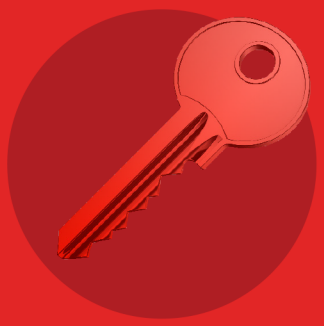

RED LBP PRE-PURCHASE REPORT

- **Completed by a trade professional**
- Complies with NZS 4306:2005 Residential Property Inspection
- Full comprehensive written report
- Non-invasive moisture testing
- Floor level spot checked
- Summary identifying any significant faults or defects

REDLBP

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PRE-PURCHASE

YOUR INSPECTOR

Tom Kimberley

Red LBP Inspector for Manawatū and Horowhenua

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/redlbp.building.inspections.nz

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

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

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

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

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

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

ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	46 Keepa Street, Levin 5510
Client	Irina Campbell
Date of Inspection	11th December 2025
Time	9:00 am
Inspector	Tom Kimberley National Certificate in Carpentry, Licensed Building Practitioner.
LBP Number	131336
People Present	Inspector, Owner
House Occupied	Yes

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company:	T&H BUILDING SERVICES Ltd trading as RedLBP Manawatu/Horowhenua
Client:	Irina Campbell
Date of Inspection:	11th December 2025
Site Address:	46 Keepa Street, Levin 5510
Inspector:	Tom Kimberley
Qualifications:	National Certificate in Carpentry, Licensed Building Practitioner.

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	☑	☐	☐	☐
Subfloor	☐	☐	☑	☐
Exterior	☑	☐	☐	☐
Roof Exterior	☐	☐	☑	☐
Roof Space	☐	☐	☑	☐
Interior	☑	☐	☐	☐
Services	☑	☐	☐	☐
Accessory Units, Ancillary Spaces and Buildings	☐	☑	☐	☐

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

Certification:

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

Name: Tom Kimberley **Date:** 11th December 2025

Signature:  (for and on behalf of RED LBP)

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

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.
"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."
A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

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

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

1) The scope of the report will be limited to:
- **a.** Significant defects
- **b.** Particular attributes
- **c.** Gradual deterioration; and
- **d.** Significant maintenance required

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RedLBP T&C's

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in the context of the average condition of similar buildings of approximately the same age, type of construction and material type.
(Stated in accordance with NZS 4306:2005, cl. 3.2.)
For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

It is recommended to engage a Licensed Building Practitioner (LBP) specialising in roofing for a thorough assessment and report.
Refer to the Roof System for further details.

Borer activity has been identified within the roof space, with the level of infestation indicating potential deterioration to structural timbers. Evidence of borer damage was also visible in adjacent framing elements. It is recommended that a pest-control specialist undertake a full assessment to determine the extent of the infestation and provide appropriate treatment. As this was a non-invasive inspection, the full extent of any internal timber damage cannot be confirmed. Refer to the Roof Space section of this report for further details.

The indications of elevated moisture readings to the ceiling in bedroom 1 could indicate a failure of weathertightness, further investigation is recommended to establish the reasons for indications of elevated moisture. Followed by suitable remediation work as required.

Areas not inspected or accessed fully:
Roof space - Was only viewed from the access point.
Subfloor - Was only viewed from the access point.
Roof system - Was only viewed from the ladder.

Every effort will be made to carry out a safe and thorough inspection; however, inaccessible areas will be assessed from the best possible vantage point, with photographs taken to document all visible areas.

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

PROPERTY IDENTIFIERS

Address	46 Keepa Street, Levin 5510
Legal Description	PT HOROWHENUA 10 91B BLK LOT 93 DP 687
Certificate of Title	WN11D/247
Land classification	Wind Zone - Medium (BRANZ - GIS).
Weather	Sunny
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1940s and is located in Levin. It is a freehold title situated on a front section that is flat. The dwelling is single-storey with two bedrooms, two bathrooms

Internally, the property has heating that is provided by a wall mounted heat pump and solid fuel burner which are located in the main living spaces. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and lathe and plaster which are decorated with paint and wallpaper. The floors are T&G timber with floor coverings being tile, carpet and vinyl planking.

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed construction. The exterior joinery is timber and aluminium and is single & double glazed. The property is clad with timber weatherboards with a paint coating. The roof is masonry tiles. There is no garage. The driveway is concrete.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a patio and concrete paths. Soft landscaping of lawn and gardens.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Timber weatherboard - Bevelback - Horizontal fixed.	Viewed
Exterior joinery	
Single & double-glazed aluminium joinery with timber reveals.	Limited access
Single-glazed timber joinery with timber reveals.	Limited access
Foundation	
Site-specific design for the era of construction	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard and Lath & Plaster ceiling and wall linings, timber trims and doors.	Examined
Entrance	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Living room	Viewed
Kitchen	Viewed
Lounge	Viewed
Laundry	Viewed
Bathroom	Viewed
Toilet	Viewed
Back entrance	Viewed
Chimney	
Single-storey	Limited access

ROOF SYSTEM

Masonry tile roofing
Surface finish - Painted.
Condition of surface - Deterioration of the surface coating.
Tile condition - Areas requiring maintenance, refer to photos below.
Tile alignment - No visible issues observed.

Type of roof construction - Hip roof.
Pitch of roofs - 25 degrees.
Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

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

Recommendations:

It is recommended to engage a Licensed Building Practitioner (LBP) specialising in roofing to undertake a comprehensive assessment of the roof's condition and provide a detailed report. Without proper evaluation and timely repairs, undetected or unresolved roofing issues could lead to leaks, water intrusion, and subsequent damage to the underlying structures, insulation, and interior spaces. Over time, this could result in costly repairs, reduced energy efficiency, and compromised structural integrity. A thorough inspection ensures potential issues are identified and addressed promptly, safeguarding the long-term durability and performance of the roof system.

Photo 1
Masonry tile roof. Areas of damage to the surface of the masonry tiles viewed on the northern side of the roof.

Photo 2
Corrosion to the surface of the tiles on the north eastern corner.

Photo 3
Corrosion to the surface of the tiles on the southern side of the roof.

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

Valleys - Viewable areas only.
Material type - Metal.
Finish - Painted.
Condition - Visible areas of corrosion.
Laps - No visible issues at the time of the inspection.

Ridges - Viewable areas only.
Material type - Masonry.
Finish - Factory finish.
Condition - Requires maintenance.
Laps - Refix down areas required.

Penetrations
Type - Pipes.
Flashing material - Metal.
Condition - No visible issues at the time of the inspection.
Flashings - Not fully visible at the time of the inspection.
Sealants - Not visible.
Signs of leaking - None visible at the time of the inspection.

Recommendations:

While minor hairline cracking in the roof mortars is normal, there are areas where the cracks have widened and/or displaced. To ensure proper repairs, it is recommended that a suitably qualified LBP in roofing be consulted, and that correct materials are used for the job.

Maintenance recommendations:

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

Photo 4
Masonry tile capping to the ridge and hips. Area of damage to the mortar. Viewed on the northern side.

Photo 5
Damaged mortar to the tile roofing located on the northwestern side of the roof.

Photo 6
Flue penetration viewed on the northern side of the roof.

Photo 7
Terminal event pipe penetration viewed on the northern side of the roof.

Photo 8
Cracking and damage to the tile capping on the north east corner of the roof.

Photo 9
Profiled metal valley tray located on the southern side of the house. Areas of cracking to the mortar.

Photo 10
Chimney penetration located on the western side of the roof.

Guttering
Type - External.
Material - Profiled metal.
Gutter guard - None.
Falls - Functional.
Fixings/brackets - Functional.
Obstructions - Clear at time of inspection.
Damage/Corrosion/Leaks - None visible at the time of inspection.
Adequate outlets - Yes.
Droppers - No visible issues at the time of the inspection.
Moss and/or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes
Material - Profiled metal.
Fixings - No visible issues at the time of the inspection.
Brackets - No visible issues at the time of the inspection.
Damage - No visible issues at the time of the inspection.
Corrosion - None visible at the time of the inspection.
Leakage, blockages - No visible issues at the time of the inspection.
Discharge - Risers.

Fascia & bargeboards
Material - Timber.
Finish - Paint - Paint flaking and missing.

Soffits & eaves
Material - Timber.
Finish - Painted.
Damage, rot or corrosion - No visible issues at the time of the inspection.
Soffit width from cladding to fascia - 500 - 600mm
Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Recommendations:

There are areas of the timber fascia that require sanding back any loose flakey paint, apply a sealer coat then redecoration to prevent further deterioration.

Photo 11
Profiled metal gutter and downpipes with a paint finish, timber fascia and soffits with a painted finish.

Photo 12
Moisture damage to the painted timber fascia on the southwestern corner.

EXTERIOR CLADDING

Type - Timber - Bevel back weatherboard. Fixed horizontally.
Vented cavity - No.
Finish - Painted.
Condition of finish - Deterioration to the paint system, requiring attention. Maintenance required.
Cracks/splits - Areas noted.
Facings and trims - Securely fixed with no gaps.
Ground clearance - No visible issues.
Seals around doors and windows - No visible issues.

Recommendations:

Some areas require maintenance as they are weathering due to either being more exposed to the elements or from generally being on the south side of the home.

Photo 13
Timber weatherboard cladding with a painted finish is located on all cladding elevations.

Photo 14
Moisture damage to the painted timber weatherboards on the southwestern external corner.

Photo 15
Weatherboard cladding to the brick chimney junction is sealed.

Photo 16
Moisture damage to the timber weatherboard cladding beside the chimney on the western side of the house.

Photo 17
Splitting to the timber weatherboard on the north eastern corner.

EXTERIOR JOINERY

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

Photo 18
Single glazed timber window joinery with painted timber window reveals.

Photo 19
Double glazed aluminium joinery with painted timber reveals located at the front entrance.

Single-glazed timber joinery.
Coating - Exterior - Painted. Condition - Areas requiring maintenance.
Exterior flashings - Head flashings installed.
Scribers - Sealed.
Putty/Beadings - Areas requiring maintenance.
Exterior timbers - No visible issues at the time of the inspection.
Exterior timber sills - Paint condition - Maintenance required.
Reveals - Timber.
Finish - Painted. No visible issues at the time of the inspection.
Coating - Interior - Painted. Condition - No visible issues at the time of the inspection.
Hardware - Repairs
Opening sashes - Some sashes require maintenance to restore functionality.
Damage - Moisture damage to the painted surfaces.
Defects - Non functional window sashes, moisture damage to putty beadings and painted timber surfaces, non functional hardware. Refer to photos.

Recommendations:

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

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

Photo 20
Single glazed timber window joinery with painted timber window reveals.

Photo 21
Window head flashing and timber scriber detail.

Photo 22
Windowsill detail.

Photo 23
Cracking to the putty beadings and moisture damage to the painted timber surface of the window at the front entrance.

Photo 24
Cracking to the putty beading and corrosion to the hinges of the window on the southeastern corner.

Photo 25
There is no decoration to the putty beadings of the windows on the eastern side.

Photo 26
Western living room window hardware is screwed shut.

Photo 27
Moisture damage to the painted timber window surfaces of the southern window in bedroom 1.

Photo 28
The fan light window sash in the kitchen on the northern side is binding.

Photo 29
The damage to the painted timber window surfaces in the lounge.

FOUNDATION

Floor levels were spot-checked with a self-levelling laser. Measured slopes and deviations were within commonly accepted tolerances for residential dwellings (e.g., about 1:200 slope ≈ 5 mm per metre; straightness within ±6 mm over 3 m; ≤5 mm in any 10 m length and ≤10 mm over longer spans; level within ±10 mm within a single room). No significant faults or defects were identified in the sampled areas.
The overall level difference measured was approximately 5 mm. This is a spot-check, not a full floor-level survey.

The subfloor space was viewed via the access hatch located in the the northern foundation wall..
The inspection was taken from the access hatch. Size - 400 mm x 500 mm

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). Every effort will be made to safely conduct a thorough inspection; however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all visible areas for reference.

Foundation type - Type B1 - Perimeter concrete beam, concrete and or timber piled foundation, lightweight cladding.
Foundation wall - Perimeter concrete beam.
Subfloor ventilation - Vents.
Piles - Precast concrete.
Condition of piles - Connections to bearers are not all visible.
Subfloor timbers, type and condition - Suspended timber floor. Signs of moisture.

Flooring - type and condition - Timber flooring - No visible issues.
Insulation - None.
Ground cover - None.
Ground condition - Dry at the time of the inspection.
Underfloor Space - Building materials visible.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.
Non-Electrical wiring - Aerial/Data - None visible.
Plumbing - Waste and water pipes visible - Supported.
Plumbing type - Copper.
Structural alterations - No.
Sub-floor Clearance - Not all visible. 250 mm below the bearer.
Damages - Moisture staining to timbers. refer to photos.

Recommendations:

It is recommended to install a code-compliant subfloor insulation.

Remove all building materials from the subfloor area, as their presence can attract vermin and create a breeding ground for pests. Keeping the subfloor clean and free of obstructions is essential to maintaining proper ventilation and reducing the risk of pest infestations or damage to the building structure.

It is recommended to install a ground moisture barrier over any exposed soil in the subfloor area. This barrier helps to reduce moisture levels, minimising the risk of dampness, mold growth, and timber decay. Proper installation in accordance with best practices and building standards will improve overall subfloor ventilation.

Photo 30
Pre-cast concrete piles with native timber subfloor framing. No polyethene pound moisture is installed. TPS wiring and heat pump piping.

Photo 31
Building debris.

Photo 32
Moisture staining below the hot water cylinder.

Photo 33
Moisture staining below the hot water cylinder. Example of nissing under floor insulation.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the laundry. Access hatch size - 550 mm x 550 mm

Every effort will be made to safely access and inspect the roof space, however, if certain areas are inaccessible, they will be assessed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document visible areas for reference. It is important to note that not all parts of the roof structure may be visible during the inspection. The primary objective is to identify any significant defects observable through a visual assessment of accessible areas.

Roof frame construction and connections - Pitched timber framing. Connections were not all visible.
Condition - Evidence of wood boring insect infestation.
Roofing underlay - None present. Condition -
Structural alterations - None visible.
Ceiling construction - Not visible.
Vermin and insects - No visible signs during the inspection.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.
Non-Electrical wiring - Aerial/Data - None visible.
Plumbing - All pipework sighted is in a tidy order. Header tank. Unsecured.
Plumbing type - Copper.
Insulation - Glass wool.
Thickness of insulation visible - 150 mm. Areas missing insulation.
Coverage - Segments - Should be fitted tightly between ceiling timbers - Fit insulation where required.
Discharges into the roof space - None.
Stored items - No.
Defects - Borer activity, missing insulation. Refer to photos.

Recommendations:

Certain areas of the property are currently missing insulation, which can compromise the overall energy efficiency and comfort of the home. It is recommended to install insulation in these areas to improve thermal performance, reduce energy consumption, and maintain a consistent indoor temperature. Proper insulation will also contribute to a healthier and more comfortable living environment. Ensure that the installation is carried out in accordance with current standards and guidelines by a qualified professional.

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

Photo 34
Roof space. Pitched timber framing with timber battens, glass wool insulation, copper head tank, extraction fan ducting and copper plumbing.

Photo 35
Borer damage to the framing timbers.

Photo 36
Modern TPS wiring, and copper piping.

Photo 37
Area of missing glass wool insulation above the laundry area.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 166

Readings using a Protimeter Reachmaster Pro non-invasive moisture tester were taken from a minimum of three points from inside of all exterior walls and wet areas where accessible i.e. around all windows, doors, bottom plates and wet areas.
There are areas that were tested that had indications of elevated levels, these were to the shower in the bathroom and the hot water cylinder cupboard in the kitchen and the plasterboard ceiling in bedroom 1.
This is not an exhaustive list of all areas and further testing is recommended.
The condition of the internal framing is unknown.
Further images are available on request.

Protimeter Reachmaster Pro moisture metre is used for the testing of moisture levels in the dwelling.
Device is held up against the wall, timber or concrete and the unit scans up to 120 mm from the surface.
Where moisture is located, the readings from the metre will increase significantly. (Note: Metal also increases the readings of capacitance metres)
Measurement Method: Capacitance - Dielectric
Measurement Range: 0-1000 digits
The measurement is affected 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 element to be measured. The higher the bulk density, the higher the measure value.
*If the material to be measured contains metals (e.g nails, screws, lines, pipes, foil backed plasterboard, fixings etc.) and is situated within the sensor's measuring field, the measured value increases significantly. In that event the measurement is not conclusive.
*With material thicknesses of less than 20 mm there is a danger of humidity values adjacent material layers affecting the measured value.
MEASURED VALUE ASSESSMENT FOR WOOD
Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.
MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL
For building materials, the measurement results of the dielectric measuring method can only be used as a reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.
The measured values are only to be interpreted as indicators (dry, risk, wet).
60 to 170 = Dry (Green)
170 to 200 Risk (Yellow)
200 to 999 = Wet (red)

'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.

Photo 38
A base moisture reading level of 166 was recorded to the hallway.

Photo 39
Indications are about elevated moisture level of 213 was recorded to the right hand side of the shower in the bathroom.

Photo 40
Indications of an elevator moisture reading level of 354 was recorded to the left-hand side of the shower in the bathroom.

Photo 41
Indications of an elevated moisture reading level of 435 was recorded to the toilet.

Photo 42
Indications of an elevated moisture reading level of 468 was taken to the hot water cylinder cupboard in the kitchen.

Photo 43

Photo 44
Indications of an elevated moisture reading level of 220 were recorded to the bedroom 1 ceiling.

INTERIOR LININGS

Plasterboard and Lath & Plaster ceiling and wall linings with a paint and wallpaper finish, timber trims and doors with a clear-coat and paint finish, carpet and vinyl floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Entrance

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Wallpaper.
Wall defects - Cosmetic issues.
Entrance door - Metal door and aluminium frame.
Floor coverings - Vinyl planking.
Cupboards - Triple - Doors - Hollow core.

Photo 45
Front entrance.

Bedroom 1

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Dampness and moisture damage.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Wallpaper.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Double - Doors - Hollow core.
Defects - Moisture damage to the painted timber window surfaces, indications of an elevated moisture reading level and moisture damage to the plasterboard ceiling.. Refer to photos.

Photo 46
Bedroom 1.

Photo 47
Indications of an elevated moisture reading level of 230 was taken to the southwestern corner of bedroom 1.

Photo 48
Moisture damage to the plasterboard ceiling.

Photo 49
Moisture damage to the painted timber window surfaces on the southern side.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Wallpaper.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Doors - Hollow core.

Photo 50
Bedroom 2.

Living room

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Wallpaper.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Defects - Window hardware is screwed shut. Refer to photos.

Photo 51
Living room.

Photo 52
Western window hardware is screwed shut.

Kitchen

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cracking.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Laminate.
Benchtops level - Yes.
Damage - General wear & tear.
Splashback - Tiled - Sealed edge.
Cabinetry - Functional - Yes. Material type - Solid timber. and Laminate.
Cabinetry requires maintenance - No.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste and braided wire.
Heat shield - Not applicable.
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Garbage disposal - Not applicable.
Floor coverings - Vinyl planking.
Dishwasher - Not applicable.
Defects - Cracking to plasterboard ceiling, binding window sash,

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

Recommendations:

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

Photo 53
Kitchen.

Photo 54
The door to the hot water cylinder cupboard is binding.

Photo 55
The fan light window sash is binding.

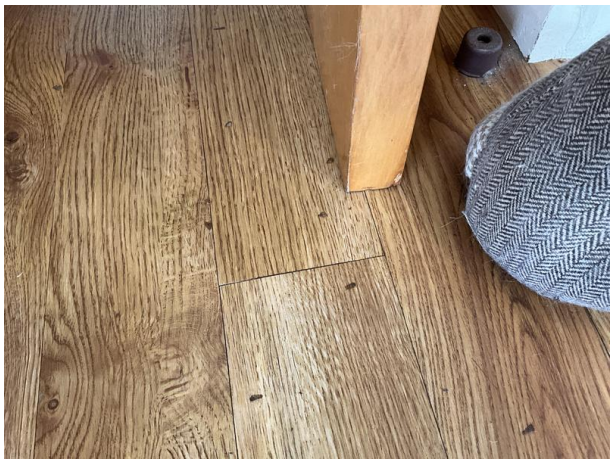


Photo 56
Swelling to the vinyl planking flooring beside the hot water cylinder cupboard.

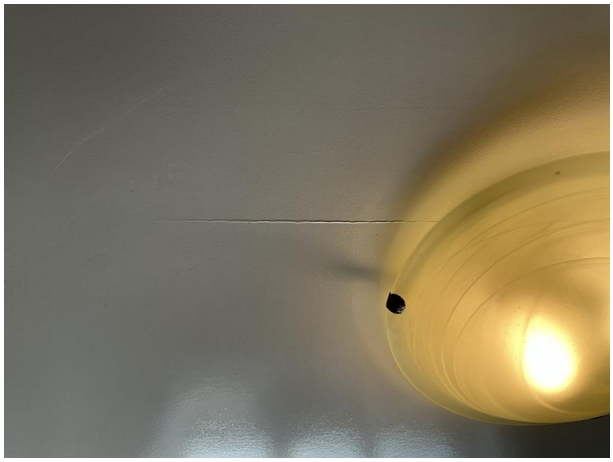


Photo 57
Cracking to the plasterboard ceiling.

Lounge

Ceiling linings - ||*Plasterboard/Softboard/Hardboard/Lath & plaster/Timber/MDF/Tiles/Softboard tiles/Wet area linings/Plywood/Fibrous plaster/ *|| - ||*Paint finished./No finish./Stain./Factory finish./Wallpaper./Painted lining paper./ Stipple finish./Varnished./Textured finish./ *||
Ceiling defects - ||*None visible at the time of the inspection./Sagging./Popped fixings./Damaged./Cracking./Dampness and moisture damage./Cosmetic issues./ *||
Ceiling wall junction - ||* Coving./Scotia./Square stopped./Cornice./ *||
Wall linings - ||*Plasterboard/Softboard/Tiles/Wet area linings/Timber/Hardboard/lath & plaster/Plywood/ Masonry block/ *|| ||*- Paint finished./- Factory finished./- Wallpaper./ - Painted lining paper./- Varnished./ *||
Wall defects - ||*None visible at the time of the inspection./Bulging./Popped fixings./Damaged./Cracking./Dampness and moisture damage./Cosmetic issues./ *||
Exterior joinery - ||*Aluminium -/Timber -/uPVC -/Not applicable./ *|| ||*Double-glazed/Single-glazed/Double & single-glazed/Triple-glazed/Secondary glazed – glass and acrylic/ *|| ||*- Standard glass/- Safety glass/ Safety & standard glass/ *|| ||*- Painted timber reveals./- Varnished timber reveals./- Painted MDF reveals./- Clear-coated timber reveals./- Aluminium reveals./ *||
Internal doors - ||*Hollow core./Pressed tin hollow core./Solid timber./Not applicable./Timber and glass./Louvre./ *||
Floor coverings - ||*Carpet./Vinyl./Clear-coated timber./Tiles./Vinyl planking./Concrete./Composite flooring./Cork tiles./Parquet./Timber overlay./ *||
Cupboards - ||*Not applicable./Double/Single/Triple/Quad/Custom/ *|| ||*- Door/- Doors/ *|| ||*- Hollow core./- Panel./- Solid timber./- Louvre./ *||
||*Defects -/Damages -/ *|| ||*None visible at the time of the inspection./Describe all damages or defects and then refer them to the photo of such damage or defect/ *||

Photo 58
Lounge.

Photo 59
Timber window joinery requiring redecoration to the window sash on the eastern side of the lounge.

Photo 60
Moisture damage to the painted timber window surfaces.

Laundry

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Scotia.
Wall linings - Plasterboard and wet area linings - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Timber and glass.
Floor coverings - Vinyl planking.
Laundry tub/sink - Built in timber with stainless steel tub. No visible issues.
Taps & waste - Functional - Yes.
Leaks - None visible at the time of the inspection.
Type of plumbing - uPVC waste and braided wire.
Washing machine discharge - To the waste under the tub.
Water hammer - No noise or vibration noted.
Cabinets - No visible issues.
Cupboards - Not applicable.
Ventilation - Opening door or window. Mechanical extraction not installed.

Maintenance recommendations:

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

Photo 61

Photo 62
Shower located in the laundry. Unable to test function due to stored personal items.

Bathroom

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Coving.
Wall linings - Plasterboard and Wet area linings - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor covering - Vinyl planking.
Vanity - Floor mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste and braided wire.
Splashback - Wet-area sheeting. - Sealed edge.
Shower - Enclosure. No visible moisture issues.
Glass type - Safety.
Shower pressure - Adequate.
Water hammer - No noise or vibration noted.
Leaks from shower fittings - Yes.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Heating - Yes.
Heated towel rail - No.
Defects - Indications of elevated moisture levels to the shower. Refer to photos.

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

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

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

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.

Recommendations:

The timber trims and wall linings to each side of the shower will continue to show moisture damage until the shower is replaced or repaired and installed by a certified shower installer, the level of moisture and subsequent damage around this area is not a structural issue and will not cause structural damage nor is this likely a leaking water pipe or damaged wastewater pipe.

Photo 63
Bathroom.

Photo 64
Indications of a elevated moisture reading level of 213 was recorded to the right hand side of the shower.

Photo 65
Indications of an elevated moisture reading level of 354 was recorded to the left-hand side of the shower.

Toilet

Ceiling linings - Lath & plaster - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Wall defects - Cosmetic issues.
Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Vinyl planking.
Condition of floor coverings - No visible issues.
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.
Vanity - Not applicable.

Splashback - -

Ventilation - None

Photo 66
Toilet.

Back entrance

Ceiling linings - Fibre-cement sheeting - Paint finished.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Scotia.
Wall linings - Timber - Paint finished.
Wall defects - Cosmetic issues.
Entrance doors - Metal door and aluminium frame.
Floor coverings - Tiles.

Photo 67
Back entrance.

CHIMNEY

Masonry or brick with a plastered finish.

Photo 68
Chimney with a plastered finish located on the western side of the house.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Patio	Concrete patio.
Gates	Metal
Electrical	Testing completed
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps and stormwater risers
Heating	Heat pump
Services	Data, smoke detection and aerials

DRIVEWAY

Plain concrete.
Saw cuts - Yes.
Cracking - None visible.

Recommendations:

General upkeep and maintenance of the driveway is recommended, including cleaning it and keeping it free of debris.

Photo 69
Concrete driveway.

BOUNDARY FENCES

Painted timber palings and profiled metal fixed to timber rails with timber posts.
Condition of cladding - No visible issues.
Alignment - No visible issues.
Post and rail condition - No visible issues.
Average height - 1.8 metres.

Maintenance recommendations:

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

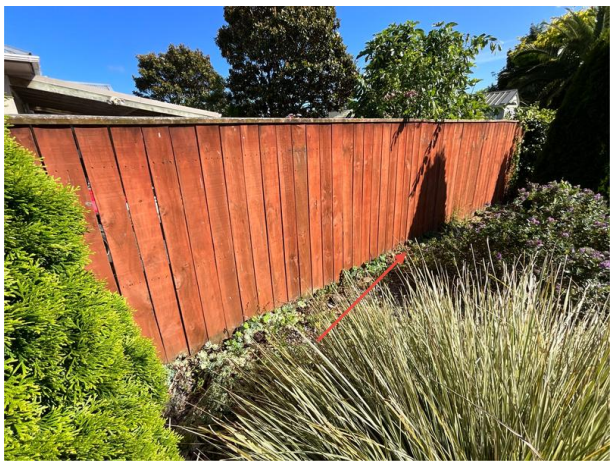


Photo 70
Western boundary fence. Painted timber palings with timber rails and posts. Areas of palings are in direct contact with the ground and vegetation.

Photo 71
Southern boundary fence. Painted timber palings and trellis with timber rails and post. Concrete nib wall.

Photo 72
Southern boundary. Profiled metal sheeting with a factory paint finish with timber railings and posts. Concrete nib wall.

Photo 73
Areas of vegetation growth against the southern boundary fence.

PATHS

Plain concrete paths.

Recommendations:

Clean down to remove moss and reduce slip hazard as part of regular maintenance.

Photo 74
Concrete pathway located on the southern and eastern side of the house. Areas of cracking and vegetation growth.

PATIO

Plain concrete patio
Concrete patio.
Tiled covered floor.

Recommendations:

General upkeep and maintenance.

The concrete patio has no clearance to the exterior cladding, While there was no issues observed during the inspection. This configuration may lead to moisture issues due to capillary action. It is advisable to regularly monitor this area for potential issues and ensure it remains free of debris.

Photo 75
Concrete patio located at the front entrance. Visible cracking to the plaster coating. The patio is in direct contact with the timber weatherboard cladding.

Photo 76
Concrete patio located on the northern side. Area of cracking to the plaster covering.

Photo 77
Concrete patio with a tile covering is located on the northern side.

GATES

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

Recommendations:

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

Photo 78
Metal framed gate with a wire mesh covering. The latch is out of alignment.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.
Distribution board location - Back entrance. Suspected asbestos-containing material.
Earth stake - Location - Unable to be located.
Metre box - Location - The power metre is located on the distribution board. Possible asbestos-containing material.
Electrical connection - Overhead supply.

Photo 79
Electrical overhead wire connection located on the southwestern corner of the house.

Photo 80
The electrical meter and distribution board is located at the back entrance.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers, sumps, floor waste gully, water toby and hot water system.

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

Water heating
Type - Low pressure electric cylinder.
Capacity - 135L.
Manufacture/installation date - 12/11/2025
Seismic bracing - Strapping.
Area serviced - Entire house.
Any visible defects - None visible.

Sewerage Disposal - Council sewer.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Recommendations:

It is recommended to ensure that all downpipes are properly connected to an approved stormwater drainage system. This helps to direct rainwater away from the building's foundation, reducing the risk of water pooling, erosion, or potential moisture-related damage to the structure. Proper stormwater management also helps to comply with local regulations and maintain the overall integrity of the drainage system.

It is recommended that any vegetation is removed from the downpipe to stormwater connections.

Maintenance recommendations:

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

Photo 81
Drainage sump is located on the western side of the driveway.

Photo 82
Water toby is located along the southern boundary.

Photo 83
Gully trap is located on the northern side of the house.

Photo 84
Gully trap is located on the northern side of the house. Note there are debris and a stormwater pipe running into the gully.

Photo 85
The downpipe to stormwater connection on the south eastern side is blocked with vegetation.

Photo 86
Hot water cylinder is located in the kitchen cupboard.

Photo 87
Water heater tank located in the roof space.

HEATING

Heat pump - Power connected at the time of inspection, full operation not tested.
Manufacturer - Fujitsu.
Location - Front entrance.
Kilowatt rating - Heating - unknown kW - Cooling - unknown kW

Solid fuel burner.
Brand - Logaire.
Location - Living room.

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.

Maintenance recommendations:

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

Photo 88
External heat pump located on the northern side of the house.

Photo 89
Solid fuel burner is located in the living room.

Photo 90
Internal heat pump unit is located in the front entrance. Tested functional.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - Yes.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - Not applicable.
Heat transfer system - Not applicable.
Security systems - Not applicable.
Security cameras - Not applicable.
Electricity services - Tested - Yes.
Gas services - Not applicable.
Gas bottle storage - Not applicable.
Water services - Tested - Yes.
Hot water services - Tested - Yes.
Foul water services - Tested - Yes.
Grey water recycling system - Not applicable.
Rainwater recycling system - Not applicable.
Solar heating - Not applicable.
Solar power/panels/inverter - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Data/telecommunications - Tested - No.
Lifts - Disabled access - Not applicable.
Water pump - Not applicable.
Water filters - Not applicable.
Stormwater soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Not applicable.
Communications hub - Not applicable.
Automatic garage door opener - Not applicable.
Ceiling fan - Not applicable.

Recommendations:

Regular checks to ensure smoke detectors are functional.

Maintenance recommendations:

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

Photo 91
Data is located on the southern side of the house.

Photo 92
TV aerial and dish are located on the western side of the house.

Photo 93
Smokes alarms . Tested functional.

Photo 94
Internet services are located in the lounge.

CONCLUSION

Overall Condition Rating Explanation
In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.
• Below Average: The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
• Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
• Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well-maintained, with no visible issues or defects.
These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of inspection.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

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

Relevant trade people, such as painters and carpenters should be engaged to remediate works that are outside of the homeowner's skill level, to any areas as deemed required.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues.

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

ASBESTOS IDENTIFICATION

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

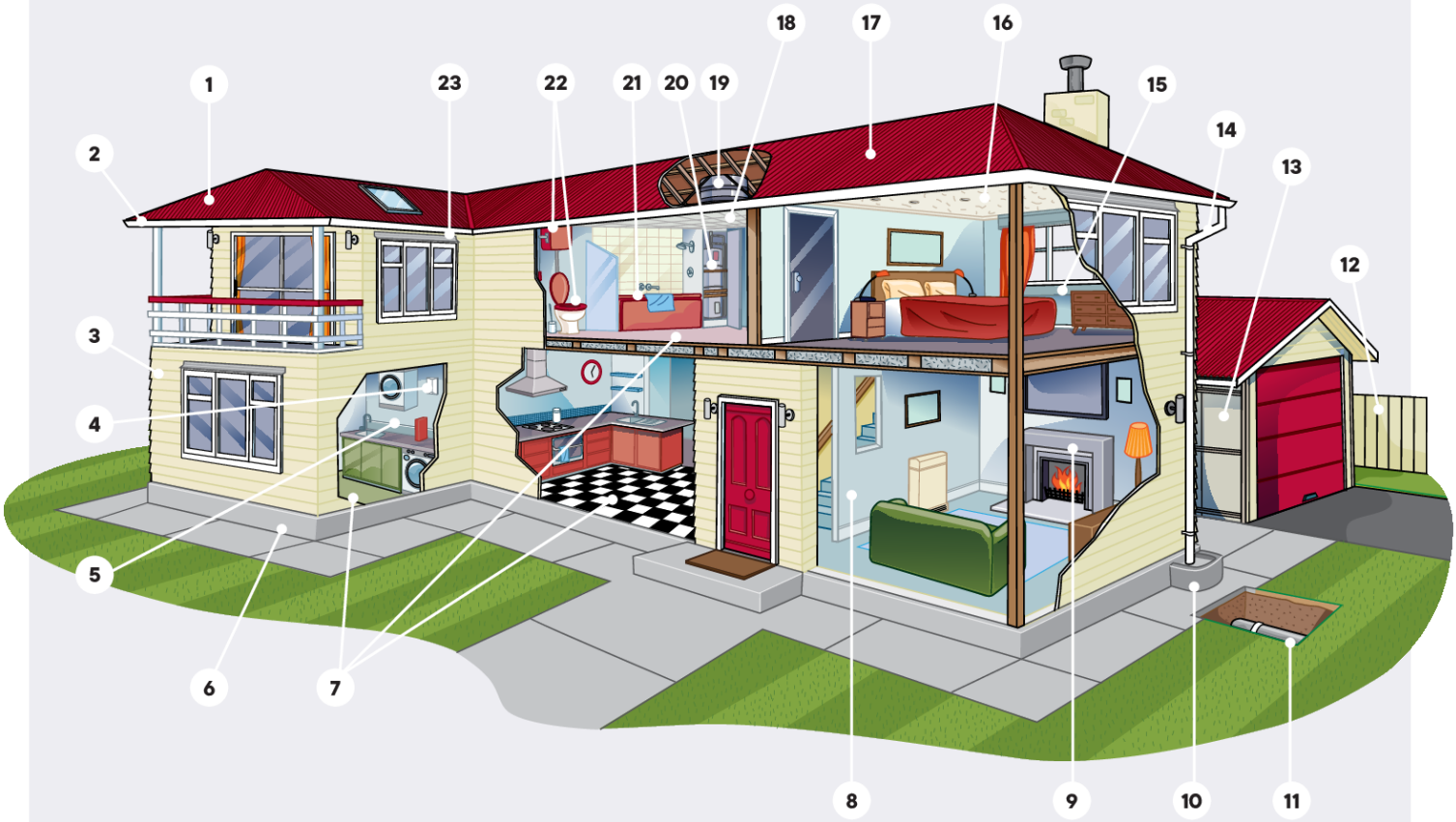
Interior, possible ACM (Asbestos Containing Material).

Ceramic fuses in switchboards.

Recommendations:

This product is non-friable, meaning when dry may not be crumbled, pulverised or reduced to powder by hand pressure (for example materials containing asbestos that have been mixed with cement or other hard bonding materials).
Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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