



RED LBP WEATHERTIGHT REPORT

- ✔ Completed by a trade professional
- ✔ Complies with NZS 4306:2005 Residential Property Inspection
- ✔ Full comprehensive written report
- ✔ Non-invasive moisture testing
- ✔ Weathertight risk matrix score
- ✔ Weathertight summary identifying weathertight issues

WEATHERTIGHT



0800 113 191 • REDLBP.CO.NZ



YOUR INSPECTOR



Trevor Garrett MSc

Red LBP Inspector for Kāpiti and Porirua

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✔ **Licensed Building Practitioner (LBP)**

Hi, I'm Trevor, franchise owner and inspector for Red LBP Kāpiti and Porirua.

✔ **35 years of experience in the construction industry**

I have 35 years of experience in the construction industry over a range of unique and specialised building projects including both residential and commercial construction.

✔ **Extensive expertise in residential and light commercial construction**

I have held a senior management position for over 19 years with major contractors Naylorlove, Mainzeal and KEO International Consultants.

✔ **Specialist in pre-purchase property inspections**

I am a trade trained Carpenter with the following qualifications; Trade Cert, Advanced Trade Cert, National Dip in construction Management and a MSc with merit in construction management at Salford UK, as well as being a licenced building practitioner.

✔ **19 years of senior management experience with major contractors, including Naylorlove, Mainzeal, and KEO International Consultants**

I am motivated by seeing a need to help people when buying homes and particularly young people wanting a first home and needing a house inspection. My construction knowledge allows me to fill this gap in our area.

Pre purchase house inspection reports is a perfect way of creating piece of mind and allows big life decisions to be made with confidence.

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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WEATHERTIGHT REPORT

Property Address	15 Compass Court Paraparaumu
Client	Sitha Than
Date of Inspection	3rd March 2026
Time	8:00 am
Inspector	Trevor Garrett MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.
LBP Number	131790
People Present	Inspector
House Occupied	No



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: Property Support Ltd Ltd trading as RedLBP Kapiti/Porirua
Client: Sitha Than
Date of Inspection: 3rd March 2026
Site Address: 15 Compass Court Paraparaumu
Inspector: Trevor Garrett
Qualifications: MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.

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

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

Certification:

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

Name: Trevor Garrett Date: 3rd March 2026

Signature:  (for and on behalf of REDLBP)

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

NON-INTRUSIVE WEATHERTIGHT 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 & Weathertight Summaries 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.

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 actions or outputs of its franchisees.

THERMAL IMAGES

Any infrared images (thermal imaging) contained in the report are not part of or purport to be a thermal image report. The thermal imaging is what has been requested by the customer regarding assessing moisture ingress, exterior wall insulation or draft identification and not a weathertight assessment.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

NZS4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.

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.

Refer to the weathertight summary for discussion relating to the exterior envelope.

WEATHERTIGHT SUMMARY

The roof is in serviceable condition however, maintenance is recommended to the hip and ridge mortar. In addition, further investigation of the east side soffit area with a hardboard soffit and blocked gutter/downpipe.

The west side membrane roof and balcony should be reviewed by a membrane specialist, repair as required. The roof tiles over the valleys conceal the valley gutter. This will allow debris to build up between the tiles and have the potential to cause the valley gutter to overflow. It is recommended to cut the tiles back to have a 50-75mm gap between them to allow free discharge of rainwater. It is recommended to add spreaders to upper level downpipes. Refer to the roof and balcony sections for further detail.

The cladding has some cracking in places and algae on the surface. Areas of reduced ground clearance is noted to both the brick and the EIFS (exterior insulation finishing system) cladding. The balcony has some substrate fixings protruding from the membrane.

Maintenance is recommended to the EIFS cladding. Refer to the exterior cladding section for further detail.

No indications of moisture were detected at the time of inspection

Weathertightness risk assessment.

Weathertightness is the ability of a building's external cladding and components to prevent external moisture ingress to enter the internal of the building.

Wind zone - Very high = 2 (scoring range of 0-2).

Number of stories - Two stories = High risk - 2 (scoring range of 0-4).

Roof/wall intersection design - Low risk - roof-to-wall junctions fully protected (e.g. hip or gable roof with eaves) = 0 (scoring range of 0-5).

Eaves width - Very high risk - 1 mm - 100 mm at first storey, or 1 mm - 450 mm at second storey, or less than 450 mm above second storey = 5 (scoring range of 0-5).

Envelope complexity - Low risk - Simple rectangular, L, T or boomerang shape, with single cladding type = 0 (scoring range of 0-6).

Deck design - High risk - Enclosed deck exposed in plan or cantilevered at first-floor level = 4 (scoring range of 0-6).

Total Risk matrix score - 13

Overall Risk Score

Score. Risk Severity

0 - 6. Low risk

7 - 12. Medium risk

13 - 20 High risk

Over 20. Very high risk

The weathertight risk matrix is for design purposes, although it allows us to consider the home's weathertightness it does not reflect the condition of the home.

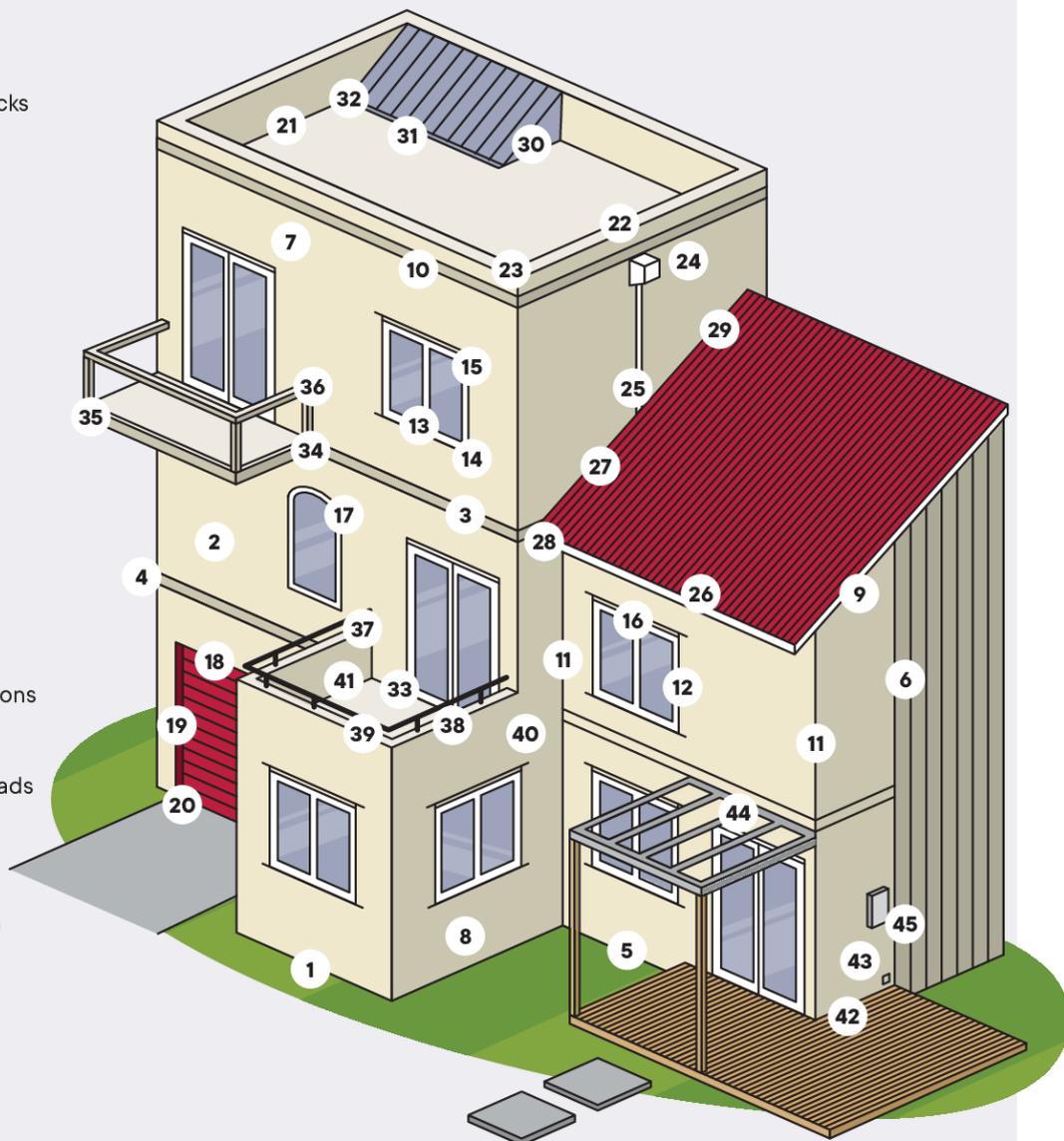
The weathertightness risk score can help you identify individual features that will require particular care and attention (maintenance) during the property's life. It may also help in identifying potential weathertightness risks of the property and the options to either manage or otherwise reduce these risks.

The weathertightness of a building is/can be applied to new or existing homes and is not just a report/score for monolithic direct fixed cladded homes.

The weathertightness of a home is a continuing process for both designers and homeowners.

COMMON AREAS OF WEATHERTIGHTNESS RISK

- 1 Base clearance
- 2 Vertical control joints/cracks
- 3 Horizontal control joints
- 4 Horizontal joints - corners
- 5 Cladding Base
- 6 Intercladding junctions
- 7 Sheet joints
- 8 Material quality
- 9 Cladding top
- 10 Decorative bands
- 11 Corners
- 12 Window jambs
- 13 Window sills
- 14 Window sill/jamb junction
- 15 Window head/jamb junctions
- 16 Window head
- 17 Raked/curved window heads
- 18 Garage door heads
- 19 Garage door jambs
- 20 Garage door jamb bottom
- 21 Parapet/roof junctions
- 22 Parapet tops
- 23 Parapet top corners
- 24 Rainwater outlets
- 25 Downpipe spreaders
- 26 Roof edge/gutter
- 27 Wall/roof junctions
- 28 Apron flashing bottom
- 29 Roof to wall clearances
- 30 Other flashing/skylights
- 31 Inter-roof claddings
- 32 Inter-roof/wall junctions
- 33 Deck/wall junctions
- 34 Deck perimeter/wall junction
- 35 Deck perimeter



- 36 Open balustrade/wall junction
- 37 Clad balustrade/wall junction
- 38 Clad balustrade top
- 39 Handrail fixings
- 40 Deck drainage/overflows
- 41 Balustrade/deck junction
- 42 Timber deck/wall junction
- 43 Pipe penetrations
- 44 Pergola fixings
- 45 Meterboxes/grilles

Note: Additional and/or different areas of risk apply to other design forms or material such as solid masonry veneers, solid timber walls, timber subfloors etc

COMMON AREAS OF WEATHERTIGHTNESS RISK CHECKLIST

The following areas have been identified as a risk to weathertightness.

1	Base clearance	<input checked="" type="checkbox"/>	24	Rainwater outlets	<input type="checkbox"/>
2	Vertical control joints/cracks	<input type="checkbox"/>	25	Downpipe spreaders	<input checked="" type="checkbox"/>
3	Horizontal control joints	<input type="checkbox"/>	26	Roof edge/gutter	<input checked="" type="checkbox"/>
4	Horizontal joints - corners	<input type="checkbox"/>	27	Wall/roof junctions	<input checked="" type="checkbox"/>
5	Cladding Base	<input checked="" type="checkbox"/>	28	Apron flashing bottom	<input checked="" type="checkbox"/>
6	Intercladding junctions	<input checked="" type="checkbox"/>	29	Roof to wall clearances	<input type="checkbox"/>
7	Sheet joints	<input checked="" type="checkbox"/>	30	Other flashing/skylights	<input checked="" type="checkbox"/>
8	Material quality	<input checked="" type="checkbox"/>	31	Inter-roof claddings	<input type="checkbox"/>
9	Cladding top	<input checked="" type="checkbox"/>	32	Inter-roof/wall junctions	<input type="checkbox"/>
10	Decorative bands	<input type="checkbox"/>	33	Deck/wall junctions	<input checked="" type="checkbox"/>
11	Corners	<input checked="" type="checkbox"/>	34	Deck perimeter/wall junction	<input checked="" type="checkbox"/>
12	Window jambs	<input checked="" type="checkbox"/>	35	Deck perimeter	<input type="checkbox"/>
13	Window sills	<input checked="" type="checkbox"/>	36	Open balustrade/wall junction	<input type="checkbox"/>
14	Window sill/jamb junction	<input checked="" type="checkbox"/>	37	Clad balustrade/wall junction	<input checked="" type="checkbox"/>
15	Window head/jamb junctions	<input checked="" type="checkbox"/>	38	Clad balustrade top	<input checked="" type="checkbox"/>
16	Window head	<input checked="" type="checkbox"/>	39	Handrail fixings	<input type="checkbox"/>
17	Raked/curved window heads	<input checked="" type="checkbox"/>	40	Deck drainage/overflows	<input checked="" type="checkbox"/>
18	Garage door heads	<input checked="" type="checkbox"/>	41	Balustrade/deck junction	<input type="checkbox"/>
19	Garage door jambs	<input type="checkbox"/>	42	Timber deck/wall junction	<input type="checkbox"/>
20	Garage door jamb bottom	<input type="checkbox"/>	43	Pipe penetrations	<input type="checkbox"/>
21	Parapet/roof junctions	<input type="checkbox"/>	44	Pergola fixings	<input checked="" type="checkbox"/>
22	Parapet tops	<input type="checkbox"/>	45	Meterboxes/grilles	<input type="checkbox"/>
23	Parapet top corners	<input type="checkbox"/>			

PROPERTY IDENTIFIERS

Address	15 Compass Court Paraparaumu
Legal Description	LOT 14 DP 84149
Certificate of Title	WN51B/732
Land classification	Residential Suburban. Wind Zone - Very High - BRANZ - GIS.
Weather	Showers
Soil	Wet
Site Exposure	Exposed

BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in Paraparaumu. It is a freehold title situated on a rear section that is sloping. The dwelling is two storey with four bedrooms and two bathrooms.

Internally, the property has heating that consists of a gas fire which is located in the living room. The water system is heated by gas. The internal linings are plasterboard and are decorated with paint. The floors are concrete and chipboard or similar with floor coverings being carpet and vinyl planking.

The foundation system is a concrete slab on grade, with the dwelling being of timber construction. The exterior joinery is aluminium and is single & double glazed. The property is clad with a brick veneer and direct fixed EIFS Exterior Insulation and Finish System (monolithic) with a paint coating. The roof is masonry tiles. There is a garage, that is attached to the house, with double capacity, and internal access. The driveway is concrete.

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

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Balcony	
Balcony	Viewed
Exterior cladding	
Polystyrene direct fixed (Monolithic)	Limited access
Brick veneer	Viewed
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Limited access
Foundation	
NZS3604 - Type C2	Not viewed
Roof space	
Timber framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Not viewed
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors, carpet and vinyl floor coverings.	Viewed
Bedroom 1	Viewed
Ensuite	Viewed
Bedroom 2	Viewed
Garage	Viewed
Laundry	Viewed
Water closet	Viewed
Bedroom 3	Viewed
Bathroom	Viewed
Bedroom 4	Viewed
Living room	Viewed
Kitchen	Viewed

ROOF SYSTEM

Masonry tile roofing

Surface finish - Factory.

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

Tile and mortar condition - No visible issues at the time of the inspection.

Type of roof construction - Combination of different styles. Hip & gable roof.

Pitch of roofs - 25 - 30 degrees.

Pitch appropriate for materials - Yes.

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:

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.

Recommend a roofer specialising in membranes, review the condition of the west side roof and the balcony roof for deterioration repair as required.

Maintenance recommendations:

Regular cleaning helps remove dirt, debris, and other contaminants that can accumulate on the roof's surface. By keeping the roof clean, you can prevent the buildup of substances that may lead to deterioration or damage over time. Recoating the roof, as recommended by the manufacturer, helps restore the protective layers and extends the lifespan of the roofing materials.

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3

Roof is in serviceable condition.



Photo 4
East side crack repairs.



Photo 5
Northside membrane roof.



Photo 6
West side membrane roof.



Photo 7

West side lapped joint is delaminating.

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 - Not visible.

Condition - Unknown.

Laps - Unknown.

Barge/hips/ridges - Viewable areas only.

Material type - Masonry.

Finish - Factory finish.

Condition - Cracks in mortar are visible.

Apron - Viewable areas only.

Material type - Lead.

Finish - Factory finish.

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

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

Penetrations

Type - skylights.

Flashing material - Lead.

Condition - Not fully visible.

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:

The roof tiles over the valleys conceal the valley gutter. This will allow debris to build up between the tiles and have the potential to cause the valley gutter to overflow. It is recommended to cut the tiles back to have a 50-75mm gap between them to allow free discharge of rainwater.



Photo 8
Roof and wall junctions have kick out diverter flashings.



Photo 9
South side cracked hip mortar.



Photo 10
South side cracked hip mortar.



Photo 11
East side cracked hip mortar.



Photo 12
East side valley tiles are in contact, valley is not visible.



Photo 13
East side valley tiles are in contact, valley flashing is not visible. Debris between the tiles is visible.



Photo 14
North side cracked and detached mortar.



Photo 15
West side skylight.

Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Leaf and debris require clearing.

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

Adequate outlets - Yes - No visible issues.

Rainwater heads and droppers - No visible issues at the time of the inspection.

Moss and or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes

Material - uPVC.

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

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

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

Spreaders - Recommend installation of spreaders.

Leakage, blockages - No visible issues at the time of the inspection.

Discharge - Unknown.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

Damage & corrosion or rot - Areas requiring maintenance.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - Areas requiring maintenance.

Soffit width from cladding to fascia - 300 - 400mm

Recommendations:

It is recommended to clear the gutters regularly to ensure proper drainage and prevent potential issues. When gutters become clogged with debris such as leaves and twigs, water can overflow and accumulate on the roof or other parts of the building. This can lead to water damage and leaks. Keeping the gutters clean ensures efficient water flow away from the roof, protecting the property from moisture-related damage. Recommend further investigation to the east side soffit with the hardboard soffit to establish the causation and damage to the timber framing.

It is recommended to install spreaders to downpipes that discharge onto lower roofs. This installation helps to distribute the flow of water evenly, preventing excessive water concentration in specific areas and reducing the risk of damage to the lower roofs.



Photo 16

No issues with the lower level downpipes.



Photo 17

East side debris in the gutters.



Photo 18

East side rot to fascia.



Photo 19
East side hardboard soffit in lue of fibre cement with moisture stains visible.



Photo 20
Rot visible beside hardboard soffit.



Photo 21
Gutter/downpipe blocked on the east side over the hardboard soffit.



Photo 22
North side cracked soffit.



Photo 23
Upper level downpipes don't have spreaders.

BALCONY

Balcony

Construction - Timber framed.

Constructed over - External area.

Flooring substrate - Unknown.

Waterproofing membrane - Butynol® (glue fixed)

Condition of membrane - Areas requiring maintenance. Protruding substrate fixings.

Membrane covered at the deck to wall junction - Yes.

Flooring - None.

Drainage - Functional at the time of the inspection. The overflow is too high.

Fall to drains - Adequate.

Handrail and or balustrade height - 1m.

Identified areas of weathertight risk:

- Clad balustrade/wall junction
- Clad balustrade top
- Deck overflows



Photo 24
Northwest balcony.



Photo 25
Substrate fixing are protruding through the membrane.



Photo 26
Barrier wall has a cap flashing with no cross fall. The junction to the house has no visible saddle flashing.



Photo 27
The overflow is too high. The balcony would have to flood before the overflow is activated.



Photo 28
Crack to plaster to the north side.



Photo 29
Soffit below the balcony has no visible staining.

EXTERIOR CLADDING

Polystyrene direct fixed (Monolithic)

Vented cavity - No.

Finish - Plaster system (multi-layered with mesh).

Overall condition - Visible cracking in places.

Control joints - None.

Vertical cracking - Sheet join cracking visible.

Cracking at window corners - Areas of cracking visible.

Horizontal cracking - None visible.

Staining or mould visible - Mould/lichen/algae growth visible.

Window flashing details - Head flashings not visible.

Penetrations - Maintain all penetrations as required.

Fascia junctions - Penetrate cladding or coating.

Cladding to roof flashings and junctions - Adequate kick-outs to direct the water away from the building and into gutters.

Ground clearances - Reduced ground clearances in places.

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

Recommendations:

There are cracks to the exterior cladding, in our view these need to be professionally repaired, as any cracks can allow moisture in behind the cladding and into the timber framing. Some of the cracking may relate to the lack of control joints and this can be determined by a exterior cladding specialist before carrying out the repairs.

It is recommended to regularly maintain the painted surfaces, in accordance with the manufacturer's recommendations for the specific cladding type (elastomeric paint) is essential to preserving weathertightness. Proper upkeep helps protect the cladding from environmental exposure, prevents deterioration, and ensures the building's exterior remains effective at repelling moisture.

Some areas around the dwelling, the minimum ground clearance have been compromised due to hard landscaping or gardens. This reduced clearance can lead to accelerated weathering of the cladding and increase the risk of moisture-related damage. To mitigate this, it is recommended to lower the ground levels where feasible or install strip or channel drains. These measures will help protect the cladding by minimising exposure to moisture.

The property's monolithic cladding system (EIFS) that is plastered and coated to give a seamless finish, complied with the building code at the time of construction. Since construction our building code has been updated, this is due to a number of factors that information is publicly available. The changes to the building code implemented the addition of a cavity system to the cladding systems and penetrations to the cladding systems are avoided if possible. Ongoing monitoring of the moisture levels of the timber framing is recommended along with maintaining the exterior paint coating. Below are areas to also monitor on this home. This list is not an exhaustive list of areas to monitor and regular inspections of the exterior should be undertaken by a suitably qualified professional.

- Cracking to sheets.
- Cracking around windows.
- Structures penetrating the cladding.
- Reduced ground clearances.
- Services penetrations.
- Change of cladding type junctions.
- Windows with no head flashings.

Balony

- No cross fall to barrier walls.

- No visible saddle flashing to wall and barrier junction
- Poorly positioned overflow.



Photo 30
Fascia penetrates the plaster/paint.



Photo 31
East side sheet crack.



Photo 32
East side crack.



Photo 33
North side gap to the bottom of the window and crack to sheet.



Photo 34
Northside pergola is fixed through the cladding.



Photo 35
North side crack to plaster.



Photo 36
North side crack around window.



Photo 37
West side reduced ground clearance.



Photo 38
West side services penetrations with some screw holes in the cladding.



Photo 39

West side reduced ground clearance and change of cladding type junction.

Material - Clay brick.

Finish - Factory.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - Noted.

Lintels - No issues.

Loose bricks - None visible.

Brick to foundation alignment - No visible issues at the time of inspection.

Weep-holes - Areas covered by vegetation or foliage.

Vent holes - Not applicable.

Penetrations - No visible issues at the time of inspection.

Dampness or moisture damage - None visible at the time of inspection.

Lime leaching - None visible at the time of inspection.

Efflorescence - None visible at the time of the inspection.

Recommendations:

It is recommended to keep garden vegetation clear of the exterior cladding. Adequate clearance is essential for the cladding system to function properly and to prevent moisture intrusion through capillary action. Maintaining this separation helps protect the cladding's integrity and reduces the risk of water damage.

Weep or drain holes at the bottom of brick veneers are designed to allow water to drain from behind the bricks and facilitate in the movement of drying air. Some weep holes were partially blocked. Have these cleaned out so they operate correctly to ensure the correct performance of the brick cladding system.

Some areas around the dwelling, the minimum ground clearance have been compromised due to hard landscaping or gardens. This reduced clearance can lead to accelerated weathering of the cladding and increase the risk of moisture-related damage. To mitigate this, it is recommended to lower the ground levels where feasible or install strip or channel drains. These measures will help protect the cladding by minimising exposure to moisture.



Photo 40
Some windows are installed with steel lintels.



Photo 41
North side crack in mortar.



Photo 42
Weep holes are present throughout the brick work.



Photo 43
East side vegetation in contact with the brick.



Photo 44
East side vegetation in contact with the brick due to reduced ground clearance.

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 - No visible issue at the time of the inspection.

Reveals - Timber.

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

Damage - None visible at the time of the inspection.

Exterior flashings - No visible head flashings.

Scribers and/or seals - Seal incomplete or degraded.

Entrance doors - Timber door and frame.

Recommendations:

This type of window hardware has a small plastic tag that closes the window tightly, these commonly break off through normal use, repairing or replacing the damaged hardware will assist with preventing minor draughts.

Any incomplete or damaged exterior side seals at the cladding to the exterior joinery units need to be repaired to stop water ingress.



Photo 45

Windows within the plaster system have no visible head flashings.



Photo 46
Timber framed entrance doors.



Photo 47
South facing arched window.



Photo 48
West side crack around window.



Photo 49
West side arched window.



Photo 50
East side arched window.



Photo 51
Rust visible to garage doors.



Photo 52
East side crack to garage door glass.



Photo 53
Broken plastic tab, this will make the window drafty. This repeats in numerous locations around the house.

FOUNDATION

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.
Height above finished ground - Minimum heights have been reduced due to - Raised gardens.
Cracking - None observed.
Dampness - None visible at the time of the inspection.



Photo 54
East side garden bed is in contact with the cladding.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a ceiling hatch located in the cupboard. Access hatch size - 600 x 500 mm.

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.
Condition - No issues visible.

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

Structural alterations - No.

Ceiling construction - Metal ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Insulation - Glass wool.

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

Coverage - Segments - Should be fitted tightly between ceiling timbers - Requires tidying.

Discharges into the roof space - None.

Stored items - yes

The roof space above the garage does not contain insulation. This is standard practice as garages are typically considered non-habitable spaces and are located outside the thermal envelope of the home. Since insulation is primarily intended to regulate temperature within habitable areas, it is not a requirement for non-habitable spaces such as garages.

Maintenance recommendations:

Regular maintenance of the property should include periodic visual inspections of the roof space through the manhole. These checks are essential to identify potential issues such as water leaks, signs of pest infestation, or other structural concerns. Conducting these inspections can help detect problems early, allowing for timely repairs and preventing more significant damage or costly remedial work in the future.



Photo 55

Insulation installation record, R value 2.6.



Photo 56
Upper level has missing insulation.



Photo 57
No insulation over the garage. Stored property visible.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Protimeter Reachmaster Pro moisture metre is used for the testing of moisture levels in the dwelling.

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

No indications of moisture were detected.

The device is held up against the wall, timber or concrete and the unit scans up to 120mm 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 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 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 skyrockets. In that event the measurement is not conclusive.

*With material thicknesses of less than 20mm 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 = Dry

<60 but <170 = Dry (Green)

>170 but <200 Risk (Yellow)

>200 but <999 = Wet (red)

Further images are available on request.



Photo 58
Corner of the ensuite shower has indications of normal moisture.



Photo 59
Corner of the ensuite shower has indications of normal moisture.



Photo 60
Corner of the bathroom shower has indications of normal moisture readings.



Photo 61
Corner of the bathroom shower has indications of normal moisture readings.



Photo 62
Supplementary moisture testing photos, indications of normal moisture readings.



Photo 63
Supplementary moisture testing photos, indications of normal moisture readings.



Photo 64
Supplementary moisture testing photos,
indications of normal moisture readings.



Photo 65
Supplementary moisture testing photos,
indications of normal moisture readings.



Photo 66
Supplementary moisture testing photos,
indications of normal moisture readings.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint finish, carpet and vinyl floor coverings.

The inspection and resulting report are not intended to 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.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 67
Bedroom 1.



Photo 68
Walk in wardrobe.

Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Cistern & pan - Floor mounted. Tested - Functional - Yes. Single or dual flush - Dual.

Vanity - Floor-mounted.

Taps and waste - Functional - Yes. Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Splashback - Upstand.

Bath - Bath-wall junction - Shower - Acrylic tray and walls. Water leaking between the wall liner and the shower track junction.

Glass type - Safety.

Shower pressure - Adequate. Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heated towel rail - Yes - Not tested.

Waterproof membrane (floors) - The condition of the waterproof membrane is not visible, and its condition cannot be determined.



Photo 69
Vanity.



Photo 70
Toilet.



Photo 71
Shower.

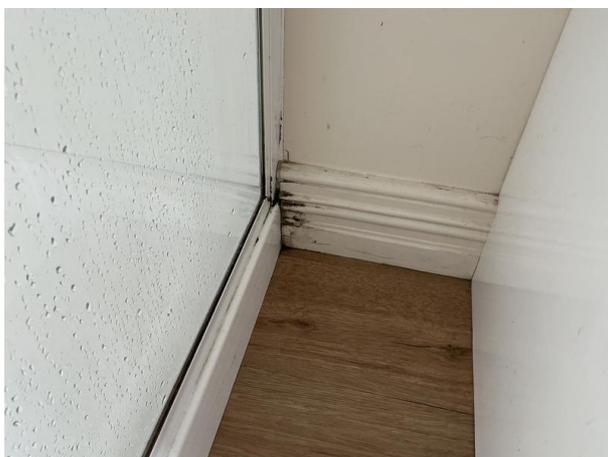


Photo 72
Moisture damage and leaking to the corner of the shower.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 73
Bedroom 2.



Photo 74
Walk in wardrobe.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Garage door - Sectional - Double - Steel - Insulated - Automatic opener functional - Yes.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.

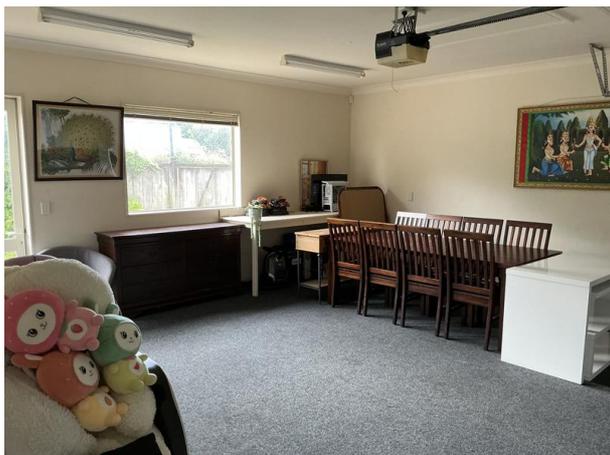


Photo 75
Garage.



Photo 76
Room converted from a garage.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

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. Ducting for dryer. - Externally vented - Yes.



Photo 77
Laundry.

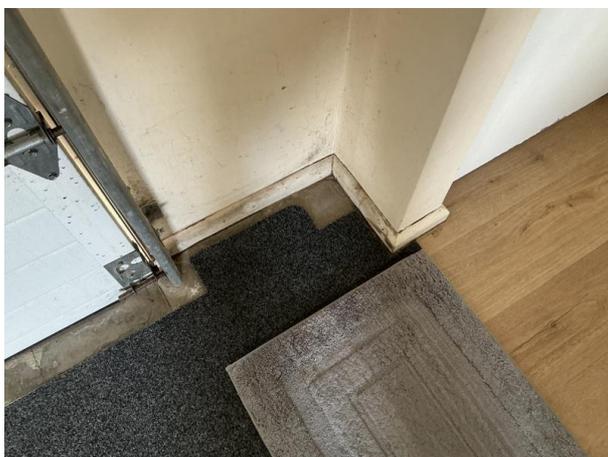


Photo 78
Moisture damaged skirting, moisture tested no indication of moisture.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - 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 - Floor mounted.

Taps & waste functional - Yes.

Ventilation - Opening window sash.

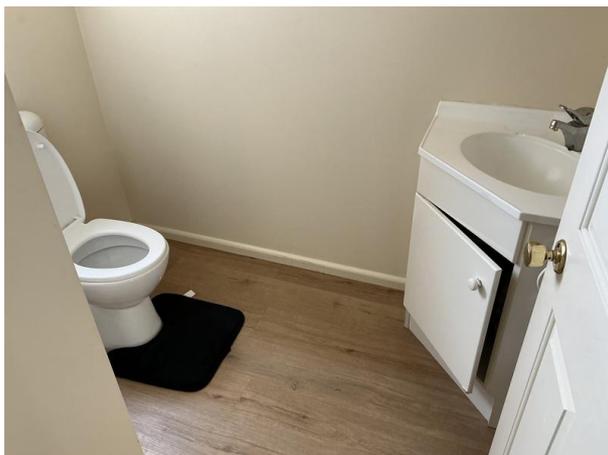


Photo 79
Toilet.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 80
Bedroom 3.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving. Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Cistern & pan - Floor mounted. Tested - Functional - Yes.

Vanity - Floor-mounted.

Taps and waste - Functional - Yes. Leakage - None visible at the time of the inspection.

Splashback - Tiled - Sealed edge.

Bath - Inbuilt acrylic (enclosed cradle). Taps and waste functional - Yes. Bath-wall junction - Sealed with no observed defects. Shower - Acrylic tray and walls.

Glass type - Safety.

Shower pressure - Adequate. Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heated towel rail - Yes - Not tested.

All showers, 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.



Photo 81
Vanity and bath tub.



Photo 82
Toilet.



Photo 83
Shower.



Photo 84
Damage to corner of the shower.



Photo 85
Extract fan is very noisy.

Bedroom 4

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



Photo 86
Bedroom 4.

Living room

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Not applicable.



Photo 87
Living room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Composite.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Cabinetry - Functional - Yes. Material type - Laminate, with paint coating rather than factory.

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.

Heat shield - Tiled.

Cooktop - Electric - Not checked.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - Vinyl planking.

Dishwasher - Functional - No.

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



Photo 88
Kitchen.



Photo 89
Kitchen.

THERMAL IMAGES

The following is a summary of the thermal images undertaken in the dwelling:

Interior

A handheld Flir E8 thermal sensor and digital camera was used for the inspection.

No abnormalities were discovered while investigating the perimeter walls for water ingress issues.



Photo 90
Living room west facing wall has no notable temperature differences.



Photo 91
Living room north facing wall has no notable temperature differences.



Photo 92
Bathroom has no notable temperature differences.



Photo 93
Garage beside the laundry has no notable temperature differences.



Photo 94
Bedroom 2 south facing wall has no notable temperature differences.



Photo 95
Skylight has no notable temperature differences.



Photo 96
Balcony barrier wall junction with the house has no notable temperature differences.



Photo 97
Ensuite east facing wall has no notable temperature differences.

CONCLUSION

Thermal imaging was undertaken on the above areas. The images show the temperatures of the area and because of the infrared camera used, time of the day, and other contributing factors this may not show conclusive evidence. The images only indicate temperature variations. A thermal imaging/infrared camera cannot see through walls, nor does it detect moisture. The infrared camera detects infrared radiation. All images taken are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Deck	Timber
Gates	Timber framed and covering.
Drainage	Gully-traps, stormwater risers, sumps.
Heating	Gas fire
Services	Services

DRIVEWAY

Concrete.

Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 98
Driveway, functional.

BOUNDARY FENCES

Unpainted timber palings fixed to timber rails with timber posts or wire.

Condition of cladding - Damage (refer to photos).

Alignment - No visible issues.

Post and rail condition - Refer to photos below.

Average height - 1.8 metres.

Recommendations:

General upkeep and maintenance, keep vegetation and soils clear of timbers as these timbers are only exterior treated and will rot if vegetation or soils are up against them.



Photo 99

East side has a broken paling.



Photo 100

North side wire fence.



Photo 101
East side detached rail.

PATHS

Concrete and pavers.

Recommendations:

General upkeep and maintenance.



Photo 102
East side, functional.



Photo 103
North side, functional.

DECK

Timber deck over timber substrate with nail fixings.
Connected to dwelling - Yes.
Condition of visible timbers - Some rot visible.

Recommendations:

General upkeep and maintenance.



Photo 104
North side deck.

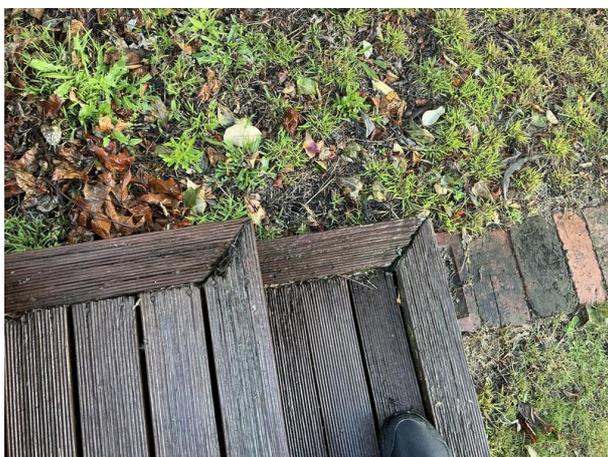


Photo 105
Rot to steps, one board is not supported.

GATES

Timber framed and covering.

Recommendations:

Recommend regular lubrication of the hinges and latch to maintain full function.



Photo 106
East side, functional.



Photo 107
East side, functional.

DRAINAGE

Drainage

Gully traps and stormwater risers.

These were checked at the time of inspection where they were accessible.

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:

Keep vegetation and soils clear of drainage.



Photo 108

Downpipe located on the east side
connection not visible hole in downpipe.



Photo 109

Gully trap located on the east side.



Photo 110
Downpipe located on the east side
connection not visible.



Photo 111
Gully trap located on the east side has
debris inside it.



Photo 112
Downpipe located on the east side
connection not visible.



Photo 113
Downpipe located on the north side
connection not visible.



Photo 114
Gully trap located on the west side.

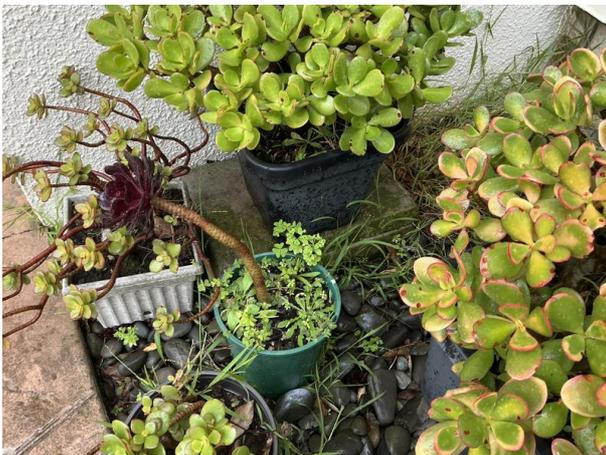


Photo 115
Gully trap located on the west side.

HEATING

Reticulated gas fire and heater.

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.



Photo 116
Gas fire located in the living room.



Photo 117
Gas heater located in the kitchen.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No. Connected to alarm system.

Heating systems - Tested - No.

Central vacuum systems - Tested - No.

Ventilation systems - Not applicable.

Security systems - Tested - No.

Security cameras - Tested - No.

Electricity services - Tested - Yes.

Gas services - Tested - Yes.

Gas bottle storage - Not applicable.

Water services - Tested - Yes.

Hot water services - Tested - Yes.

Foul water services - Tested - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels - Not applicable.

Aerials & antennae - Tested - No.

Shading systems - Not applicable.

Telecommunications - Tested - No.

Lifts - Disabled access - Not applicable.

Water pump - Not applicable.

Water filters - Not applicable.

Stormwater soak pits - Tested - No.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Tested - No.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

Water source - Town supply.

Sewerage Disposal - Council sewer.

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 - Garage.

Earth stake - Location - On the East side of the dwelling.

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

Electrical connection - Underground supply.

Water heating

Type - Gas califont.

Capacity - Continuous flow.

Approximate age - Unknown.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Any visible defects - None visible.

Gas Metre - East side of dwelling.

Recommendations:

All services should be tested and maintained by certified professionals to the manufacturer's specifications. Regular checks to ensure smoke detectors are functional.



Photo 118
Earth stake located on the east side.



Photo 119
Gas meter located on the east side.



Photo 120
Telco and cable TV located on the southside.



Photo 121
Meter board located on the southside.



Photo 122
Data located on the west side.



Photo 123
Sky dish located on the north side.



Photo 124
Califont located on the east side.



Photo 125
Security system keypad is located by the front door.



Photo 126
Garage door opener is functional.



Photo 127
Distribution board is located in the garage.



Photo 128
Toby is located in the garage.



Photo 129
Smoke detector located in the lower hallway.



Photo 130
Water temperature controllers are located in the kitchen and bathrooms.



Photo 131
Second garage door opener, not tested.

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, 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.

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.

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

This property was furnished at the time of inspection, this obstructs the view of some areas. We recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

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