Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Wed 21 Jan 2026

58 Motuhara Rd, Plimmerton, Porirua, 5026, New Zealand

Inspector: Will Suhr
For the sole purposes of Graeme Eason

** unless prior agreement made with Total Home Inspection Services Porirua City Ltd*

Date & Time

Date	Time	Weather
Wed 21 Jan 2026	1:00 PM	Overcast Clouds 17°C

Inspector's Details

Name

Will Suhr

Mobile

021749455

Customer's Details

Name

Graeme Eason

Street Address

58 Motuhara Rd

Location

Porirua

Email

N/A

Agent's Details

Name

No agent specified

Company

N/A

Date Generated

Date

-

Note

The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation. The property report does not include in depth testing of services such as, underfloor heating, specific and specialized heating systems, heat pumps, water pumps, functionality of any solar power source, swimming pool heating or alike.

Onsite Details

Onsite Inspection Details

Details

House Orientation

West facing

Slope of Section

Moderate
10 to 20 Degrees

Height of dwelling

3 levels

Persons Present

Owners and Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage

Single garage under the home (no internal access) + separate double garage.

Shed

No shed

Carport

No carport

Clothes Line

Rotating type

Landscape

Driveway

Stamped Concrete

Lawns and Gardens

Well maintained

Paths

Stamped concrete

Retaining Walls

Concrete, concrete crib, timber and stone

Stairs External

Concrete & Timber

Landscape Gallery

The driveway slopes towards the garage. Common and minor shrinkage cracking to the driveway noted.

The timber stairs down the south side of the garage are solid and secure

The fencing to the front is intact and solid

T.H.I.S is unable to comment on the condition of fencing or retaining that are concealed by vegetation.

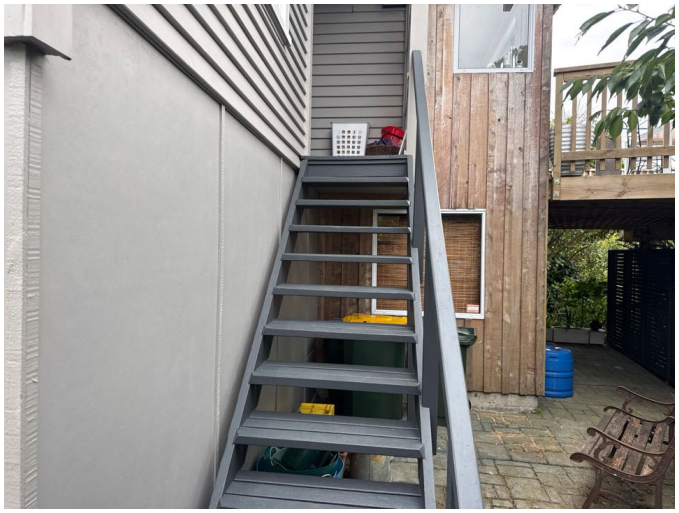
The concrete retaining wall on the north side was showing no evidence of damage

Age related wear to the timber retaining walls which will need to be monitored. These are still effective.

The concrete crib retaining wall is solid and secure

Deterioration to the original stone retaining wall on the steep east side. Retaining improvements are required where deterioration is present.

Steep bush clad section to the east side noted. There was no evidence of significant erosion sighted on the day of the inspection.



The timber stairs and handrail are solid and secure

Roofing

Material Type

Decramastic Tiles & Lightweight Steel Trapezoidal

Inspection Method

Accessed by ladder

Finish

Pre-finished

Condition

Ageing

Comment

The roof shows general wear consistent with age, including loss of the chip coating, areas of denting, and surface rust. Rejuvenation and maintenance will be required to extend the serviceable life (if possible). Decramastic tiles installed during this era may contain asbestos (mainly if old stock was used) and appropriate precautions are recommended when carrying out any repair or replacement work. There was no visible signs of failure from below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options. The cost of rejuvenation should be compared with the cost of replacement.

Spouting

Type

UPVC spouting

Condition

Average condition and clear at the time of the inspection

Fascia

Type

Timber

Condition

Average / Reasonable

Soffit Eaves

Type

Timber panels

Condition

Average / Reasonable

Chimney

Type

Steel Flue

Type

While all reasonable efforts are made to assess the state of the chimney, THIS recommends all chimneys be serviced and certified by a suitably qualified professional prior to use/purchase and a service history record be sort from the vendor if available. In some cases these may require remediation or removal.

Roofing Gallery

Some Decramastic tiles from the early 80's and previous decades can potentially contain Asbestos fibres in the glues used to adhere the stone chips. There are no risks associated with pressed metal roof tiles containing Asbestos if they remain in good condition and left undisturbed. This type doesn't appear to have mastic or bitumen binding the chip coat however testing would be required to fully determine this.

The spouting is in an average condition and is clear. The effectiveness of the spouting will need to be checked during rainy periods. Due to the dry conditions that were evident on the day of our inspection we cannot comment on any leaks that maybe evident to the spouting or down pipes.

The roof flashings appear to be secure, intact and are effective. No sign of failure could be found beneath where accessible to view.

The Butynol waterproof membrane to the valleys is intact

Age related wear to the steel flue. The waterproof membrane flashing appears to be secure, intact and effective.

The roof penetrations are effectively sealed

Example. Rust to the tiles at various locations.

Surface wear to the chip coating

Rust to the edges of the steel roof. Rust treatment and paint touch up with slow the deterioration (recommended).

Cladding

Cladding Primary

Type

Timber bevelback Weatherboards (direct fixed)

Finish

Paint

Condition

Good

Comment

The timber bevelback weatherboards are in a well maintained condition. No concerns found at the time of inspection. Exterior cladding should be painted at approximately 8-10 year intervals in exposed UV areas. Intervals can stretch for low UV exposed areas.

Cladding Secondary

Type

Timber Board and Batten (direct fixed)

Finish

Natural

Condition

Average / Reasonable

Comment

The exterior cladding to the upper levels is timber board and batten with a natural, unsealed finish. Overall, the cladding appears serviceable; however, cosmetic wear and cracking to some boards and battens was noted. While minor surface cracking is common with unsealed timber due to weathering and natural movement, wider or open cracks can allow moisture ingress and increase the risk of localised deterioration over time.

Ongoing maintenance is important for this cladding type. Cracks should be repaired or replaced as required and consideration should be given to applying a suitable protective coating or stain system to improve durability and reduce weather tightness risk. Failure to maintain the cladding may result in accelerated timber degradation and an increased likelihood of moisture related issues.

Window Cladding

Type

Single Glazed Timber & Aluminium

Flashings

Fitted where required

Condition

Exterior is in average condition

Comment

The single glazed windows and doors are visibly in an average/good condition, they are effectively sealed and are in a good working order. Windows and doors are considered a weather tightness risk area and a good seal must be maintained at all times. There were no current concerns found.
At the time of the inspection all non invasive moisture

checks completed beneath the windows and doors were within the normal range.

Cladding Gallery

The front faces to the West

The cracked weatherboards are at risk of rot damage and water ingress issues. Thorough waterproofing improvements are required or the boards replaced.

The typical single glazed timber joinery detail consists of a head flashing, timber facings, scribers and sill.

Timber box corner and scriber detail to the external corners. Box corners protect the external weatherboard joins from deterioration and is a second layer of weather protection. Well installed and sealed throughout.

The unsealed barge boards and fascia are in an average overall condition

Some of the homes head flashings have superficial corrosion. This will get worse if left and requires the corrosion to be removed before sealing with rust converter and painting. Risk of water ingress issues if left to deteriorate.

The North side

Extraction vents exit through the soffits

Cladding penetrations in general are a weather tightness risk area. Penetrations such as taps, screw fixings, gas or water pipes etc. A good seal must be maintained around all cladding penetrations over time to prevent issues.
No evidence of failure could be found.

Face soakers provide weatherproofing to the weatherboard joins

Timber in close contact with the ground is at risk of premature deterioration and must be kept thoroughly sealed. Paint improvements are recommended anywhere that surface wear is present.

The single glazed aluminium joinery are effectively flashed and sealed

There is no spouting beneath the extended section. This has not caused any significant issues to date.

The East side

Significant crack to the new cladding. Waterproofing or replacement recommended.

Cracks at various locations

Due to the age of the home, some of the materials installed may contain elements of Asbestos. Please note this is safe in an inert state and must be kept well sealed. If any work is to be completed in areas that likely contain Asbestos then there are certain health and safety precautions that should be followed.

The South side

The surface condition of the garage door is good

There was no evidence of damage to the concrete chimney base at the time of the inspection. The cladding junctions are effectively sealed.

The cantilevered joists are effectively sealed

The cracked fascia board should be thoroughly sealed or the timber replaced

Good paint quality to the timber bevelback weatherboards

Example. Any holes in the cladding or battens should be sealed.

Foundations

Perimeter

Type	Condition
Concrete ring foundation	Typical for age. No structural concerns sighted.

Internal

Type	Condition
Concrete piles	No current concerns sighted

Base Cladding

Type	Condition
None	N/A

External Ventilation

Type	Ground Condition
Vents in foundation	Dry at time of inspection

Flooring

Type	Condition
Unable to sight all flooring	Mostly covered by the insulation and floor linings

Access or Doors

Position	Condition
Garage	Good access

Bearers/Joints

Type and Condition	Comments
Wire connections	No concerns with the sub floor framing or connection method at the time of inspection

Foundations Gallery

The concrete ring foundation is in a typical condition for the age. No sign of cracking or significant stress.

Common shrinkage cracking to the garage slab. This is not a structural concern and is commonly caused during the curing stage of the concrete hardening process.

The concrete piles are solid at the time of inspection. Galvanised wire connects the bearers to the piles and anchors the structure to the ground.

Batt type insulation installed in the sub floor. There was no labelling present to indicate the R-Value of the material.
The thermal resistance rating or R-Value is the measure used most commonly in the building and construction industry to determine a material's ability to resist the transfer of heat. The higher the R-Value the better thermal resistance the product will provide.

The unretained bank was showing no evidence of significant erosion. Should any erosion become apparent in the future then a retaining wall will be required.

Services

Security

Burglar Alarm

Yes but disconnected

Alarm Control Panel

Base of stairs

Exterior Lights

Exterior lights noted

Security Lights

Security lights noted

Smoke Sensors

Yes and in a working condition at the time of inspection. Regular testing recommended.

Security Door Locks

Coded lock to the front door

Security Window Locks

None

Security Gallery

Coded lock to the front door

The alarm system is not functioning

Electrical

Power Connection

Under ground

Meter Board Condition

Average for age

Switch Board Type

Circuit breaker board

Meter Board Position

At back door

Switch Board Position

Part of meter board

Electrical Gallery

The meter board is well sealed and protected under the rear entrance soffit

A visual inspection of the electrical system did not show any evidence of electrical overload to switches or power points. Cover plate(s) were not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise. Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken. Power points, lights and switch testing therefore does not form part of this report.

Only modern TPS wiring sighted during the inspection. There was no earth rod sighted during the inspection.

Left side of the chimney.
The electrical earth rod provides a safe path for fault currents to dissipate into the ground, helping protect people and equipment from electric shock and reducing the risk of damage during faults or lightning strikes.
An earth loop test should be completed by a registered electrician to determine the earths effectiveness.

Earth wire under the back stairs. No rod sighted.

Plumbing

External Plumbing

Drainage Under Floor

Sufficiently supported

Gully Traps

No sign of blockages or recent overflows

Section Run Off

There was no evidence of recent water ingress issues sighted. Previous water runoff has been mitigated by the drainage installation.

Stormwater

T.H.I.S is unable to comment on the condition of the underground drains and services due to them being concealed. The only way to determine the condition of the pipes is via a camera inspection.

Downpipes

UPVC

Driveway Paving Sump

None

Gas Meter Position

No gas service to the house currently

Toby Position

Front of property

Internal Plumbing

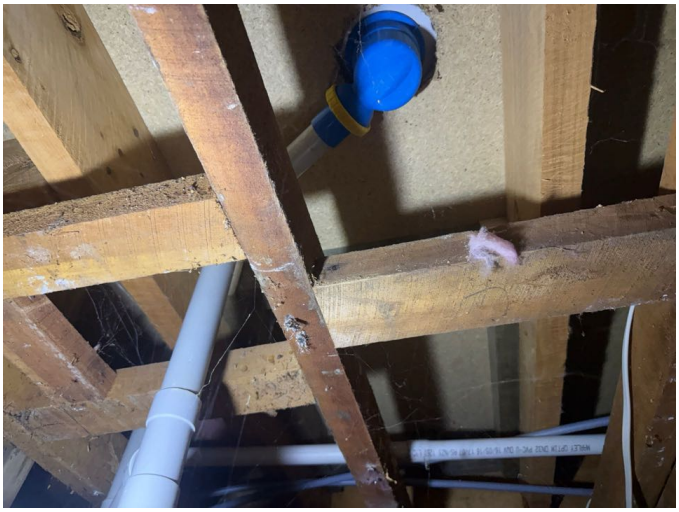
General Condition

Good. No plumbing issues could be found.

Type

Only Buteline and Copper pipes sighted during the inspection. T.H.I.S is unable to comment on the plumbing types inside walls etc.

Plumbing Gallery



Example. There was no evidence of current leaks under the plumbed areas.

Only Buteline and Copper pipes sighted during the inspection

Water Heating

System - Header Tank

Mains Pressure

System - Header Tank Tray

Not applicable

Unit - Condition

Average appearance

Unit - Year of Manufacture

2007

Water Heating Gallery

Garage storeroom.
Rheem 135L Mains Pressure Electric Hot Water Cylinder. Seismic restraints installed.
The pressure-reducing valve that is located at the top of the mains pressure hot water cylinder should be tested every 6 months or in accordance with the manufacturer's instructions to make sure that it is in working order.

No sign of leaks at the base of the cylinder at the time of inspection

Bathrooms

Bathroom 1

Name

Bathroom 1

Bath

Enamel over steel

Toilet

Dual flush china/acrylic

Heater

Heated towel rail, electric wall heater

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Acrylic lining and base with aluminium frame, glass panel and door

Vanity Unit

Pre-finished type

Tapware

Good working condition

Ventilation

No extraction. Any upgrades should include mechanical extraction.

Comments

The bathroom has been well maintained and is in good condition. There were no concerns found at the time of inspection.

The rear edge of the vanity is well sealed. The tap is functioning well. No concerns with the water feeds or waste under the vanity

The base of the toilet is well sealed and secure. The toilet is in a functioning condition.

The perimeter of the bath is well sealed. The tap is functioning well.

The base of the shower is well sealed

Good water pressure noted. No sign of current leaks from the shower frame during water testing.

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

Bathroom 2

Name

Bathroom 2

Bath

No bath

Toilet

No toilet

Heater

Heat lamps and towel rail

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Acrylic lining and base with aluminium frame, glass panel and door

Vanity Unit

Pre-finished type

Tapware

Good working condition

Ventilation

Mechanical ventilation

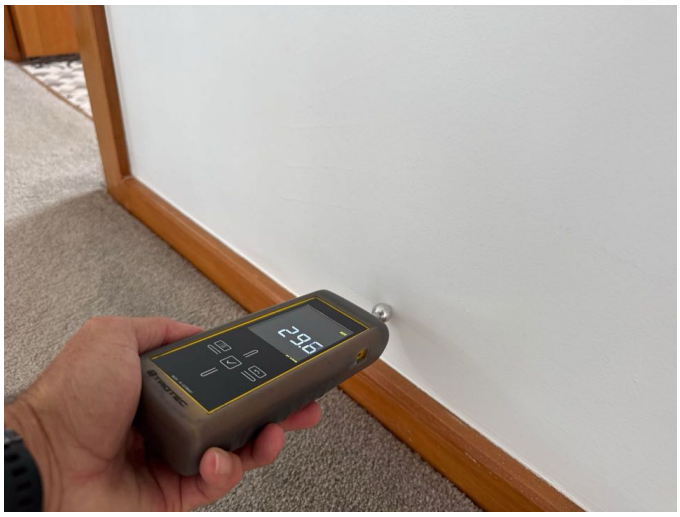
Comments

The bathroom has been well maintained and is in good condition. There were no concerns found at the time of inspection.

The rear edge of the vanity is well sealed. The tap is functioning well. No concerns with the water feeds or waste under the vanity

The base of the shower is well sealed.
There was no evidence of damage to the shower base at the time of the inspection.

Good water pressure noted. No sign of current leaks from the shower frame during water testing.



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

Decks

Deck 1

Name

Deck 1

Category

N/A

Comments

Built using construction methods that were consistent with the time. Generally solid and functioning at the time of inspection. No current concerns with the deck structure.

Construction Type

Timber

Condition

Average / Reasonable

Clearance gap and cladding junction noted. The gap will allow water to drain away.

The timber pergola type roof was showing no evidence of significant deterioration

It was not practical to inspect all areas of the main structure due to the lack of room. There were no structural concerns sighted from the south side.

Deck 2

Name

Deck 2

Category

N/A

Comments

The deck has been rejuvenated and is in good overall condition

Construction Type

Timber with glass balustrade

Condition

Good

The balustrade is secure

The deck structure has been strengthened and modernised at various locations.

Drainage clearance and flashings installed at the cladding junction.

The decking is in good condition

Deck 3

Name

Deck 3

Category

N/A

Comments

Good modern construction materials and building methods used. Solidly built and no concerns sighted.

Construction Type

Timber

Condition

Good

The balustrade is solid and connected sufficiently at the base

The decking is in good condition

No concerns with the framing structure. Solid and well connected.

Ensuites

Ensuite

Name
Ensuite

Bath
No bath

Toilet
Dual flush china/acrylic

Heating
Heat lamps and towel rail

Moisture Scanning
Common failure areas examined. No unusual readings taken

Shower
Acrylic lining and base with aluminium frame, glass panel and door

Vanity Unit
Wall mounted unit

Tapware
Good working condition

Ventilation
Mechanical ventilation

Comments
The bathroom has been well maintained and is in good condition. There were no concerns found at the time of inspection.

The rear edge of the vanity is well sealed. The tap is functioning well. No concerns with the water feeds or waste under the vanity

The base of the toilet is well sealed and secure. The toilet is in a functioning condition.

The base of the shower is well sealed.
There was no evidence of damage to the shower base at the time of the inspection.

Good water pressure noted

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

Kitchens

Kitchen

Name
Kitchen

Elements
Part of oven electric

Dishwasher
Yes but not tested

Benchtops
Formica

Tapware
Good working order

Moisture Scanning
Common failure areas examined. No unusual readings taken

Oven
Free standing electric

Rangehood Extract
Vented to exterior

Waste Disposal
No waste disposal

Sinks
Stainless steel

Units
Melteca

Comments
The kitchen has been well cared for and is in good condition. No concerns sighted.

The sink and bench areas are in good condition. The tap is functioning well.
No concerns with the water feeds or waste under the sink.

The kitchen cabinetry and vinyl plank floor are in good condition

The range hood extraction unit is functioning

The external doors are functional

Moisture levels in the kitchen were within the normal range at all locations

Laundries

Laundry

Name

Laundry

Laundry Tub

Stainless steel tub on a Formica bench with melamine cabinetry

Washing Machine Waste

Integrated into tub

Tapware

Average for age

Dryer Vent

None

Other Fittings

No other fittings sighted

Heating

No heating

Ventilation

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Comments

The laundry is in a tidy and functional condition. No sign of flooding damage or significant deterioration at the time inspection.

The tub is well sealed. The tap is functioning well. No visible concerns with the water feeds or waste under the tub.

Moisture staining to the roof framing has likely been caused by condensation

Moisture levels in the laundry were within the normal range at the time of inspection.

Living

Office

Room Type
Office

Floor Coverings
Carpet

Wall Linings
Painted plaster board

Ceiling Linings
Painted plaster board

Internal Doors
Hollow core

External Doors
No external doors

Ventilation Ducting
Passive window ventilation

Heating
No heating

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
Well maintained condition

Living Gallery

Storage and shelving noted

The wall and ceiling linings and carpet are in good condition

The moisture levels to the internal walls were within the normal range

Dining/Living

Room Type
Dining/Living

Floor Coverings
Carpet

Wall Linings
Painted plaster board

Ceiling Linings
Painted plaster board

Internal Doors
Glazed Timber single door

External Doors
Single Glazed Timber Double Doors

Ventilation Ducting
Passive window ventilation

Heating
Heatpump and Fireplace

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
The main living and dining areas are in a well maintained overall condition

Living Gallery

Heat pump installed,untested.
Heat pumps require regular servicing to be efficient. The manufacturers instructions should be checked and understood with regards to future servicing requirements.

The fireplace and chimney were not checked as part of the inspection process. All fireplace manufacturers stipulate an annual service and insurance companies require evidence of due care and maintenance in the event of a claim. Purchasers should check when the fireplace was last serviced prior to the first use and have a service completed if necessary. The chimney was not checked as part of this inspection process.

The integrated speaker system was not checked as part of the inspection process

The doors and windows are functional

The moisture levels to the external walls were within the normal range

Bedrooms

Room Type

Bedrooms

Floor Coverings

Carpet

Wall Linings

Painted plaster board

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

External Doors

Single Glazed Aluminium Sliding Door to bedroom 1 and a Single Glazed Aluminium single door to bedroom 4

Ventilation Ducting

Passive window ventilation

Heating

No heating

Mositure Scanning

Common failure areas examined. No unusual readings taken

Comments

The interior has been well maintained over time and is in good overall condition.

Living Gallery

Bedroom 1

Double wardrobes noted

The sliding door is functioning well

The moisture levels to the external walls were within the normal range

Bedroom 2

The internal doors are functioning well.
Door stops should be installed where missing to prevent the risk of damage to the wall linings.

The windows are functioning throughout the home

The moisture levels to the external walls were within the normal range

Bedroom 3

The wall and ceiling linings and carpet are in good condition

The moisture levels to the external walls were within the normal range

Bedroom 4

The external door is functional

The moisture levels to the external walls were within the normal range

Toilets

Toilet

Name
Toilet

Toilet
Dual flush china/acrylic

Vanity Unit
No sink

Tapware
No taps

Heating
No heating

Ventilation
Passive window ventilation

Comments
The toilet (room) is tidy and has been well maintained. The toilet is secure and functioning well.

Moisture Scanning
Common failure areas examined. No unusual readings taken

The base of the toilet is well sealed and is secure. The toilet is in a functioning condition.

Moisture levels behind the toilet were within the normal range at the time of inspection

Galleries

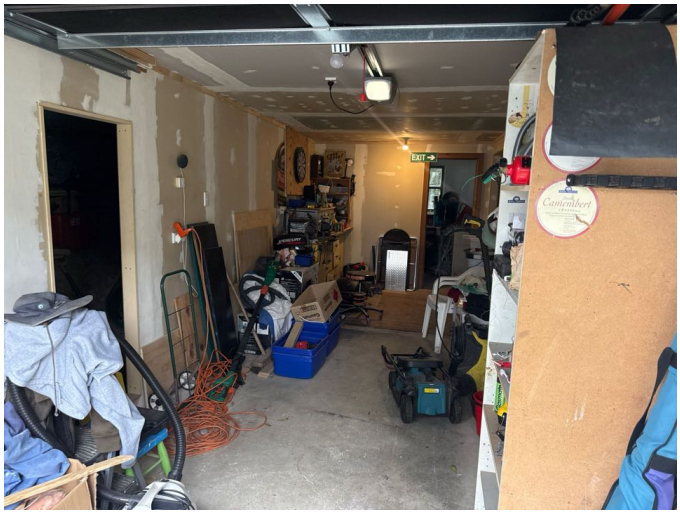
Gallery

Name

Gallery

The timber stairs are secure. Consider installing a 80mm graspable handrail as a safety improvement.

The hallway is tidy



Not all areas of the garage could be fully inspected due to the presence of stored items. A full inspection is recommended once cleared. This applies to all concealed locations throughout the house.

The electric garage door is functioning

Storerooms to the back of the garage. The tub area was not inspected.

General age related wear to the garage. The manually operated timber doors are functional.

Example. Gaps in the cladding are a potential weather tightness risk and should be thoroughly sealed. A comprehensive paint upgrade is required to the exterior.

No head flashing over the window. The head must be kept well sealed to prevent the risk of weather tightness issues. Head flashings should be installed to reduce the risk.

Vegetation should be removed from the cladding to prevent premature deterioration.

Deterioration to the timber joinery

Spouting should be installed where missing

There were no concerns with the main deck structure

Not all areas of the garage could be fully inspected due to the presence of stored items. A full inspection is recommended once cleared. This applies to all concealed locations throughout the house.

The plywood deck should be checked over once cleared

The main structure appears to be solid

Moisture staining will need to be monitored until the roof is replaced

Rust deterioration to the roof. T.H.I.S recommends the roof be replaced in the short term.

The tree branches should trimmed back to prevent unnecessary maintenance.

Another example of the rust deterioration to the roof

Overview

Overview

Overview Comments

The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence.

The 3 storey timber frame dwelling has a 230m2 floor area and 1632m2 section. The home has 4 bedrooms, an office and 3 bathrooms (1 separate toilet). The sloping 1632m2 section is partially enclosed by fencing. The front faces to the West.

The dwelling was originally constructed in 1944 and many of the original materials appear to have remained serviceable well beyond the minimum durability requirements of the current New Zealand Building Code (typically 5, 15 or 50 years, depending on the element). This suggests the materials and construction have performed well over time. However, as the building is now several decades old, ongoing maintenance and periodic replacement of materials should be expected. No assurance can be given as to the remaining serviceable life of the original and older components. The exterior has some age related wear and tear and the interior is very tidy and modern.

General maintenance is advised to a few areas which will prevent the risk of more costly repairs in the future.
The main areas of risk and recommended maintenance are listed below but the report should be read and understood in full.

Decramastic Tile Roofing - The roof shows general wear consistent with age, including loss of the chip coating, areas of denting, and surface rust. Rejuvenation and maintenance will be required to extend the serviceable life (if possible). Decramastic tiles installed during this era may contain asbestos (mainly if old stock was used) and appropriate precautions are recommended when carrying out any repair or replacement work. There was no visible signs of failure from below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options. The cost of rejuvenation should be compared with the cost of replacement.

Timber Board & Batten Cladding - The exterior cladding to the upper levels is timber board and batten with a natural, unsealed finish. Overall, the cladding appears serviceable; however, cosmetic wear and cracking to some boards and battens was noted. While minor surface cracking is common with unsealed timber due to weathering and natural movement, wider or open cracks can allow moisture ingress and increase the risk of localised deterioration over time.

Ongoing maintenance is important for this cladding type. Cracks should be repaired or replaced as required and consideration should be given to applying a suitable protective coating or stain system to improve durability and reduce weather tightness risk. Failure to maintain the cladding may result in accelerated timber degradation and an increased likelihood of moisture related issues.

Separate Garage - General maintenance is required to the exterior of the garage.

This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building

materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance.

Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues through out the property.
Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation.

Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection.
This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

The home was also constructed in an era when lead based paint was used. This can pose a health risk when sanded/removed and should be tested prior to any improvements.

Deterioration to the original stone retaining wall on the steep east side. Retaining improvements are required where deterioration is present.

Status

Site Status

Only the area in close proximity to the house was inspected

Subfloor Status

The foundation was inspected where possible

Exterior Status

Inspected

Roof Exterior Status

Inspected

Roof Space Status

No access - unable to inspect due to the design

Interior Status

Viewed where possible. Some locations were concealed by furniture and general belongings.

Services Status

Partially inspected

Accessory Unit Status

Briefed over

Certificate

CERTIFICATE OF INSPECTION
IN ACCORDANCE WITH NZS 4306:2005

Client: Graeme Eason
Site Address: 58 Motuhara Rd, Plimmerton, Porirua, 5026, New Zealand
Inspector: Will Suhr
Company: Total Home Inspection Services Porirua City Ltd
Qualification: Registered member of the New Zealand Institute of Building Inspectors (NZIBI), Qualified Builder, Licensed Building Practitioner, member of the New Zealand Institute of Builiding Inspectors (NZIBI), Qualified & Licensed Builder

Overview Comments: The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence. The 3 storey timber frame dwelling has a 230m2 floor area and 1632m2 section. The home has 4 bedrooms, an office and 3 bathrooms (1 separate toilet). The sloping 1632m2 section is partially enclosed by fencing. The front faces to the West. The dwelling was originally constructed in 1944 and many of the original materials appear to have remained serviceable well beyond the minimum durability requirements of the current New Zealand Building Code (typically 5, 15 or 50 years, depending on the element). This suggests the materials and construction have performed well over time. However, as the building is now several decades old, ongoing maintenance and periodic replacement of materials should be expected. No assurance can be given as to the remaining serviceable life of the original and older components. The exterior has some age related wear and tear and the interior is very tidy and modern. General maintenance is advised to a few areas which will prevent the risk of more costly repairs in the future. The main areas of risk and recommended maintenance are listed below but the report should be read and understood in full. Decramastic Tile Roofing - The roof shows general wear consistent with age, including loss of the chip coating, areas of denting, and surface rust. Rejuvenation and maintenance will be required to extend the serviceable life (if possible). Decramastic tiles installed during this era may contain asbestos (mainly if old stock was used) and appropriate precautions are recommended when carrying out any repair or replacement work. There was no visible signs of failure from below at the time of inspection. A roof rejuvenation company should be engaged for further assessment and advice on potential rejuvenation options. The cost of rejuvenation should be compared with the cost of replacement. Timber Board & Batten Cladding - The exterior cladding to the upper levels is timber board and batten with a natural, unsealed finish. Overall, the cladding appears serviceable; however, cosmetic wear and cracking to some boards and battens was noted. While minor surface cracking is common with unsealed timber due to weathering and natural movement, wider or open cracks can allow moisture ingress and increase the risk of localised deterioration over time. Ongoing maintenance is important for this cladding type. Cracks should be repaired or replaced as required and consideration should be given to applying a suitable protective coating or stain system to improve durability and reduce weather tightness risk. Failure to maintain the cladding may result in accelerated timber degradation and an increased likelihood of moisture related issues. Separate Garage - General maintenance is required to the exterior of the garage. This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance. Should further investigation, advice or remediation be recommended in the

course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues through out the property. Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation. Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report. Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt. The home was also constructed in an era when lead based paint was used. This can pose a health risk when sanded/removed and should be tested prior to any improvements.
Site Status: Only the area in close proximity to the house was inspected
Subfloor Status: The foundation was inspected where possible
Exterior Status: Inspected
Roof Exterior Status: Inspected
Roof Space Status: No access - unable to inspect due to the design
Interior Status: Viewed where possible. Some locations were concealed by furniture and general belongings.
Services Status: Partially inspected
Accessory Unit Status: Briefed over

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 Inspection - and I am competent to undertake this inspection.

Inspector: Will Suhr
Date: Wed 21 Jan 2026

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements 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.

Terms and Conditions

SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to visual inspection of the standard components of the home, which the inspector has reasonable access to and is the inspector's clear line of sight. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306:2005. New Zealand Standard, Residential Property Inspection. We also offer an invasive inspection, using digital imaging to inspect spaces behind walls. We are the innovators and developers of this type of inspection. This was brought to the market by us to allow for more in-depth reporting. If you have contracted us to prepare an invasive inspection report, this comprises a visual inspection (as set out above) together with cutting holes in the interior lining in specific areas, and using digital imaging to inspect the areas behind the internal linings. The invasive inspection is limited to the specific areas only that have been invasively accessed and visually documented and commented on in the body of the report.

SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The purpose of the inspection (including the invasive inspection) is to report on the condition of building elements. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code and does not investigate or comment on that.

This report:

- Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed).
- Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic molds, rotting (non-visual), electromagnetic radiation, environmental hazards.
- Does not appraise or assess the property value, or the cost of any repair work,
- Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report.
- Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances.
- Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;
- Does not investigate any underground drainage or plumbing, playground equipment, the efficiency measurement or insulation or heating and cooling equipment, vehicles, or any other object, will not be inspected or included in the report.
- Does not comment on Appliances and spa/pool equipment special cycles or features.

SECTION 3 – LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

In accordance with NZS 4306:2005 this report provides some general information about weather-tightness risks in relation to the property inspected and where appropriate comments on specific high risk design aspects, issues, or defects that are readily visible and fall within the scope of inspection. Moisture scanning has been undertaken as part of this report and the report may pick up and comment on risk factors as part of a visual inspection, but this is indicative only and is not a reliable or determinative method of detecting moisture ingress. This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mold, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home.

The nature of the leaky home problem in New Zealand means:

- Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report.
- presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.
- The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. If the client is concerned about weather-tightness, and particularly if the property inspected has areas of monolithic cladding, the client should obtain a comprehensive weather-tightness investigation from a building surveyor.

SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Should THIS (Total Home Inspection Services) be unable to physically access the roof, the inspector may employ a drone to perform a visual assessment of elevated areas. This inspection focuses on the roof's surface, aiming to spot any significant visible flaws and potential issues. The client should recognise the inherent limitations of drone inspections, as the inspector does not physically traverse the roof. THIS NZ will review the images captured and offer recommendations for any necessary or advisable further actions. The client agrees and understands that some defects, which might be detected through direct roof access, may go unnoticed in drone inspections. THIS NZ will need authorisation from the property owner and any relevant parties of adjoining properties to conduct drone operations. Additional charges apply for drone inspections.

SECTION 5 - VENDOR INSPECTIONS

The vendor is required to inform the inspector of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the inspection.

SECTION 6 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

SESCTION 7 – CANCELLATION POLICY

To ensure efficient service and use of resources, we require notice of cancellation at least 24 hours prior to the scheduled inspection date and time. If you cancel your appointment less than 24 hours before it is due to take place, you will incur a cancellation fee of $150 +gst. This fee compensates for the preparation and scheduling adjustments made in anticipation of the inspection. Please notify us as soon as possible if you need to reschedule or cancel your appointment to avoid this charge.

Glossary:

Electrical / General
Plugs, switches, and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.

Good
Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally Good
Used as an overall comment to summarise the general condition of the item being checked.

Average / Reasonable
When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor
The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware
Cat doors and window handles, hinges to windows, doors and cupboards.

Deck Over Living
Deck built within the exterior wall line. Decked area is often the ceiling of a room or garage below.

External Deck
Deck built outside the exterior wall line. May be cantilevered or attached to the house and supported on posts or piles.

Header Tank
Small tank which supplies water to low pressure hot water cylinders, normally located on the roof or in the ceiling space.

Cladding
Exterior wall linings.

Gully Trap
Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby
Tap or shut off valve usually at the point where the water supply enters the property.

Soffit / Eaves
Horizontal or pitched linings under the roof overhang.

Fascia
Timber or pre-finished metal facings at the end of the roof line.

Council Property File:

Lim Report
”Land information Memorandum” is a computer generated print out of some of the information the council holds on file, mostly pertaining to the “land”. If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details.

Property File
This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge.

Recommendation
Checking the Council property file for any property is recommended as part of due diligence.

Comment for this property
Recommend viewing of Council Building file.

MOISTURE DETECTION METHODS

The inspector has conducted moisture scanning of the home detailed in this report, whilst performing a detailed building inspection. This is the only method used when the inspector is performing a Pre-purchase inspection or an Independent Builders Report. Areas of typical concern such as around windows, around external doors, and along the interior of exterior walls where accessible, have been scanned with a non-invasive Protimeter moisture meter. This method, combined with the experience and training of our inspector can help to ascertain any levels of moisture within the wall cavity. Levels over 20% are considered high for more modern homes, while older homes can have a reading of around this level without concern. The fibre saturation point of older timbers (Rimu, etc.) are higher. In our experience we have found that percentage readings can be inaccurate and often misleading. Skirting boards or gib board linings can show a much higher moisture content than the timber framing behind these areas, giving a misleading indication. When scanning for moisture the inspector is trained and experienced in looking for other tell-tale signs of moisture ingress.

PROTIMETER SurveyMaster **BLD5365**

The world's original and best-selling dual-function moisture meter with pin and non-invasive capabilities.
FOR USE WITH:

- Wood
- Drywall
- Building Materials
- Concrete
- Fiberglass Boat Hulls

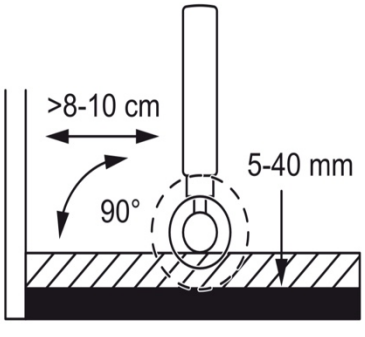
• Built-in pin probes
• Non-invasive moisture detection up to 3/4" (19mm) below the surface
• Simple to use 2-button operation
• Easy to read LED and LCD Display
• Complete with nylon carry pouch, remote pin probe, deep wall probes
• Calibration check device included to quickly check functionality

TROTEC T660 MOISTURE METER

A professional hand-held measuring device for non-destructive determination of moisture distribution in areas up to a depth of 4 cm from the surface.
Over the past decade, the T660 became one of the most commonly used non destructive moisture meters in New Zealand and was trusted by industry building inspection professionals as well as home owners, real estate agents, insurance assessors etc.
Utilising capacitance method, up to 40mm from the surface. Where moisture is located, the readings from the meter, which are displayed on the LCD, increase significantly. (Note: Metal also increases the readings of capacitance meters)
The T660 features a user settable alarm which will alert the user to high readings.

MEASURING PRINCIPLE
The measuring is effected according to the dielectric measuring principle.

- The measurement results are only to be used as a reference for a rough orientation.
- An important variable influencing the measured value is the bulk density of
- the good to be measured. The higher the bulk density, the higher the measured value.
- Before measuring, the measuring point is to be cleared of any impurities (e.g. paint residues, dust).
- If the material to be measured contains metal (e.g. nails, screws, lines pipes, etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.
- When the ball head is held to corners (e.g. Window frames) the measured value is generally higher, Because there is more matter in the measuring head's stray field. Toward a corner a distance of more than 8 to 10 cm has to be observed.
- During the measurement always hold the measuring head in a vertical position to the measured material, press it to the surface and do not tilt it.
- Rough surfaces will always result in a too low measured value.
- Depending on the material's bulk density the device's impact depth amounts to 20 - 40mm. Conclusions regarding zones located at a lower level cannot be drawn.
- With material thickness of less than 20mm there is a danger of humidity values from adjacent material layers affecting the measured value.
- The dielectric measurement method's main area of use consists in comparative measurements at the same construction material or similar components.



GENERAL ROOF MAINTENANCE

THE KEY THINGS YOU NEED TO CHECK NO MATTER WHAT TYPE OF ROOF YOU HAVE.

The most common type of roofing used in new New Zealand houses is galvanised or coated steel, followed by coated metal and concrete tiles.

Some maintenance tasks are common to all types of roof, others are specific to the particular roof type. Some tasks will need to be completed more often if you live close to the sea or in a geothermal area. Check with the manufacturer of your roof for specific maintenance requirements.

Flashings may not last as long as the roof so they will require more maintenance. Anything that penetrates the roof, such as pipes, flues or fixings, needs special care to ensure weathertightness.

If you are not sure about roofing work or you are uncomfortable working at heights, consider using a roofing professional. Make sure your roofing professional passes on their own and the manufacturer's warranty.

If you are painting a roof, trimming trees, cleaning guttering, replacing spouting, roofing, repairing chimneys and there are power lines nearby, arrange with your power company to disconnect the supply before carrying out the work.

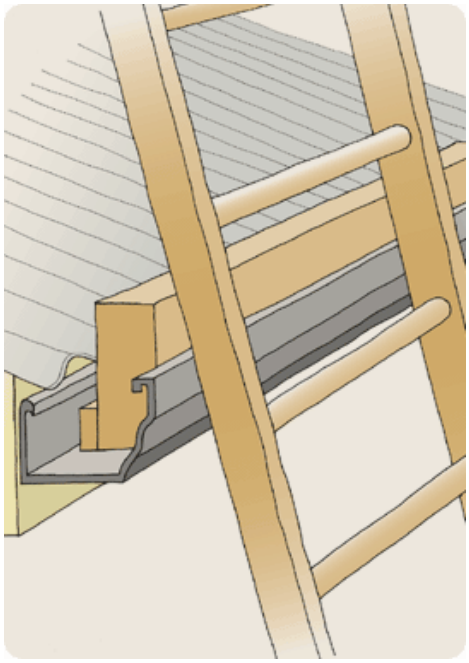
ANNUAL MAINTENANCE CHECKS

Once a year you should check your roof cladding, chimneys and flashings by getting up on to the roof. This means using a ladder. Use your ladder safely. Do not work on a wet roof.

Falling and slipping accidents are relatively common when people climb on to a roof to carry out maintenance such as painting or cleaning gutters. On a roof, particularly over 15 degrees in pitch, you generally have little or no chance of catching yourself before the edge if you slip.

Sections of roof that can't be reached by roof ladder – such as parts of a hipped roof or over dormer windows – need a secure way of fixing safety ropes.

Check that the roof can be safely walked on. Some roof materials cannot support the weight of a human (translucent sheet or severely rusted galvanised steel). Old asbestos roofs and clay and concrete tiles can be damaged when walked on so wear soft soled shoes with good grip.



When working on a roof:

•Ensure the roof is dry – do not climb on to a wet or damp roof as they can be very slippery.

•Walk along the nail lines.

•On roofs over 15 degrees, slope use a roof ladder.

•If possible use an extended window cleaning brush to clean wall cladding, eaves and joinery from the ground.

To avoid damaging the roof and guttering when you are up on the roof:

•Place a timber block in the gutter immediately behind the ladder to prevent crushing the guttering.

•Walk only along the line of nails on steel roofing.

•Step only on the front edge of the tile on tiled roofs - for full inspections use a plank as a walkway. Beware the danger of slipping as angles can be steep.

•Use a cherry picker if there is access around the house for one.

BUILDUP OF SALTS AND DIRT

This encourages rust on steel roofs, and moss and lichen on tiled roofs. Most manufacturer's warranties require regular washing, particularly in areas that don't get rain washed. Wash the roof down every 3 to 12 months according to the particular product and your location. Consult your manufacturer for specific information.

Concentrate on washing areas that do not get rain washed, such as under the eaves. You may need to wash the roof more often in coastal, geothermal or highly industrial areas to keep salt, sulphur and other deposits to a minimum.

Washing the roof also gives you an opportunity to check the general condition of your roof.

DAMAGED/UNSTABLE TV AERIAL OR RECEIVER DISH

The aerial could come loose and fall. A damaged aerial may also affect your TV reception.

There are many different makes and models of TV aerials. You are better off getting the advice of a professional rather than trying to repair or replace an aerial yourself. Although you can replace bent or corroded elements, it is probably only going to be a short-term measure.

CRUMBLING CHIMNEY MORTAR

Crumbling mortar could be due to moisture getting in. The mortar will need re-pointing and this is a job for the professionals. If the chimneypot is badly damaged you may want to consider replacing it with a metal cowl. If the chimney is no longer used, block off the top to stop birds, rain and draughts.

CORROSION OF FLUE PIPE, COWL OR FASTENINGS

This could be due to a build up of combustion deposits. Clean the flue, and the roof around it, regularly during the heating season to keep combustion deposits to a minimum. Fires can occur in flues or chimneys that haven't been cleaned. For existing corrosion, remove the rust and then paint with a zinc-rich primer. Prime with galvanised iron primer and apply roof paint. Replace severely damaged fastenings with hot dipped galvanised or stainless steel fastenings as appropriate to reduce corrosion in future. Use a chimney sweep.

INSECURE METAL FLUE

This could be due to corrosion of the fixings, especially in areas near the sea.

If the fixings have corroded, replace them with hot dipped galvanised ones. This will only be a temporary solution – you will eventually need to replace the nails, especially if you live close to the sea. Replace or re-fix others, increasing the number if necessary.

CORRODED GALVANISED METAL FLASHINGS

Corrosion is common in areas near the sea but can also occur in other areas. Flashings protect vulnerable areas of the roof. If they fail, they can affect the weathertightness of the roof allowing water to get into your home.

Remove the corrosion and paint with zinc-rich primer, metal primer and finish coat. If the corrosion is severe, replace the flashing.

LIFTED OR DISLODGED FLASHINGS

Flashings protect vulnerable areas of the roof. If they fail they can affect the weathertightness of the roof allowing water to get into your home.

Replace loose nails with new nails or screws and increase the number if necessary. Make sure there is timber below to fix the nails in to.

PONDING WATER

Water ponds when there is insufficient slope on the roof or the roof is sagging. The ponding water will cause the roof to deteriorate. This is most common on flat or membrane roofs.

Before addressing the cause, check if the roof structure is still under warranty. By making changes to the structure of the roof, you may invalidate the warranty. You may also need a building consent.

Consult with a professional if you need to make changes to the structure of the roof to address ponding.

TREES

Trees can cause many problems for roofs of all types. Overhanging branches can scratch and gouge roofing materials when blown by the wind; falling branches can damage or puncture shingles and other roofing materials; and falling leaves can clog gutters causing water to backup or run down behind the fascia.

Trees that are adjacent to the house should be kept well trimmed. Keep your gutters clear of leaves and debris. Consider using a product to prevent leaves lodging in guttering.

MAINTENANCE

Although many building materials and systems today are sold as "low maintenance", most still require some type of maintenance to remain durable and perform well, even if this is just an occasional cleaning. Many wall cladding systems, for example, have specific maintenance requirements so ensure they remain watertight over the long term. Maintenance may be required for the warranty to remain valid.

Although the responsibility for carrying out this maintenance rests with the homeowner, contractors must explain to homeowners what work is required (see information handover above) and the potential consequences of not carrying it out. Building practitioners can benefit from houses being well maintained because this may result in fewer call backs and their work their work performing well and looking good for a much longer period of time.

GENERAL AREAS OF EXTERIOR MAINTENANCE ARE:

- **Cleaning roof gutters**
- **Inspecting and replacing sealants**
- **Cleaning and re-coating roof finishes**
- **Cleaning and re-coating wall claddings**
- **Inspecting window and door flashings and glass seals**
- **Inspecting roof flashings/membranes/claddings**
- **inspecting construction gaps and keeping them clear**
- **Keeping ventilation clear under suspended floors**

GOOD MAINTENANCE IS CRITICAL WITH CERTAIN MATERIALS OR SYSTEMS INCLUDING:

Face seal coatings on some cladding systems. These must be regularly cleaned and re-coated for weathertight performance critical sealant joints on some cladding systems.

Exposed Sealant Joints are fundamental in stopping water penetrating critical junctions critical flashings, such as window head flashings, which ensure that water is deflected over a penetration in the cladding.

HOMEOWNERS SHOULD KEEP AN EYE OUT FOR INDICATIONS OF PROBLEMS THAT REQUIRE IMMEDIATE ACTION, INCLUDING:

- **Gaps around canter-levered deck joists or other cladding penetrations**
- **Sealant that has come loose**
- **Metal corrosion**
- **Loose-fitting cover boards, scribers or plugs**
- **Gaps at the end of flashings**
- **Rotten timber**
- **Cupped or buckled weatherboards**
- **Raised flashings**
- **Missing roof fixings or holes in the roof**
- **Overflowing spouting**
- **Gaps in junctions between different materials or building features**
- **Cracks, splits or open joints in cladding**
- **Gaps around window seals or sashes**
- **Joints or mitres that have opened or where the paint has cracked**
- **Water ponding on a roof or membrane deck surface**
- **Mould on interior walls or ceilings**
- **Stand or dark patches on walls**
- **Gaps appearing between the skirting and the wall**
- **Swollen skirting timber and window or door reveals**
- **Damp or rotten carpet**

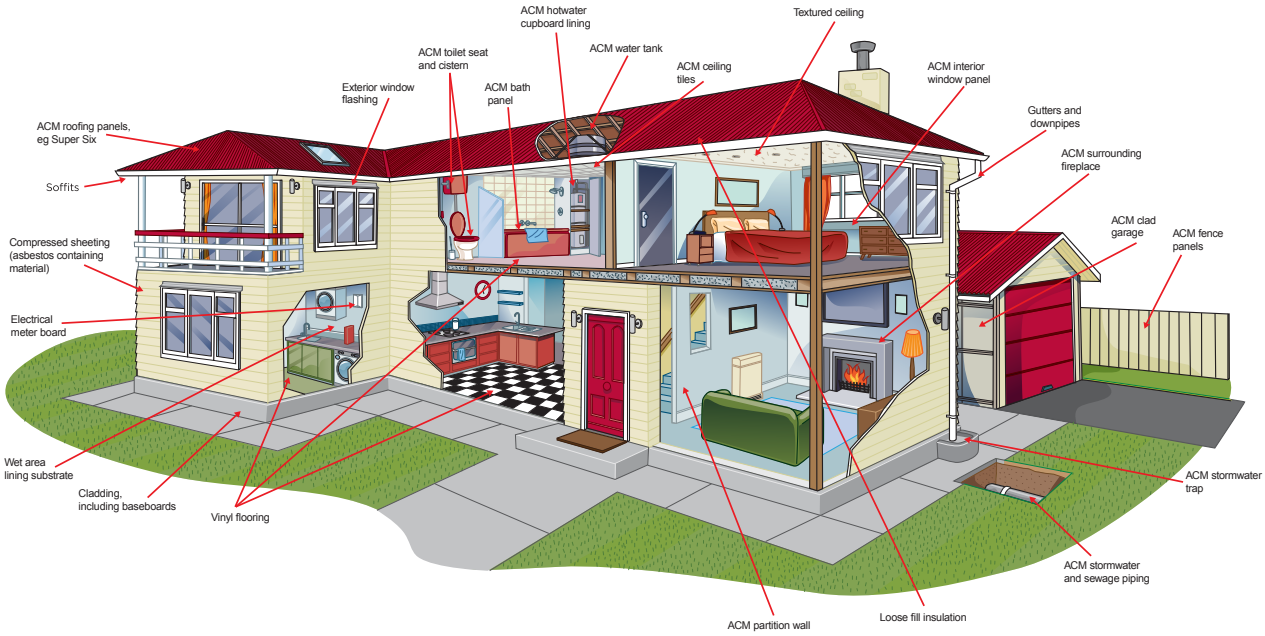
ASBESTOS

There is a one-stop shop for homeowners who need to know more about asbestos containing materials www.asbestosaware.co.nz . While this information was initially developed for people living in the Greater Christchurch area, its relevant for anyone undertaking or commissioning residential work that may involve disturbing asbestos or asbestos containing materials.

WHERE DOES ASBESTOS HIDE?

Asbestos containing products can be found in lots of places, as the image below shows. You might find it in vinyl flooring, interior and exterior wall cladding and soffits, fences, texture coatings, fireplaces, stoves, hot water cupboards, electrical switchboards, roofs, guttering and downpipes. The list goes on.

Buildings constructed before 1990 (and some up to 2000) are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly use during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.



For further information visit:

www.worksafe.govt.nz/topic-and-industry/asbestos/information-for-homeowners/

www.asbestosaware.co.nz

CARING FOR YOUR JOINERY.

Maintain your aluminium windows and doors by washing them regularly. Remember aluminium joinery is low maintenance, not no maintenance.

WHAT TO USE?

Use a mild soap, warm water and a quality liquid is always handy and works well. Simply wash the entire frame with soapy water, rinse with clean water and dry to avoid streaking.

POINTS TO NOTE

Proper drainage is important to extend the lifetime of your windows and doors.

Remove any debris clogging drain holes. And ensure sliding door tracks are clean and free from debris.

Reduce condensation by removing or limiting moisture sources and improving ventilation. Excessive moisture can reduce performance and cause permanent damage.

WHAT NOT TO USE?

Never use solvent cleaners as they can damage the powdercoating on your windows and doors. Common solvents like petrol, acetates, thinners and Methyl Ethyl Ketone (MEK) are very damaging, including Jif.

Highly acidic, alkali and many common household solvent or alcohol-based cleaners are also not recommended.

HOW OFTEN

- Coastal - clean every 3 months
- Geothermal - clean every 3 months
- Industrial - clean every 3 months
- Rural - clean twice a year
- Residential - clean twice a year

PAINT SPLASHES, SEALANTS, CONCRETE AND MORTAR

After first testing a non-visible area, remove paint or sealant splashes with a cloth soaked in methylated spirits. Spirit must be washed off immediately with soapy water after use

During construction concrete and mortar splashes can damage your joinery.

SUNSCREENS

It is important to note that sunscreens containing Zinc or Titanium oxides, will damage the powdercoat surface of your joinery over time.

It is recommended that joinery which has come into contact with sunscreens, either during construction or in general, is cleaned with soapy water and then rinsed clean immediately.

FURTHER TIPS

Opening louvre windows to different angles will allow the sun to make contact evenly across the surface to assist with uniform colouration and drying.

CARING FOR YOUR HARDWARE AND ENTRY DOOR.

Maintain your hardware, components and entry door with proper use and regular cleaning. Help your windows and doors keep working for longer.

WHAT TO USE?

Wash your hardware every month with a mild cleaner like dishwashing liquid mixed with warm water. Adjust and lubricate your hardware as directed by your supplier.

- Clean hinges and window stays at the same time as your aluminium joinery, with a mild cleaner.
- Door closers should be checked and maintained. If doors are slamming shut, adjust or consult your supplier.
- Check for and replace all damaged components of your window and door system. This includes seals, gaskets, rubbers and rollers. Damaged components can reduce lifetime considerably.
- Entry door - look after as stated above; and clean panels and other surfaces by following the same guidance as for your windows and doors.
- Split hinges should be replaced. Wedging doors open can cause permanent damage.
- Timber panels (and louvres):
- Timber should be sealed around all 6 sides to ensure optimal performance and longevity - talk to your local fabricator for more information. For care and maintenance of your timber doors, please refer to your timber door supplier.

WHAT NOT TO USE?

Avoid washing with household cleaning sprays as they can be too aggressive and cause damage.

Do not oil keyholes of locks. Do not slam covering new entry doors.

HOW OFTEN?

- Coastal - clean every month
- Geothermal - clean every month
- Industrial - clean every month
- Rural - clean every month
- Residential - clean every month