Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Thu 26 Feb 2026

64 Airlie Rd, Plimmerton, Porirua, 5026, New Zealand

Inspector: Will Suhr
For the sole purposes of Rachael Knight

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

Date & Time

Date	Time	Weather
Thu 26 Feb 2026	1:00 PM	Overcast Clouds 17°C

Inspector's Details

Name

Will Suhr

Mobile

021749455

Customer's Details

Name

Rachael Knight

Street Address

64 Airlie Rd

Location	Email
Porirua	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

Gentle/Flat
Up to 10 Degrees

Height of dwelling

Single level

Persons Present

Owner and Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage
Double garage

Carport
No carport

Shed
No shed

Clothes Line
Rotating type

Landscape

Driveway
Concrete & pavers

Paths
Concrete

Stairs External
Concrete & Timber

Lawns and Gardens
Well maintained

Retaining Walls
Timber

Landscape Gallery

The driveway slopes down from the street and slightly to the north. The surface condition is generally good.

Solid timber retaining wall to the front.
There was no sign of significant movement or damage.

Lightweight timber carport to the side of the house. T.H.I.S do not recommend putting an adults weight on top (maintenance for example) as the structure may not be able to withstand the additional weight. Repairs to the cracked stringer board at the fascia junction recommended.

The wire fencing has some age related wear which will need to be monitored

The timber fencing is solid and intact. T.H.I.S is unable to comment on the condition of fencing or retaining walls that are concealed by vegetation.

Settlement cracking to the east path. Consider improvements where trip hazards are present.

Roofing

Material Type
Pressed Metal Tiles

Inspection Method
Accessed by ladder

Finish
Pre-finished

Condition
Average / Reasonable

Comment
The roof is in an average overall condition. There was no sign of significant faults or failure found at the time of inspection. Regular cleaning and checks will help maintain the current condition.
The one rust affected tile should be treated with rust converter and painted. T.H.I.S recommends a full paint upgrade to the roof in the short term. The lichen requires a chemical treatment and the spouting cleared out. A roof rejuvenation company should be engaged for maintenance.

Spouting

Type
UPVC spouting

Condition
Average condition. Any debris should be removed.

Fascia

Type
Timber

Condition
Average / Reasonable

Soffit Eaves

Type
Fibre Cement Sheet

Condition
It is common for fibre cement based products like the soffit linings to contain an element of Asbestos in their composition. This is of no concern in an inert state as long as the material is kept well sealed. It is in dust form when it poses a potential hazard. Care must be taken during the prep stage before painting or if fittings are being installed.

Chimney

Type
Concrete

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

A once or twice yearly soft wash will help maintain the roofs surface condition and prevent premature deterioration. The roof surface would benefit from a paint upgrade in the near future.

The spouting is in need of a clean out which will help prevent the risk of blockages and overflows.
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 Lichen should be chemically treated to prevent it spreading.
A chemical treatment may be required every 2-3 years as part of ongoing roof maintenance. Lichen will speed up deterioration to the roof surface and will need to be monitored and treated as required.

Rust to the tile beneath the hot water cylinder over flow pipe. The rust should be treated with rust converter and the tile painted to slow the deterioration.

The concrete chimney is intact and solid at the time of inspection. There was no evidence of cracking or structural concerns. The condition of the chimney should be checked after earthquakes.

The plastic carport roof is intact and secure

The small Butynol section above the entrance is intact and is effectively glued.

Cladding

Cladding Primary

Type
Timber bevelback Weatherboards (direct fixed)

Finish
Paint

Condition
Poor condition in some areas

Comment
The dwelling is clad with timber weatherboards, consistent with 1950s construction. The cladding is showing general surface wear, along with localised areas of rot damage, rust and loose weatherboards. Damaged timber should be replaced by a licensed builder before any re-painting is carried out. Following repairs, a paint upgrade should be applied to maintain weather protection. Ongoing maintenance should include periodic recoating in accordance with the coating manufacturer's guidelines, regular cleaning, and timely replacement of any boards showing signs of decay or distortion to prevent further deterioration and maintain weathertightness.

Cladding Secondary

Type
N/A

Finish
N/A

Condition
N/A

Comment
N/A

Window Cladding

Type
Single Glazed Timber Joinery

Flashings
Fitted where required

Condition
In need of rejuvenation

Comment
The windows are in need of a thorough prep and paint upgrade. Rust affected hinges may need to be replaced. The windows will need to be eased (if catching) prior to the paint upgrade.
Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted or replaced.
Windows and doors are considered a weather tightness risk area and a good seal must be maintained at all times.
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 typical single glazed timber window detail is positioned high up to the soffit with facings, scribers and sill detail. No head flashings but well protected under the soffits.

Paint deterioration to the timber windows.
During the next upgrade process, every window will need to be assessed and remediated on a case by case basis. The extent of wear is not often realised until the paint upgrade process.

Rust affected nails need to be treated with rust converter and painted

The current paint system is nearing the end of its functional life. Paint improvements recommended asap.

Timber facings and box corners require a thorough prep and paint upgrade

Box corners that are opening up should ideally be either fixed tight or sealed to prevent the possibility of moisture ingress.

The North side

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 concrete chimney is showing no evidence of structural deterioration and is effectively sealed at the cladding junctions.

The window putty should be replaced where it is missing which will help keep the glass secure and the window water tight.

The kitchen xtraction vents exit through the wall

The damaged box corner should be replaced by a licensed builder

The East side

Any cracked weatherboards should be thoroughly sealed or replaced

Poorly sealed penetration. Improvement required. Weather-tightness in these areas relies solely on a good seal between the item and the cladding. Sealing improvements recommended to prevent the risk of internal damage.

The bathroom extraction vent exits through the soffit

Plants in close contact with the cladding should be trimmed back to prevent the risk of premature deterioration

Another example of rust affected areas which require treatment

The loose weatherboard should be secured

There is a hole in the bathroom window. The panel should be replaced.

The South side

Good ground clearance around the perimeter. The current building code requires a 150mm clearance between the internal floor height and the sealed ground and 225mm to unsealed ground.

Foundations

Perimeter

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

Internal

Type	Condition
The pile type could not be determined	There is no access currently to the sub floor as the access point has been carpeted over in the bedroom 3 wardrobe. Access should be created and further investigation undertaken to rule out or confirm the presence of the following potential risks. The risks include but are not limited to: - Deterioration to the framing and piles - Pile/bearer connections - if present, condition and if upgrade is required - Undesirable plumbing types (Dux Qest), leaks and water runoff issues - Determine if insulation can be installed - Borer activity/damage - Mould/fungal growth - Ventilation quality - Subsidence. NOTE: Due to the low height of the floor, there may not be enough room to physically access all areas of the sub floor.

Base Cladding

Type	Condition
None	N/A

External Ventilation

Type	Ground Condition
Vents in foundation	Unable to sight

Flooring

Type	Condition
T&G flooring	Generally Good

Access or Doors

Position	Condition
No sub floor access	N/A

Bearers/Joints

Type and Condition	Comments
Unable to sight	The sub floor could not be accessed and was not inspected

Foundations Gallery

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

The owner disclosed that a plumber accessed the sub floor through the bedroom 3 wardrobe floor during historic improvements to the bathroom. Carpet has since been installed over the area. It is not known if there is a removable hatch beneath.

Services

Security

Burglar Alarm

No alarm installed

Alarm Control Panel

None

Exterior Lights

Exterior lights noted

Security Lights

None

Smoke Sensors

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

Security Door Locks

Standard locks

Security Window Locks

None

Security Gallery

N/A

Electrical

Power Connection

Overhead

Meter Board Condition

Good

Switch Board Type

Circuit breaker boards

Meter Board Position

In hallway

Switch Board Position

Part of meter board

Electrical Gallery

The rusting main connection bracket will need to be monitored closely. Secure at the time of the inspection. If any structural weakening is noticed a registered electrician or Linesman should be engaged to replace the bracket.

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.

Plumbing

External Plumbing

Drainage Under Floor

I was unable to view beneath the plumbed areas as there is no access

Gully Traps

No sign of blockages or recent overflows

Section Run Off

There was no visible evidence of water runoff issues around the section and there were no previous issues disclosed by the owners

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

Average / Reasonable

Type

Only Buteline and Copper pipes sighted. Not all areas of the general structure could be viewed due to the lack of access. Unable to fully view and comment on all plumbing types due to this.

Plumbing Gallery

Drain to the side of the driveway. There was no sign of current blockages or recent overflows. The effectiveness of the drains (in general) will need to be monitored over time.

Stormwater channel to the east side noted

Earthenware pipes are prone to root damage. A camera inspection should be considered to determine the condition of the concealed drains.

Drainage sump to the front corner by the garage

Only Buteline and Copper pipes sighted during the inspection

Water Heating

System - Header Tank

Low Pressure, valve vented

System - Header Tank Tray

Functioning condition. No sign of failure could be found at the time of inspection.

Unit - Condition

Average functioning condition

Unit - Year of Manufacture

1994

Water Heating Gallery

Ceiling cavity.
Rheem 180L Low Pressure Electric Hot Water Cylinder. Seismic restraint installed.

There was no sign of leaks at the base of the cylinder at the time of inspection. Rodent droppings should be cleared from the tray.

Bathrooms

Bathroom

Name
Bathroom

Bath
Acrylic

Toilet
Dual flush china/acrylic

Heater
Heat lamps and towel rail

Moisture Scanning
Common failure areas examined. No unusual readings taken

Shower
Acrylic linings over bath with shower curtain

Vanity Unit
Pedestal type

Tapware
Average for age

Ventilation
Mechanical ventilation

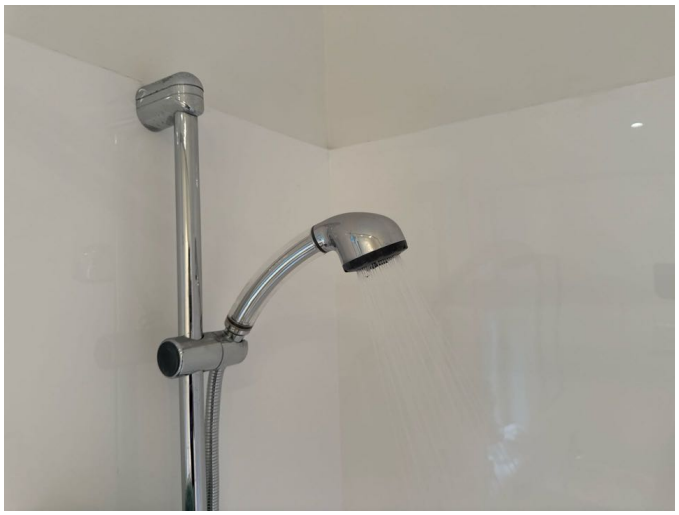
Comments
The bathroom is generally tidy and functional. The small dent in the base of the bath should be sealed to prevent the risk of water eventually escaping.

The rear edge of the sink is well sealed. The tap is functioning well.

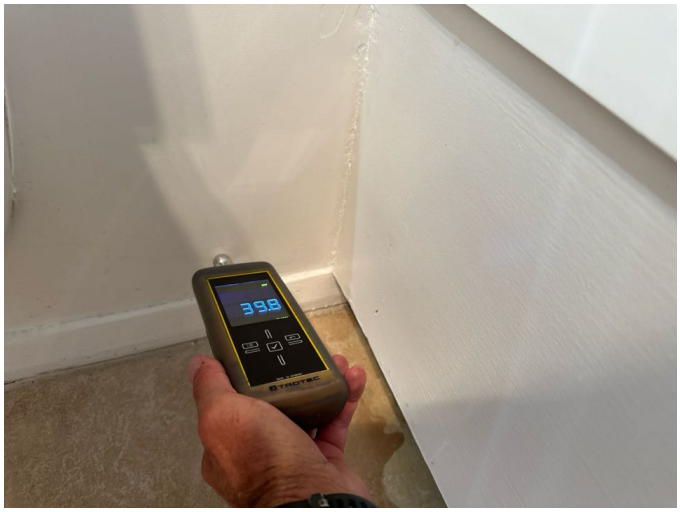
The wall hung toilet is secure and functioning well

The perimeter of the bath is well sealed. The taps are functioning well.

The dent in the base of the bath does not appear to have gone right through. The dent should be filled to prevent the risk of water escaping.



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.

The owner disclosed that the top window is to have a hinge replaced.

Ceiling Cavities

Ceiling Cavity

Name
Ceiling Cavity

Roof Type
Pitched Roof

Roof Condition
Average / Reasonable

Insulation Type
Fibreglass Batts

Insulation Comments
The insulation should be kept 200mm clear of the old down lights. T.H.I.S recommends fitting low heat LED down lights to mitigate clearance requirements which will also reduce heat loss through the gaps.

Hatch Type
Hatch

Hatch Location
Hallway

Vermin Type
Droppings sighted

Vermin Comments
The owner disclosed a historic rodent issue due to chickens at the neighbouring property which are no longer there. A pest industry professional was engaged at the time for remediation and there has been no known issues since. Ongoing monitoring is recommended.

Ceiling Space / Borer

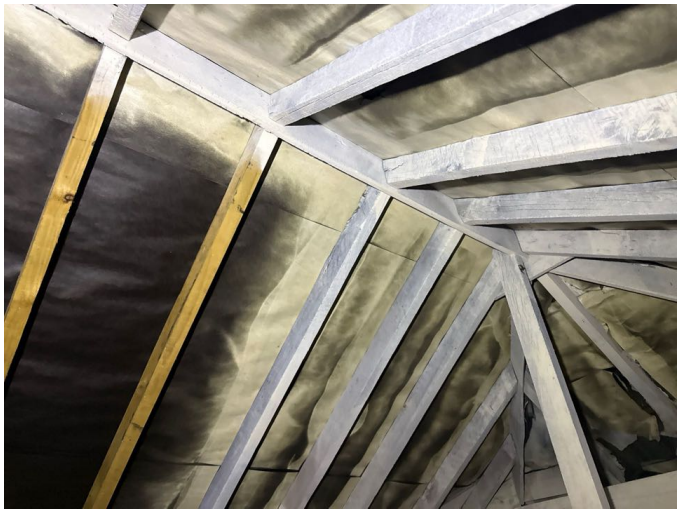
Roof Structure
No live activity sighted

Trims
No live activity sighted

Exterior Cladding
No live activity sighted

Subfloor
Unable to access. Expect some for age

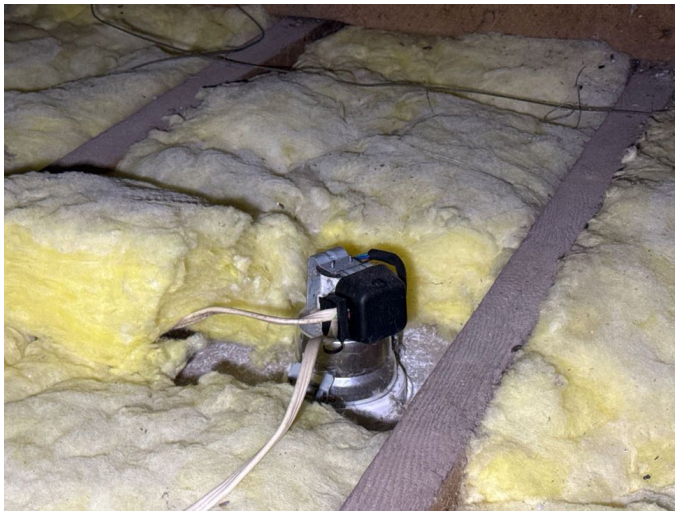
Comments
Any exposed timber framing should be monitored over time for borer activity. Recent activity can be identified by small mounds of ‘frass' (wood dust) which is caused by the emerging adult beetles. If activity is noticed in the future, a pest industry professional should be engaged for further assessment and remediation. Structural deterioration is a risk if further assessment is not carried out.



There was no evidence of current or past moisture ingress issues under the roof framing or linings (where accessible) at the time of inspection. The roof framing structure appears to be solid. Note the white coating may be a pest treatment.

Average level of insulation installed. 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.

Extraction units vent to the exterior



Where there are older types of recessed downlights, insulation must be kept 200mm away or 100 mm with a fixed guard to prevent the lights, ceiling materials or insulation from overheating. Recessed downlights labelled “CA80” or ”CA90” can have insulation abutted against them. BRANZ recommends replacing older downlights with surface-mounted lights or with IC or IC-F recessed downlights that can have insulation placed over them.

An example of the historic rodent activity in the ceiling cavity

Historic borer activity in the ceiling cavity. There was no significant damage or current activity sighted.

Decks

Deck

Name
Deck

Construction Type
Timber

Category
N/A

Condition
Average / Reasonable

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. The damaged decking board should be replaced.

The main structure could not be inspected as the edge is closed off

The damaged decking board should be replaced

Kitchens

Kitchen

Name
Kitchen

Elements
Part of oven electric

Dishwasher
No plumbing for a dishwasher currently

Benchtops
Formica

Tapware
Average for age

Moisture Scanning
Common failure areas examined. No unusual readings taken

Oven
Free standing electric

Rangehood Extract
Vented through wall

Waste Disposal
No waste disposal

Sinks
Stainless steel

Units
Melteca

Comments
The kitchen is generally tidy and functional

The rear edge of the bench top is well sealed. No concerns with the water feeds or waste pipes under the sink.

Age related wear to the cabinetry in areas but still in a functioning condition. Cosmetic defects only.

The range hood extraction unit is functioning

Laundries

Laundry

Name
Laundry

Laundry Tub
No tub

Washing Machine Waste
Directly into waste pipe

Tapware
Washing machine feed only

Dryer Vent
Wall extraction vent

Other Fittings
No other fittings sighted

Heating
No heating

Ventilation
Through open doors only

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
The laundry is tidy and functional. There was no evidence of flooding damage or significant deterioration at the time inspection.

Compact laundry space noted

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

Living

Living

Room Type
Living

Floor Coverings
Timber T&G

Wall Linings
Painted Lining Paper over Plasterboard

Ceiling Linings
Painted plaster board

Internal Doors
Glazed Timber Double Doors

External Doors
No external doors

Ventilation Ducting
Passive window ventilation

Heating
Fireplace

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
Generally tidy and well maintained condition

Living Gallery

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 internal doors are functional

The windows are functional.
Draught stopping foam has been installed where the windows have warped.

The wall and ceiling linings and timber flooring are in good condition

Moisture levels to the external walls were within the normal range at the time of inspection

Dining

Room Type
Dining

Floor Coverings
Timber T&G

Wall Linings
Painted plaster board

Ceiling Linings
Painted plaster board

Internal Doors
Hollow core

External Doors
No external doors

Ventilation Ducting
Passive window ventilation

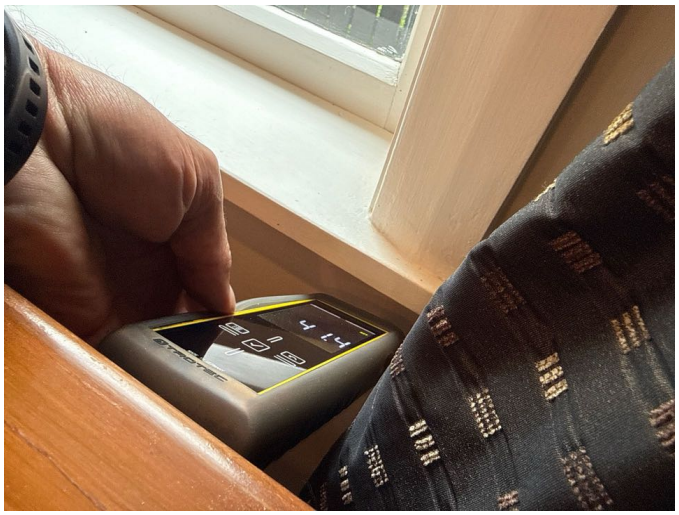
Heating
No heating

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
Generally tidy and well maintained condition

Living Gallery

The dining area is tidy



Moisture levels to the external wall were within the normal range at the time of inspection

Small Living

Room Type
Small Living

Floor Coverings
Tiles

Wall Linings
Painted plaster board

Ceiling Linings
Painted plaster board

Internal Doors
No internal doors

External Doors
Single Glazed Timber Double Doors

Ventilation Ducting
Passive window ventilation

Heating
No heating

Mositure Scanning
Common failure areas examined. No unusual readings taken

Comments
Generally tidy and well maintained condition

Living Gallery

The external doors are functional

The wall linings and tiles are generally tidy

Moisture levels to the external walls were within the normal range at the time of inspection

Bedrooms

Room Type

Bedrooms

Floor Coverings

Carpet

Wall Linings

Painted Lining Paper over Plasterboard

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

The interior has been well maintained over time and is in good overall condition. Minimal wear and tear sighted.

Living Gallery

Bedroom 1

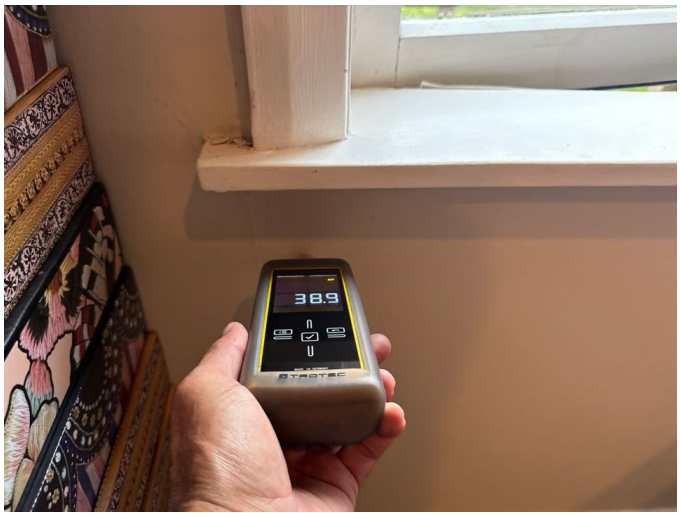
The windows are functional

The wall and ceiling linings and carpet are in good condition

Moisture levels to the external walls were within the normal range at the time of inspection

Bedroom 2 (no wardrobe)

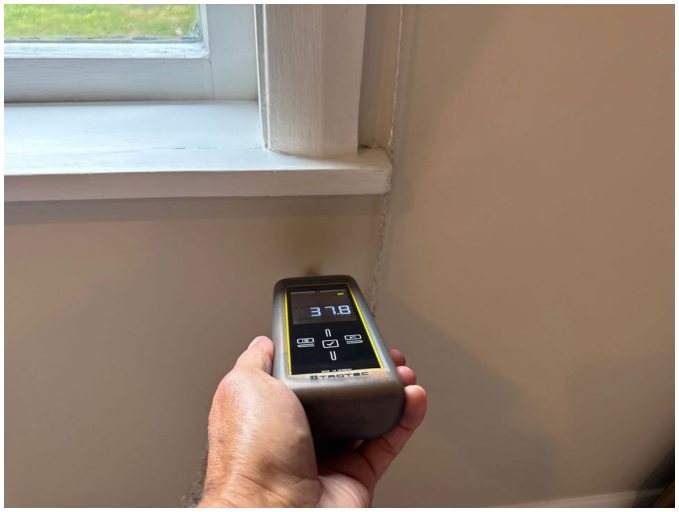
The internal doors are functioning well.
Door stops should be installed where missing to prevent the risk of damage to the wall linings.



Moisture levels to the external walls were within the normal range at the time of inspection

Bedroom 3

The windows require easing where they are catching to help them work more effectively.



Moisture levels to the external walls were within the normal range at the time of inspection

Galleries

Gallery

Name

Gallery

The surface condition of the garage door is average

Plants should be kept clear of the steel cladding to prevent the risk of rust damage

Cosmetic wear and tear to the garage noted

Regular soft washing of the exterior may help promote longevity

The lightweight steel and plastic roof is generally in good condition. The spouting requires a clean out. Trees over hanging the roof should be trimmed back.

The inside of the garage is tidy

New garage door opener installed

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 single level timber frame dwelling has a 105m2 floor area and 519m2 section. The home has 3 bedrooms and 1 bathroom. The mostly flat section is enclosed at the sides and rear by fencing. The front faces to the West.

The dwelling was constructed in 1951 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 original components. The exterior is in need of rejuvenation and the interior is generally tidy.

General maintenance and further professional assessment and remediation 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.

Metal Tile Roofing - The roof is in an average overall condition.
The one rust affected tile should be treated with rust converter and painted. T.H.I.S recommends a full paint upgrade to the roof in the short term. The lichen requires a chemical treatment and the spouting cleared out. A roof rejuvenation company should be engaged for maintenance.

Timber Weatherboards - The cladding is showing general surface wear, along with localised areas of rot damage, rust and loose weatherboards. Damaged timber should be replaced by a licensed builder before any re-painting is carried out. Following repairs, a comprehensive prep and paint upgrade should be applied to maintain weather protection.

Timber Windows & Doors - The windows are in need of a thorough prep and paint upgrade. Rust affected hinges may need to be replaced. The windows will need to be eased (if catching) prior to the paint upgrade. Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted.

Sub Floor - There is no access currently to the sub floor as the access point has been carpeted over in the bedroom 3 wardrobe.
Access should be created and further investigation undertaken to rule out or confirm the presence of the following potential risks. The risks include but are not limited to:
- Deterioration to the framing and piles
- Pile/bearer connections - if present, condition and if upgrade is required
- Undesirable plumbing types (Dux Qest), leaks and water runoff issues
- Determine if insulation can be installed
- Borer activity/damage
- Mould/fungal growth
- Ventilation quality
- Subsidence.

NOTE: Due to the low height of the floor, there may not be enough room to physically access all areas of the sub floor.

Deck - The damaged decking board should be replaced.

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.

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

Settlement cracking to the east path. Consider improvements where trip hazards are present.

East side. Poorly sealed penetration. Improvement required. Weather-tightness in these areas relies solely on a good seal between the item and the cladding. Sealing improvements recommended to prevent the risk of internal damage.

Status

Site Status

Inspected

Subfloor Status

Not Inspected

Exterior Status

Inspected

Roof Exterior Status

Inspected

Roof Space Status

Viewed where possible

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: Rachael Knight
Site Address: 64 Airlie 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 single level timber frame dwelling has a 105m2 floor area and 519m2 section. The home has 3 bedrooms and 1 bathroom. The mostly flat section is enclosed at the sides and rear by fencing. The front faces to the West. The dwelling was constructed in 1951 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 original components. The exterior is in need of rejuvenation and the interior is generally tidy. General maintenance and further professional assessment and remediation 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. Metal Tile Roofing - The roof is in an average overall condition. The one rust affected tile should be treated with rust converter and painted. T.H.I.S recommends a full paint upgrade to the roof in the short term. The lichen requires a chemical treatment and the spouting cleared out. A roof rejuvenation company should be engaged for maintenance. Timber Weatherboards - The cladding is showing general surface wear, along with localised areas of rot damage, rust and loose weatherboards. Damaged timber should be replaced by a licensed builder before any re-painting is carried out. Following repairs, a comprehensive prep and paint upgrade should be applied to maintain weather protection. Timber Windows & Doors - The windows are in need of a thorough prep and paint upgrade. Rust affected hinges may need to be replaced. The windows will need to be eased (if catching) prior to the paint upgrade. Rust affected head flashings should be thoroughly prepped, treated with rust converter and painted. Sub Floor - There is no access currently to the sub floor as the access point has been carpeted over in the bedroom 3 wardrobe. Access should be created and further investigation undertaken to rule out or confirm the presence of the following potential risks. The risks include but are not limited to: - Deterioration to the framing and piles - Pile/bearer connections - if present, condition and if upgrade is required - Undesirable plumbing types (Dux Qest), leaks and water runoff issues - Determine if insulation can be installed - Borer activity/damage - Mould/fungal growth - Ventilation quality - Subsidence. NOTE: Due to the low height of the floor, there may not be enough room to physically access all areas of the sub floor. Deck - The damaged decking board should be replaced. 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. Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.
Site Status: Inspected
Subfloor Status: Not Inspected
Exterior Status: Inspected
Roof Exterior Status: Inspected
Roof Space Status: Viewed where possible
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: Thu 26 Feb 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

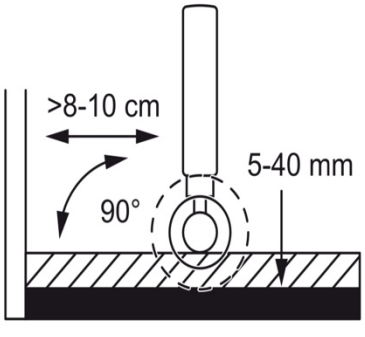
• Built-in pin probes
• Non-invasive moisture detection up to 3/4" (19mm) below the surface
• Simple to use 2-button operation
• Easy to read LED and LCD Display
• Complete with nylon carry pouch, remote pin probe, deep wall probes
• Calibration check device included to quickly check functionality

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.



HEALTHY HOMES STANDARDS

WHAT ARE THE HEALTHY HOMES STANDARDS?

Landlords are responsible for maintaining and improving the quality of their rental properties. They are operating a business, and are expected to provide a service that reaches a minimum standard.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. These standards will make it easier for tenants to keep their homes warm and dry, with positive outcomes for tenants' health.

Landlords who implement the healthy homes standards will have healthier, drier properties and lower maintenance costs for their investments.

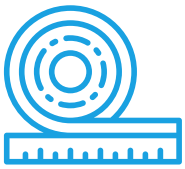
Landlords must make sure that anything provided to meet these standards is appropriate, maintained in good working order, or replaced as needed. All insulation and ground moisture barrier work must be done in accordance with New Zealand Standard 4246:2016 standards.govt.nz/sponsored-standards/building-standards/nzs4246/.

All residential rental properties must comply with the healthy homes standards by a certain time (outlined in this document).

HEATING

There must be one or more fixed heater(s) that can directly heat the main living room and meet a required heating capacity.

Certain heating devices that are inefficient, unaffordable or unhealthy will not meet the requirements of this standard.



INSULATION

Underfloor insulation needs a minimum R-value* of 1.3. Existing ceiling insulation may need to be topped up or replaced if it is not in a reasonable condition, and in most situations, existing ceiling insulation needs to be at least 120mm thick. If ceiling insulation needs to be topped up, it needs to meet minimum R-values as set out in the 2008 Building Code.

VENTILATION

There must be windows, skylights or doors that open to the outside in the living room, dining room, kitchen and bedrooms. These must be able to be fixed in the open position and their area must be at least five per cent of the room's floor area.

There must be mechanical ventilation in kitchens and bathrooms that vents extracted air outside.

MOISTURE INGRESS AND DRAINAGE

There must be efficient drainage, guttering and downpipes.

Rental properties that have an enclosed subfloor must have a ground moisture barrier (if it's reasonably practicable to install one).

DRAUGHT STOPPING

Landlords must block any unreasonable gaps and holes in walls, ceilings, windows, floors and doors that cause noticeable draughts.

Open fireplaces must be blocked unless the tenant and landlord agree otherwise.

KEEPING RECORDS

From 1 July 2019, landlords must keep records of all documents that show how they are complying with the healthy homes standards.

Relevant documents should include:

- code compliance certificate
- records of calculations of a living room's required heating capacity, including a printout from the heating assessment tool
- certificate of acceptance
- receipts and invoices from builders or tradespeople
- receipts for any building materials and/or elements
- photographic evidence of compliance
- records of work from building practitioners or Independently Qualified Persons
- a professional evaluation performed by a Licensed Building Practitioner, Independent Qualified Person or any other relevant professional
- a Building Warrant of Fitness or Compliance Schedule, where the extractor fans are part of a larger ventilation system and the ventilation system is a specified system
- Land Information Memorandum (LIM) or Building information reports or parts of these reports that reasonably shows compliance
- product manuals/schedules for devices installed for the purpose of compliance with the standards
- any other documents/records that will reasonably show compliance.
- if complying with the heating standard through certain qualified specialists, records will need to include details of the minimum required heating capacity for the main living room, as assessed using the criteria set out in regulation 10A. Also needed will be a description of why this specific regulation applies, the name and qualifications of the specialist, and details of how the required heating capacity was calculated. Landlords must also hold documentation to record compliance when the required heating has been installed.

These records must be able to be provided on request – for example, from the Tenancy Tribunal, or the Tenancy Compliance and Investigations team. Landlords are committing an unlawful act if they don't supply the records, and don't have a reasonable excuse, within 10 working days of the request.

WE CAN HELP.

These standards can seem daunting, should you require an assessment of your rental property, WE CAN HELP! THIS NZ has performed over 10,000 Healthy home assessments across New Zealand. For further information visit www.thisnz.co.nz or call your local THIS NZ Inspector to discuss your options.

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.

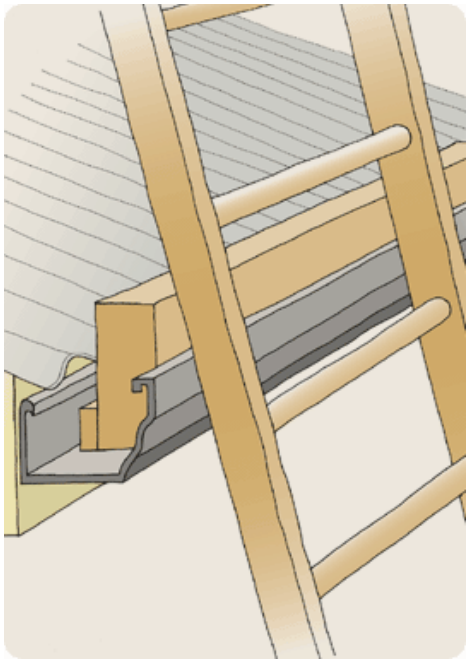
ANNUAL MAINTENANCE CHECKS

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**

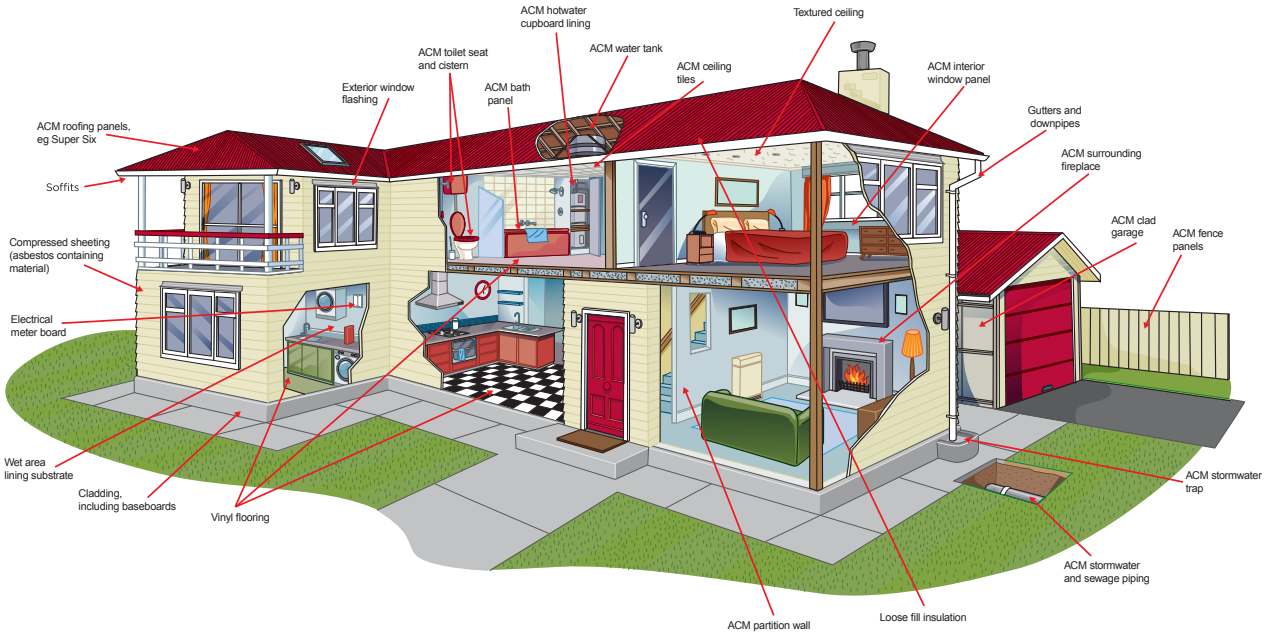
ASBESTOS

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