windows in order to restore functionality and to reduce draughts.

Painting should be maintained in accordance with normal exterior maintenance schedules.



**Photo 16**

Single glazed timber window joinery with painted timber window reveals.



**Photo 17**  
Window head flashing and cladding to  
timber joinery junction detail.



**Photo 18**  
Timber windowsill detail.



**Photo 19**  
Cracking to the glass of the bay window  
on the southwestern corner.



**Photo 20**  
The window head flashing on the southern side of the house is loose



**Photo 21**  
Head flashing located above the timber window joinery on the eastern side of the house above the deck does not extend the full length of the timber joinery.



**Photo 22**  
No head flashing located above the external kitchen door.



**Photo 23**  
The laundry door is binding on the bottom edge.



**Photo 24**  
Non-functional window hardware located in the living room.



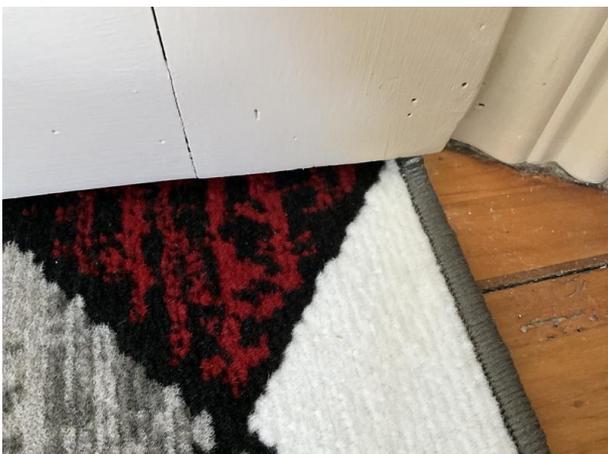
**Photo 25**  
Splitting to the painted timber window reveal of the bedroom three window on the southern side.



**Photo 26**  
Cracking to the glass in the western window of bedroom 3.



**Photo 27**  
Cracking to the glass in the western window of bedroom 3.



**Photo 28**  
The lounge exterior door is binding on the bottom edge.



**Photo 29**  
The lounge windows have no counterweight ropes. Unable to test function.



**Photo 30**  
Moisture damage to the painted surface of the lounge window sashes.

# FOUNDATION

The property had an overall level difference of approximately 20 mm (where measured) with a self-levelling laser.

This is not a floor level survey and only a spot-check.

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

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 visible areas for reference.

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

Foundation wall - Timber framed.

Subfloor ventilation - Spaced baseboards.

Piles - Precast concrete.

Condition of piles - Connections to bearers are not all visible.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring - Signs of a pest infestation.

Insulation - None.

Ground cover - None.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Building materials visible.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible - Supported.

Plumbing type - Polybutylene - Grey and copper. Gas piping observed in the subfloor space.

Structural alterations - None visible.

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

## Recommendations:

It is recommended to install code-compliant subfloor insulation.

Borer-damaged flooring timbers were evident, as expected and consistent with buildings of this age. No urgent maintenance is required.

It is recommended to support any loose wiring.



**Photo 31**  
Missing foundation baseboards located on the western and southern sides of the house.



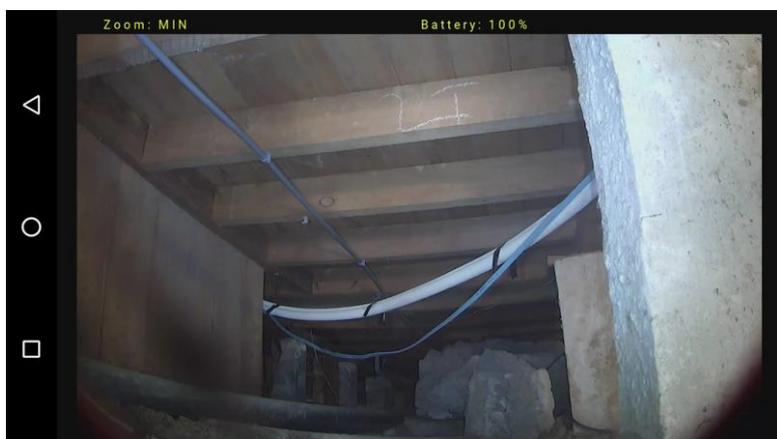
**Photo 32**  
Visible borer damage to the lounge floor.



**Photo 33**  
Pre-cast concrete piles. No underfloor insulation. Ariel wiring and yellow gas pipe.



**Photo 34**  
Yellow gas pipe and copper plumbing.



**Photo 35**  
Grey polybutylene piping and heat pump piping.



**Photo 36**  
Unsupported TPS wiring.

# ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the bedroom. and kitchen.  
Access hatch size - 500 mm x 500 mm

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 - Evidence of wood boring insect infestation.

Roofing underlay - Bituminous self-supporting paper. Condition - No visible issues.

Structural alterations - Yes.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible and VIR (Vulcanised Indian Rubber) Normally run in conduit - Supported.

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

Plumbing - All pipework sighted is in a tidy order. Header tank - decommissioned.

Plumbing type - Galvanised., Polybutylene - Grey and copper.

Insulation - Glass wool.

Thickness of insulation visible - 100 mm. Areas missing insulation.

Coverage - Segments - Should be fitted tightly between ceiling timbers - Fit insulation where required.

Discharges into the roof space - None.

Stored items - No.

Defects -

## Recommendations:

Fill areas not covered and add another layer over the top to increase R value.

Ensure disrupted insulation is properly repositioned to achieve full and even coverage, eliminating gaps or compression. Properly fitted insulation enhances thermal efficiency and prevents energy loss, contributing to a more consistent indoor temperature and reduced risk of condensation-related issues.

Borer-infested timber can be treated, but if timbers are severely weakened you should strengthen the timber or ultimately the timber may need to be replaced.

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

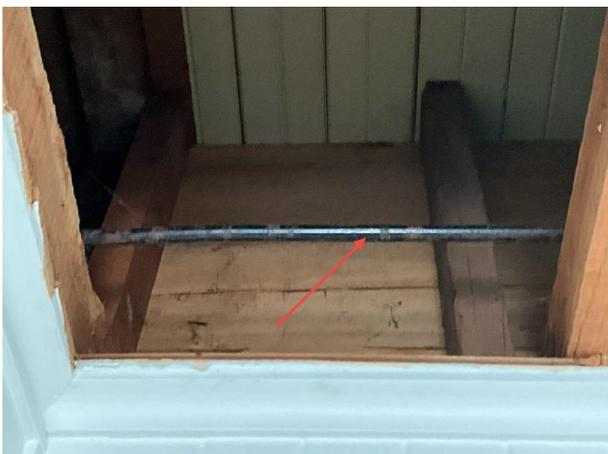
It is recommended that any cut timbers are repaired by a suitably qualified tradesman person.



**Photo 37**  
Roof space located above bedroom 2.



**Photo 38**  
Area of insulation requiring tidying above the bedroom 2 roof space.



**Photo 39**  
Old steel conduit wiring located above the bathroom.



**Photo 40**  
Roof space. Pitched timber framing with glass wool insulation, steel conduit wiring.



**Photo 41**  
Disrupted glass wool insulation, modern TPS and steel conduit wiring, chimney penetration. Missing area of insulation.



**Photo 42**  
Defunct water heater tank with grey polybutylene and copper piping.



**Photo 43**  
Cut timber rafter located directly above  
the manhole.



**Photo 44**  
Roofing underlay over top of a felt  
matting.



**Photo 45**  
Borer damage located around the main  
man hole in the kitchen.

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# WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 137

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 tests were completed, this was consistent throughout the house with no abnormalities.

Values are indicative only (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 Risk (Yellow)

200 to 999 = Wet (red)

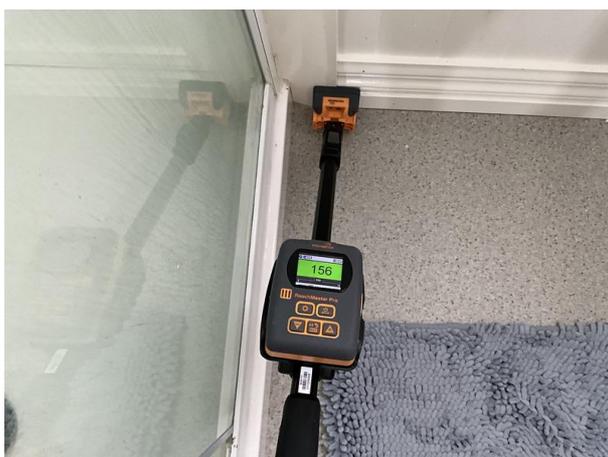
The condition of the timber framing is unknown.

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



**Photo 46**

A base moisture reading level of 137 was taken in the hallway.



**Photo 47**

A moisture reading of 156 was taken to the right hand side of the shower in the bathroom. No indication of elevated moisture were detected.



**Photo 48**

A moisture reading level of 125 was recorded to the left-hand side of the shower in the bathroom. No indication of elevated moisture were detected.



**Photo 49**

A moisture level of 142 was recorded to the left-hand side of the shower in the ensuite. No indications of elevated moisture were detected.



**Photo 50**

A moisture reading level of 144 was taken to the right hand side of the shower in the ensuite. No indication of elevated moisture levels were detected.

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# INTERIOR LININGS

Plasterboard and softboard 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.

## Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

Entrance door - Timber door and frame

Floor coverings - Carpet.



Photo 51

---

## Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



**Photo 52**  
Bedroom 1.

---

### Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.

Defects - Cracking to the glass window panes in the southern window, interior door is binding. Refer to photos.

### Recommendations:

The interior door is binding/rubbing, this can be adjusted or planned to free its operation.



**Photo 53**  
Bedroom 2.



**Photo 54**  
Bedroom 2 door is rubbing on the carpet.

---

### Bedroom 3

Ceiling linings - Softboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Cupboards - Single - Doors - Solid timber.

Defects - Splitting to the painted timber window reveal. Refer to photo.



**Photo 55**  
Bedroom 3.



**Photo 56**

Splitting to the painted timber window reveal on the right hand side of the southern window.

---

### Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Defects - Non functional window hardware. Refer to photo.



**Photo 57**

Living room.



**Photo 58**  
Non-functional window hardware.

## Ensuite

Ceiling linings - Plasterboard - Paint finished.  
Ceiling defects - Cosmetic issues.  
Ceiling wall junction - Square stopped.  
Wall linings - Plasterboard - Paint finished.  
Wall defects - Cosmetic issues.  
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.  
Internal doors - Solid timber.  
Floor covering - Tiles.  
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.  
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 and braided wire.  
Splashback - None, painted plasterboard - Sealed edge.  
Shower - Enclosure. No visible moisture issues.  
Glass type - Safety.  
Shower pressure - Adequate.  
Water hammer - No noise or vibration noted.  
Leaks from shower fittings - No.  
Mechanical ventilation - Mechanical extraction not installed.  
Heating - No.  
Heated towel rail - Yes.

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

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 the inspector's judgment.

### **Recommendations:**

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



**Photo 59**  
Ensuite.

---

## Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - General wear & tear.

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 and braided wire.

Heat shield - Tempered glass.

Cooktop - Gas - Functional - Yes.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Not applicable.

Floor coverings - Clear-coated timber.

Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

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



**Photo 60**

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### Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

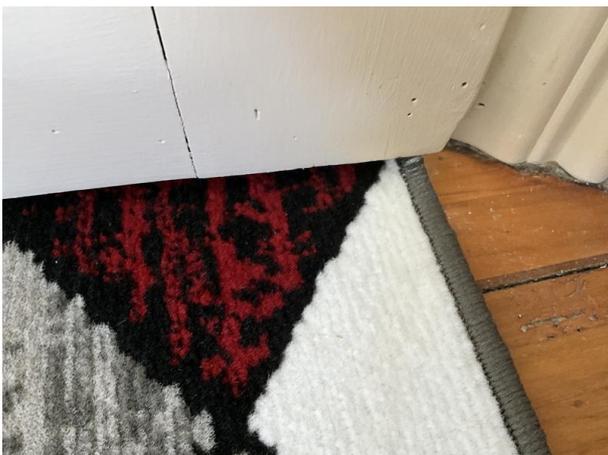
Internal doors - Solid timber.

Floor coverings - Clear-coated timber.

Defects - Non functional window counterweight ropes and moisture damage to the painted timber surfaces of the northern windows in the lounge. Refer to photos.



**Photo 61**  
Lounge.



**Photo 62**  
Lounge exterior door is binding on the bottom edge.



**Photo 63**  
The lounge windows are missing their counterweight ropes.



**Photo 64**  
Moisture damage to the painted timber window reveals of the lounge window.

## Dining room

Ceiling linings - Softboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Floor coverings - Clear-coated timber.



**Photo 65**  
Dining room.

## Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

Floor coverings - Carpet.

Cupboards - Single - Door - Solid timber.



**Photo 66**  
Hallway.

## Laundry

Ceiling linings - Softboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Floor coverings - Vinyl.

Laundry tub/sink - Built in timber with stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Washing machine discharge - Pipe on the side of the laundry tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening door or window. Mechanical extraction not installed.

Defects - The external laundry door is binding on the bottom edge. Refer to photo.

### Recommendations:

The interior door is binding/rubbing, this can be adjusted or planned to free its operation.

### Maintenance recommendations:

While mechanical ventilation is not required where the laundry has an external wall with an openable window, the installation of a dedicated extract fan (ducted to the exterior) is recommended. Mechanical extraction more effectively removes moisture-laden air, reducing condensation and mould risk and helping to protect adjacent linings, joinery, and finishes. It also maintains ventilation when windows are unlikely to be opened in colder or humid conditions, supporting better indoor air quality.



**Photo 67**  
Laundry.



**Photo 68**

Laundry door is binding on the bottom edge.

---

## Bathroom

Ceiling linings - Timber - Paint finished.

Ceiling defects - Damaged.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard and Timber - Paint finished.

Wall defects - Damaged.

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

Internal doors - Solid timber.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

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 and braided wire.

Splashback - Tiled - Sealed edge.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - No.

Heated towel rail - Yes.

Defects - Missing wall linings and ceiling linings. Refer to photos.

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

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 the inspector's judgment.



**Photo 69**  
Bathroom.



**Photo 70**  
Area of ceiling in the bathroom has been cut away.



**Photo 71**  
Missing area of wall lining below the bathroom window.

# OUTBUILDINGS

## Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Metal profiled weatherboard.

Exterior joinery - Pressed metal - Single-glazed Standard glass - No reveals.

Roofing - Profiled metal.

Linings - Plywood - Painted.

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

Lights/Switch - Operational.

Electrical sockets - Operational.

Defects - Non functional window decoration to the fibre- cement soffits and corrosion to the profiled metal roofing and cladding. Refer to photos.

### Recommendations:

General upkeep and maintenance.



**Photo 72**

Garage. Profiled metal cladding with a factory paint finish.



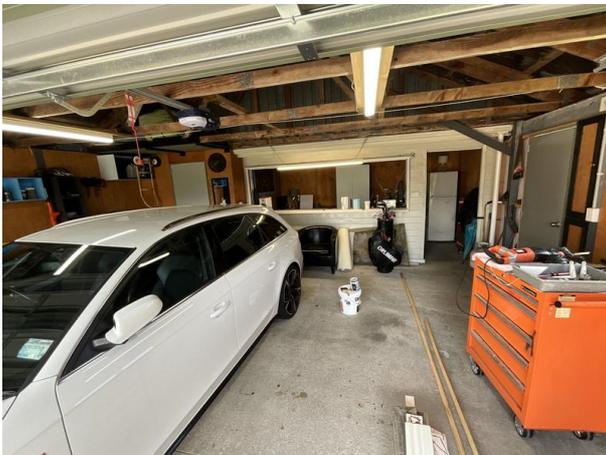
**Photo 73**

Area of corrosion to the metal cladding on the southwestern side of the garage.

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**Photo 74**  
There is no decoration to the fibre cement soffits of the garage.



**Photo 75**  
Garage.



**Photo 76**  
Garage.



**Photo 77**  
Corrosion to the profiled metal sheeting of the linen tube behind the garage.



**Photo 78**  
Garage roof. Profile-long run metal sheeting with nail fixings.

# NON-STRUCTURAL SYSTEMS

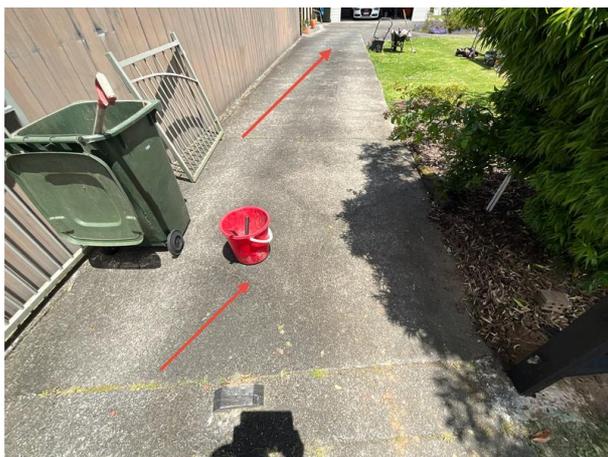
The following is a summary of the non-structural systems in the dwelling:

<b>Driveway</b>	Concrete
<b>Boundary Fences</b>	Timber Profiled metal
<b>Paths</b>	Concrete pavers Concrete
<b>Deck</b>	Timber
<b>Gates</b>	Metal
<b>Electrical</b>	Testing completed
<b>Plumbing, Drainage &amp; Sewerage</b>	Hot water, water supply, gully-traps and stormwater risers
<b>Heating</b>	Heat pump
<b>Services</b>	Data, gas and aerals

# DRIVEWAY

Plain concrete.  
Saw cuts - Yes.  
Cracking - Areas of cracking visible.

## Maintenance recommendations:



**Photo 79**  
Concrete driveway located on the eastern side of the house. Areas of visible cracking.

## BOUNDARY FENCES

Painted and unpainted timber palings and profiled metal fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.

### Maintenance recommendations:

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



**Photo 80**

Northern Boundry fence. Painted and unpainted timber palings with timber rails and posts. The unpainted area of fencing is in a direct contact with the ground.

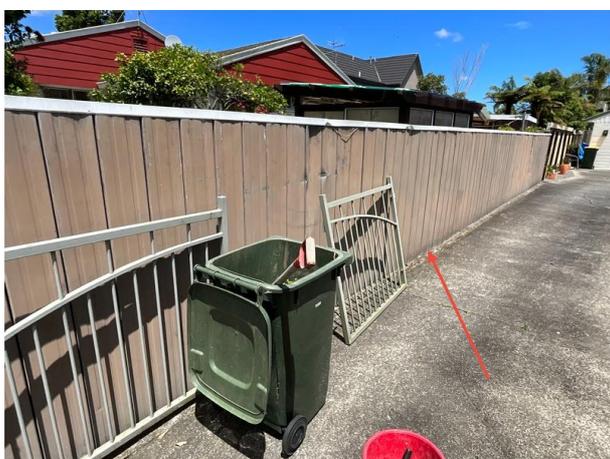


**Photo 81**

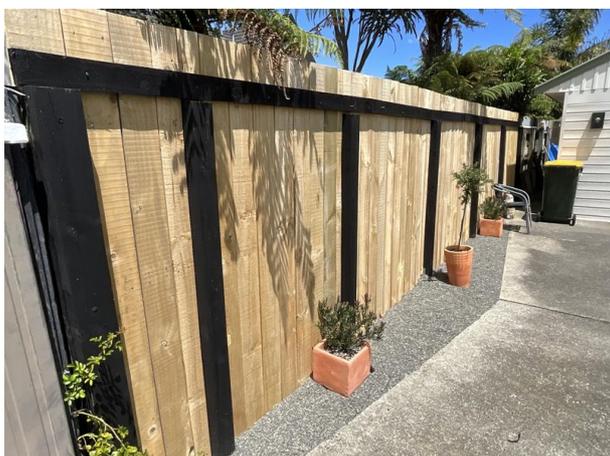
Western boundary fence. Painted timber palings and rails with timber posts.



**Photo 82**  
Southern boundary fence. Unpainted timber palings with timber rails and posts.



**Photo 83**  
Eastern boundary fence. Profiled metal sheeting set in concrete.



**Photo 84**  
Eastern boundary fence. Unpainted timber palings with timber rails in posts.

# PATHS

Plain concrete paths.

**Recommendations:**

General upkeep and maintenance.

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Photo 85

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Photo 86

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## DECK

Timber deck over timber substrate with nail 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 - Refer to photos.

### Recommendations:

It is recommended to install a compliant handrail for any access steps with 3 or more risers/tread/steps.

It is recommended that the missing areas of balustrade are reinstated.



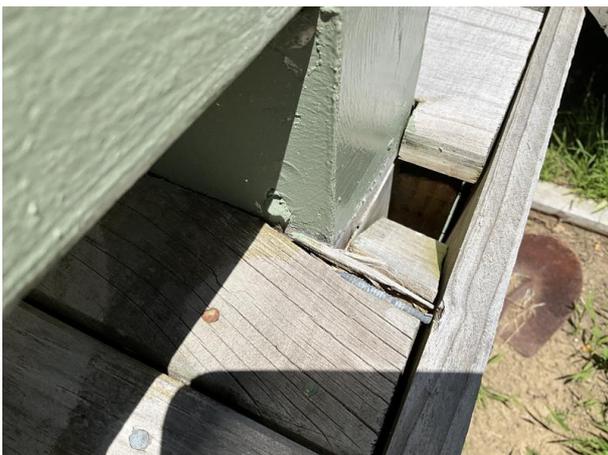
**Photo 87**

Timber deck located on the western side of the house.



**Photo 88**

Timber deck located on the northern side of the house.



**Photo 89**  
Area of damaged decking on the western side.



**Photo 90**  
Western deck steps. No handrail has been installed.



**Photo 91**  
Northern deck stairs. No handrail has been installed.



**Photo 92**  
Rotted timber on the western side of the deck.



**Photo 93**  
Timber deck located on the eastern side of the house.



**Photo 94**  
Area of missing balustrade to the deck on the western side of the house.



**Photo 95**

Area of missing balustrade straight to the deck on the western side of the house.

# GATES

Driveway gate.  
Material - Profiled metal hollow section.  
Functional - No.

Driveway gate.  
Material - Profiled metal hollow section.  
Functional - Yes.  
Hinges - Functional.  
Latches - Functional.

## Recommendations:

It is recommended to apply regular lubrication to the hinges and latch to maintain full function.



**Photo 96**  
Driveway gate.



**Photo 97**  
Driveway gate located on the western side of the house. Tested functional.

# 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 - Hallway.

Earth stake - Location - Unable to be located.

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

Electrical connection - Underground supply.

### Recommendations:

Have an electrician remove any redundant wiring and check that none of the conduit is carrying any live wiring.

Engage a registered electrician for all repairs and maintenance.



**Photo 98**

Electrical meter board is located on the western side of the house.



**Photo 99**

Electrical distribution is located in the hallway.



**Photo 100**  
Steel conduit wiring.

# PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers and floor waste gully.

Water source - Town supply. The water toby is located along the northern boundary..

Water heating

Type - Gas califont.

Capacity - Continuous flow.

Manufacture/installation date - Unknown.

Area serviced - Entire house.

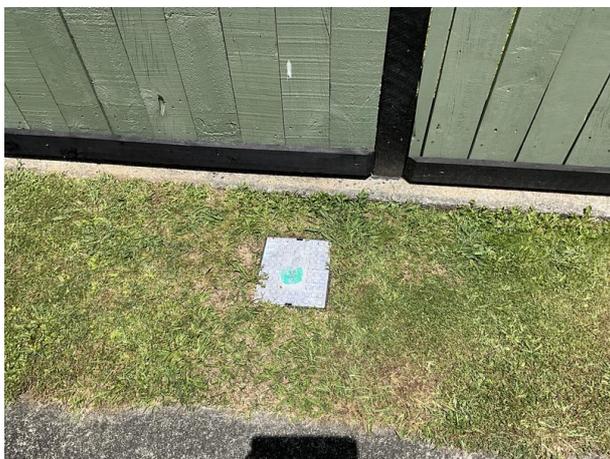
Any visible defects - None visible.

Sewerage Disposal - Council sewer.

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.

## Maintenance recommendations:

Service intervals for externally mounted gas appliances should be every 18 months - 2 yrs or in accordance with the manufacturers' specifications. Some areas may require a higher level of servicing due to the location being in a sea spray zone or from things such as hard water.



**Photo 101**

Water toby is located along the northern boundary.



**Photo 102**  
Gas infinity located on the southern side of the house.

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## HEATING

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

Manufacturer - Daikin.

Location - Lounge.

Kilowatt rating - Heating - 8.1kW - Cooling - 7.1kW

### 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.

### Maintenance recommendations:

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



**Photo 103**  
External heat pump unit is located on the northern side of the house.

# SERVICES

Services/systems tested.

Fire warning & control systems - Not applicable.  
Heating systems - Powered on only.  
Central vacuum systems - Not applicable.  
Ventilation systems - Not applicable.  
Heat transfer system - Not applicable.  
Security systems - Not applicable.  
Security cameras - Not applicable.  
Electricity services - Tested - Yes.  
Gas services - Tested - Yes.  
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 - Tested - No.  
Shading systems - Not applicable.  
Data/telecommunications - Tested - No.  
Lifts - Disabled access - Not applicable.  
Water pump - ||\*Tested - Yes./Tested - No./Not applicable.\*||  
Water filters - Not applicable.  
Stormwater soak pits - Not applicable.  
Distribution board - Tested - No.  
Header tank - Tested - No.  
Communications hub - Not applicable.  
Automatic garage door opener - Tested - Yes.  
Ceiling fan - Not applicable.

Gas Metre - East side of dwelling.

## Recommendations:

New Zealand law states that smoke alarms must be installed:

- in all residential buildings, including rental homes, boarding houses, rental caravans, and self-contained sleep-outs;
- on each level of a multi-level home;
- in every escape route (hallway); and
- within 3m of each bedroom door or inside every room where a person sleeps.

All new smoke alarms must:

- be photoelectric
- have a battery life of at least eight years, or be hard-wired
- installed according to the manufacturer's instructions
- meet international standards.

## Maintenance recommendations:

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



**Photo 104**  
Data is located on the northern side of the house.



**Photo 105**  
Gas meter is located on the eastern side of the house.

# CONCLUSION

## 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, weathertight 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.

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.

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.

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.

Failure to undertake the recommended remedial and maintenance works outlined in this report may lead to ongoing deterioration of building elements. If left unresolved, this could increase the risk of water ingress, potentially causing damage to internal timber framing, linings, and associated interior finishes.

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.

It's important 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.

There are areas as noted within the report where maintenance is recommended.

# ASBESTOS IDENTIFICATION

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

Exterior, possible ACM (Asbestos Containing Material).

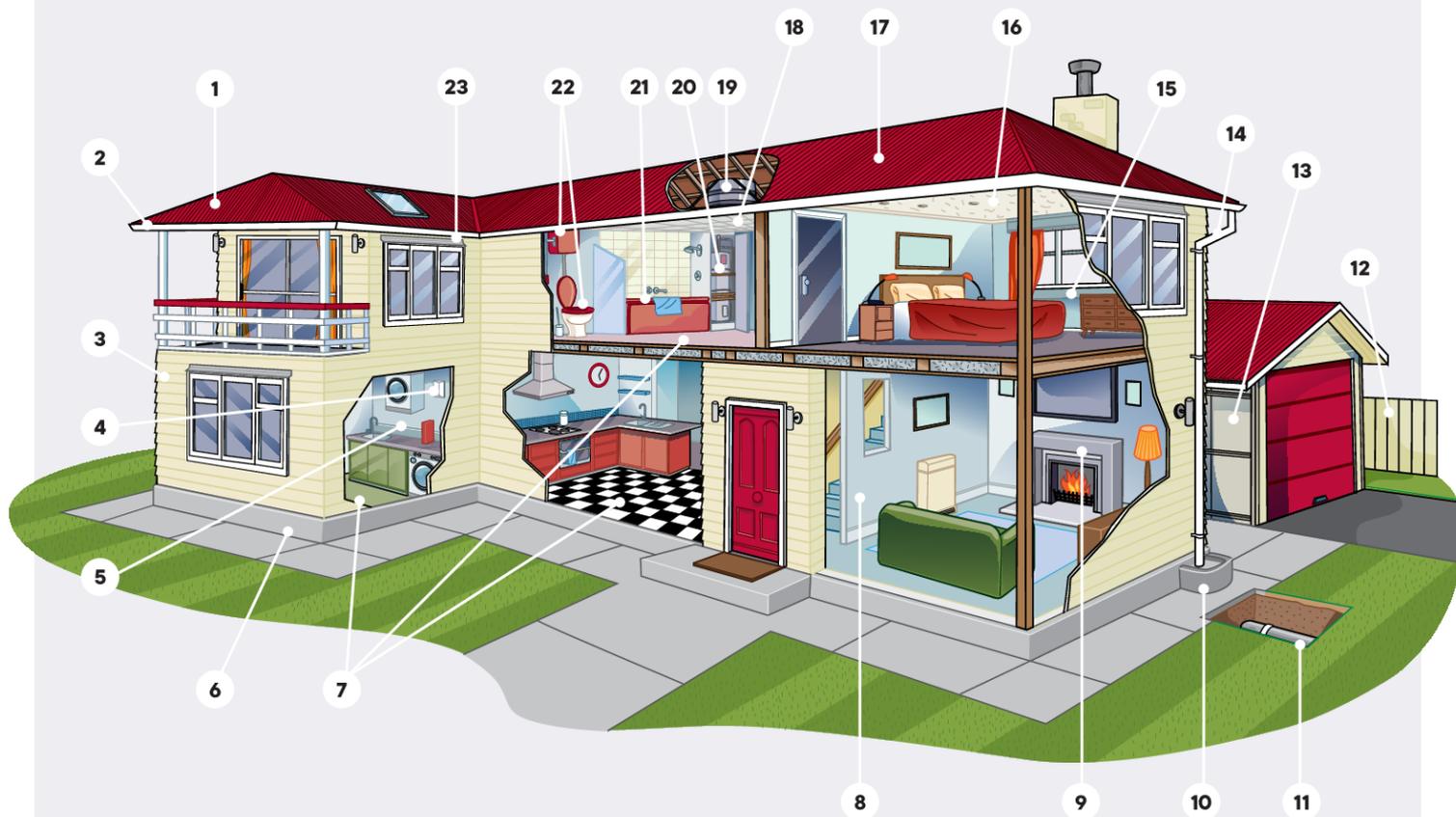
Fibrous cement sheeting. Fibrous cement weatherboard.

## **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.

# POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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