

RED LBP PRE-PURCHASE REPORT

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

PRE-PURCHASE



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PRE-PURCHASE BUILDING REPORT

Property Address	7 Highfield Way, Maunu, Whangarei, Northland, 0110, NZL		
Client	Lucy Evans		
Date of Inspection	19th April 2024	Time	9:30 am
Inspector	Jamie Mackintosh Licensed Building Practitioner Brick & Block		
LBP Number	116085		
Additional Information			
People Present	Inspector, Agent		
House Occupied	Staged		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REDLBP
BUILDING REPORTS & PROPERTY INSPECTIONS

Company: Northland Inspections trading as RedLBP

Client: Lucy Evans

Date of Inspection: 19th April 2024

Site Address: 7 Highfield Way, Maunu, Whangarei, Northland, 0110, NZL

Inspector: Jamie Mackintosh

Qualifications: Licensed Building Practitioner Brick & Block

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Jamie Mackintosh

Date: 19th April 2024

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

LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

PURCHASE BUILDING REPORT

This report has been generated through a non-invasive inspection and is intended to provide recommendations solely on visible items. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report.

This report is not a weathertight 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.

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

This report has been completed via a non-invasive inspection and provides recommendations only to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report. 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. The report is not intended to provide an indication of value, worth or suitability of the premises. This report should be seen as a general guide from a qualified 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. Where qualified building recommendations have been inappropriate, recommendations from sub-trade experts have been given and noted. The experts may include electrical inspectors, weathertightness experts, engineers, and surveyors.

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. 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 qualified LBP 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 a period of 30 days after release to the client, 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.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

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.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

Note. 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.

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.

The dwelling was originally built in the 1980's.

Below is a list of what in our opinion as an LBP are viewed as significant fault or defect - A matter which requires substantial repairs or urgent attention and rectification.

- It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report.
- Recommend having an LBP in carpentry Investigate and report on the repairs required to the cladding and concealed gutter system. Refer to the cladding and fascia/soffits section for further detail.
- Recommend having an LBP in carpentry Investigate and report on the repairs required to the bathroom wall where the elevated moisture readings was found. Refer to the framing section for further detail.

Areas not inspected or accessed fully - Roof space and roof system.

The reason for not inspecting these - Not able to be viewed safely from a 3.6 metre ladder and confined space.

All attempts will be made to safely view, but if unable to inspect the areas, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

A confined space:

- is an enclosed or partially enclosed space and
- is not intended or designed primarily for human occupancy and
- may present a risk from one or more of the following at any time:
 - : unsafe concentration of harmful airborne contaminants
 - : unsafe concentration of flammable substances
 - : unsafe levels of oxygen
 - : substances that can cause engulfment
 - : harmful or toxic substances

PROPERTY IDENTIFIERS

Address	7 Highfield Way, Maunu, Whangarei, Northland, 0110, NZL
Legal Description	LOT 26 DP 97437-WITH 1/3SH IN LOT 39 DP 97437 BEING 239M2
Certificate of Title	NA53A/1151
Land classification	Wind Zone - Medium - BRANZ - GIS
Weather	Fine
Soil	Dry
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 1980's and is located in Maunu. It is a freehold title situated on a ROW section that is flat.

The dwelling is two storey with five bedrooms and two bathrooms. Internally, the property has heating that consists of a heat pump and a solid fuel burner which are located in the living room. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and timber and are decorated with paint, wallpaper and varnish. The floors are concrete and chipboard or similar with floor coverings being tile and carpet.

The foundation system is a concrete slab on grade with the dwelling being timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with brick veneer and timber weatherboard with a paint coating. The roof is profiled metal.

There is a garage that is attached to the house, with double capacity and internal access. The driveway is asphalt.

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 trees.

BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
Weathertight Risk Matrix	
Weathertightness risk	Viewed
Foundation	
Type C2 - Timber framed dwelling on concrete floor with heavy-weight cladding.	Limited access
Wall Framing	
Timber framed - wall	Not viewed
Roof Space	
Timber framed - roof	Limited access
Interior Linings	
Plasterboard and timber ceiling and wall linings, timber trims and doors, carpet and tile floor coverings.	Viewed
Kitchen	Viewed
Living room	Viewed
Bathroom	Viewed
Laundry	Viewed
Stairway	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Bedroom 5	Viewed
First floor bathroom	Viewed
Hallway	Viewed
Garage	Viewed
Roof System	
Profiled metal	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior Cladding	
Timber weatherboard and brick	Viewed
Exterior Joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed

Weathertight Risk Matrix

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 - Medium = 0 (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 - Medium risk - Moderately complex, angular or curved shapes (e.g. Y or arrowhead) with no more than two cladding types = 1 (scoring range of 0-6).

Deck design - Low risk - None, timber slat deck, or porch at ground level = 0 (scoring range of 0-6).

Total Risk matrix score - 8.

Over-all 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. Philosophy of risk assessment
The development of the risk assessment approach taken in E2/AS1 is based on work undertaken in 1999 by two Canadians, architect Don Hazeldon and building scientist Paul Morris. They developed a simple concept called the 4Ds to describe four basic principles of water management in buildings.

Deflection: keeping water away from potential entry points.

Drainage: providing means of removing water that does enter.

Drying: allowing any remaining moisture to be removed by ventilation or diffusion, and

Durability: providing materials with appropriate durability.

As per the guidance document for Acceptable Solution E2/AS1 ("E2/AS1") for Clause E2 External Moisture of the New Zealand Building Code.

Recommendations:

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.

Foundation

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.

Height above finished ground - Minimum heights have been reduced due to - landscaping.

Minimum heights of floor above ground should be 150 mm to paved ground, 225 mm to unpaved ground. Refer to the recommendations.

Cracking - None observed.

Dampness - None visible at the time of the inspection.

Recommendations:

The rules for minimum clearances are set out in Building Code Acceptable Solution E1/AS1, E2/AS1 and NZS 3604.

FFL - Finished Floor Level

Top of concrete slab on grade (FFL) – veneer cladding – above paving 100 mm. Top of concrete slab on grade (FFL) – veneer cladding – above soil 150 mm.

Bottom of cladding to paving (FFL) – except masonry veneer 100 mm. Bottom of cladding to unpaved ground (FFL) – except masonry veneer 175 mm.

The floor levels were checked using a self-levelling laser, all measurements checked are within BRANZ or MBIE recommendations.

Concrete slab surface level - Within 6 months of new, BRANZ suggests concrete slabs be level to within ± 10 mm of the specified floor level in any one room or space.

The maximum permitted surface deviation is ± 3 mm in any 3 m of length.

NZS 3109-1987 IN STIU CONSTRUCTION

- Length and height of component -

- $L < 0.5$ mtr = ± 10 mm,

- $L < 1.5$ mtr = ± 12 mm,

- $L < 3.0$ mtr = ± 15 mm,

- $L < 10.0$ mtr = ± 20 mm ,

- $L < 10.0$ mtr = $\pm 0.002L$.

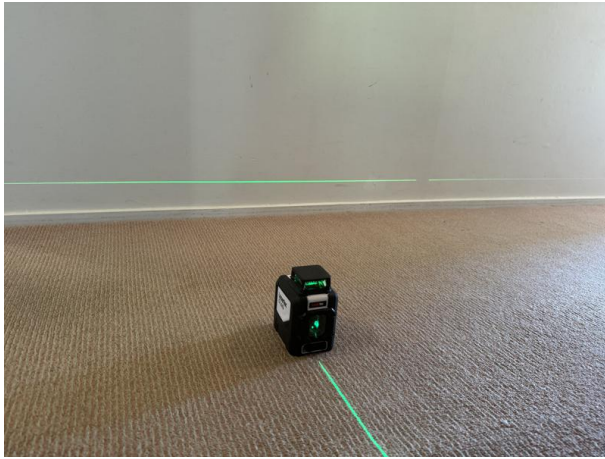


Photo 3

Floor levels checked with a self levelling laser level.



Photo 4

Minimal ground clearance on the east facing garage wall. Recommend installing strip drainage.



Photo 5

Minimal ground clearances on the patio to cladding junctions.

Wall Framing

Timber due to age and construction type.

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 elevated levels, these were above the window in the first floor bathroom.

The condition of the internal framing is unknown.

Recommendations:

Recommend further investigation into the elevated moisture reading above the bathroom window. The internal guttering is showing signs of overflowing in this area. Refer to the fascia/guttering section for further detail.

The condition of the internal framing is unknown.



Photo 6

Elevated moisture readings above the first floor bathroom window (420). Visible moisture damage to the timbers around this area. Further investigation is recommended.



Photo 7

Supplementary moisture testing photos, indications of normal moisture readings.



Photo 8

Supplementary moisture testing photos, indications of normal moisture readings.



Photo 9

Supplementary moisture testing photos, indications of normal moisture readings.



Photo 10

Supplementary moisture testing photos, indications of normal moisture readings.



Photo 11

Supplementary moisture testing photos, indications of normal moisture readings.

Roof Space

The ceiling space was viewed from the top of a ladder via a manhole located in the bedroom.
Access hatch size - 800mm x 500mm.

All attempts will be made to safely view, but if unable to inspect the area, it will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection.

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.

Obvious structural alteration - No.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No current issues.

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

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

Plumbing - None visible.

Plumbing type - Not applicable.

Insulation - None.

Thickness of insulation visible - None - Fit insulation where required.

Discharges into the roof space - Yes, bathroom extractor.

Intertency fire wall - Not applicable.

Stored items - No.

Visible defects - No visible defects at the time of the inspection.

Recommendations:

As part of regular maintenance, it is advisable to conduct regular visual checks of the roof space via the manhole to identify any issues, including leaks or pest activity.

Recommend installing a suitable insulation to the roof space.



Photo 12

Roof space area accessed from bedroom four.

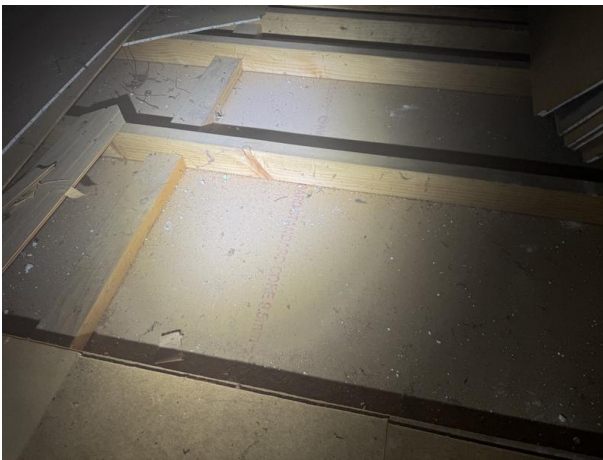


Photo 13

Recommend installing insulation.

Interior Linings

Plasterboard and timber ceiling and wall linings with a paint, wallpaper and textured finish, timber trims and doors with a varnish finish, carpet and tile floor coverings.

Recommendations:

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.

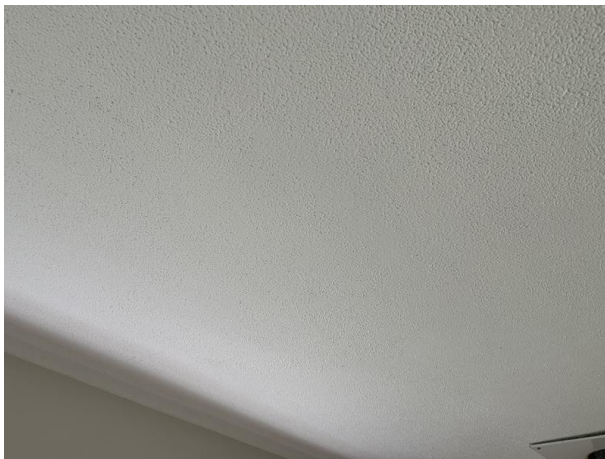


Photo 14

Example of textured ceiling finish. This is typically achieved by using a thick/spongy roller.



Photo 15

Example of damaged carpet to several areas of the dwelling.



Photo 16

Example of cosmetic damages to several areas of the ceiling.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Solid timber.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Laminate.

Benchtops level - No.

Damage - None visible at the time of the inspection.

Cabinetry - Functional - Yes. Material type - Solid timber.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - Refer to photo.

Faucet functional - No.

Type of plumbing - PVC waste and braided wire.

Heat shield - Tiled.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - No. Externally vented - No, vents into the garage.

Garbage disposal - Not applicable.

Floor coverings - Tiles.

Dishwasher - Functional - Yes. This was powered on only, not run through a cycle.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double- Doors- Solid timber.

Defects - In a condition expected for age.

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 17

Kitchen.



Photo 18

Dining room.



Photo 19

Water leaking from the pipe connection on the filter cartridge. Recommend trimming the pipe and re-seating in the fitting.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard- Paint finished.

Wall defects - Minor cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - In a condition expected for age.



Photo 20

Living room.



Photo 21

Living room.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Solid timber.

Floor covering - Tiles.

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

Vanity - Floor mounted.

Taps and waste - Functional - No.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC waste and braided wire.

Splashback - None, painted plasterboard.

Shower - Enclosure. No visible moisture issues.

Shower curtain.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - Yes.

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

Heating - No.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Cupboards - Not applicable.

Defects - None identified.

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 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.

Recommendations:

It is recommended that a water resistant splashback be installed behind the vanity to protect the painted wallboard from water damage.



Photo 22

Bathroom.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard- Paint finished.

Wall defects - Minor cosmetic issues.

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

Internal doors - Solid timber.

Located - Laundry room.

Floor coverings - Tiles.

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

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - PVC waste and braided wire.

Washing machine discharge - Directly into the tub with flexi hose.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Cupboards - Double- Doors- Hollow core.

Ventilation - Opening window. Mechanical - None.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - No significant issues.



Photo 23

Laundry.

Stairway

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Not applicable.

Type of stairs - Closed.

Construction material - Timber.

Handrail - Secure.

Height of handrail - Between 900 mm & 1000 mm.

Balusters (posts providing support to the top & bottom rails of the barrier) - Secure - Yes. Material - timber.

Balustrade - (barrier) Timber.

Internal doors - Not applicable.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.

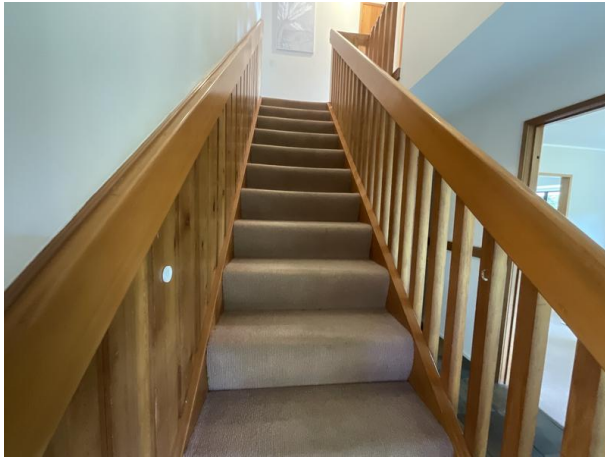


Photo 24

Stairway.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard- Wallpaper.

Wall defects - Minor cosmetic issues.

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

Internal doors - Solid timber.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double- Doors - Louvre.

Defects - No significant issues.



Photo 25

Bedroom one.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Minor cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single - Door - Louvre.

Defects - No significant issues.



Photo 26

Bedroom two.

Bedroom 3

Ceiling linings - Plasterboard and timber - Paint finished and varnish.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Minor cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Louvre.

Defects - No significant issues.



Photo 27

Bedroom three.

Bedroom 4

Ceiling linings - Timber - Stain.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Timber - Varnished.

Wall defects - None visible at the time of the inspection.

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

Internal doors - Hollow core.

Floor coverings - Clear-coated timber.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - None identified.



Photo 28

Bedroom four.

Bedroom 5

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Wallpaper.

Wall defects - Minor cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Clear-coated timber.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - No significant issues.



Photo 29

Bedroom five.

First floor bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Dampness and moisture damage.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Dampness and moisture damage.

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

Internal doors - Hollow core.

Floor covering - Tiles.

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

Vanity - Floor mounted.

Taps and waste - Functional - No.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC waste and braided wire.

Splashback - Upstand.

Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - None.

Heating - No.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - 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 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.

Recommendations:

Inbuilt baths can be prone to maintenance issues. Depending on how the bath has been installed and maintained depends on how watertight it remains and how much future maintenance it will require. Typical failure points are where the bath meets the wall and around the tap units.

It is recommended you constantly monitor these junctions to ensure damage is not occurring to the adjacent walls. No visible issues were noted during the inspection.

Recommend further investigation into the moisture damage above the window.



Photo 30

Bathroom.



Photo 31

Moisture damage above the window. Elevated moisture readings around this area.

Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Minor cosmetic issues.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Minor cosmetic issues.

Exterior joinery - Not applicable.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single- Door- Hollow core.

Defects - No significant issues.



Photo 32

Hallway.

Garage

Ceiling linings - None.

Ceiling wall junction - None.

Wall linings - Timber - Paint finished.

Wall defects - Minor cosmetic issues.

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

Garage door - Roller - Single - Steel - Not insulated - Automatic opener functional - Yes.

Internal doors - Solid timber.

Floor coverings - None.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - No significant issues.



Photo 33

Garage.

Roof System

Type of roof construction - Gable roof.

Pitch of roofs - over 45 degrees.

Pitch appropriate for materials - Yes.

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

All attempts will be made to safely view, but if unable to inspect, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

Roofing material - Profiled metal - Long run.

Coating - Painted.

Condition of roofing material coating - Areas of deterioration to the coating, refer to the photos below.

Fixings - Nail. Visible rusting to fixing heads.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - Areas noted, refer to photos below.

Parapets - Not applicable.

Moss, mould or lichen - Areas noted.

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

Visible defects - Refer to photos.

Recommendations:

The roof was viewed from a 3.6 metre ladder to all accessible elevations.

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.

It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report.



Photo 34

Profiled metal roof with nail fixings.

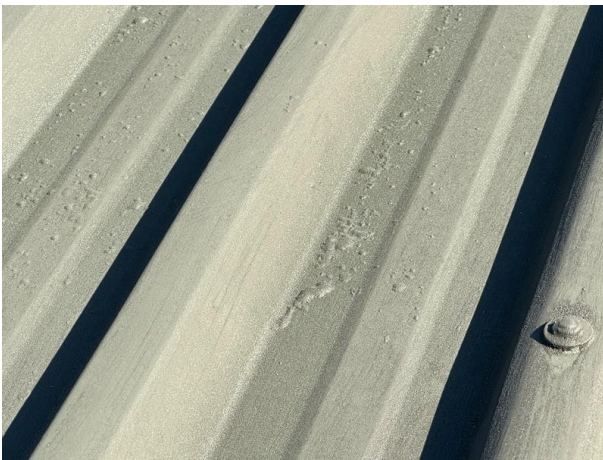


Photo 35

Example of rusting under the paint coating. This is in several areas of the roof system.



Photo 36

Visible rusting under the west facing downpipes.

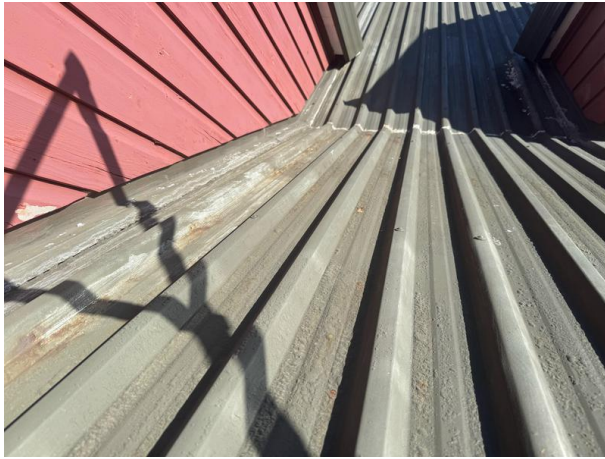


Photo 37

Visible rusting to the iron above the front door.

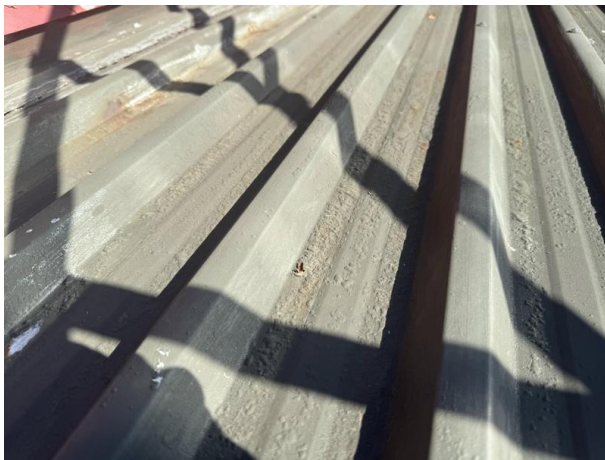


Photo 38

Example of rusting. Some areas have almost rusted through.

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 - No visible issues at the time of the inspection.

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

Barge - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Ridges - Viewable areas only.

Material type - Metal.

Finish - Painted.

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

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

Apron - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - Visible areas of rust and or corrosion.

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

Penetrations

Type - Flues and venting.

Flashing material - Rubber.

Condition - Areas requiring maintenance.

Flashings - No back flashing installed.

Sealants - Areas requiring maintenance.

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

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.

Differential movement can happen at the change of pitch junction, This can cause noise and deterioration to the coating from the sheets rubbing together. Future maintenance could include the installation of a change of pitch junction apron flashing.

It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report.



Photo 39

Example of a metal apron flashing.



Photo 40

Visible rusting to the apron flashing above the front door.



Photo 41

Historic repairs around the change of pitch flashing on the east elevation.



Photo 42

Example of a metal barge flashing.

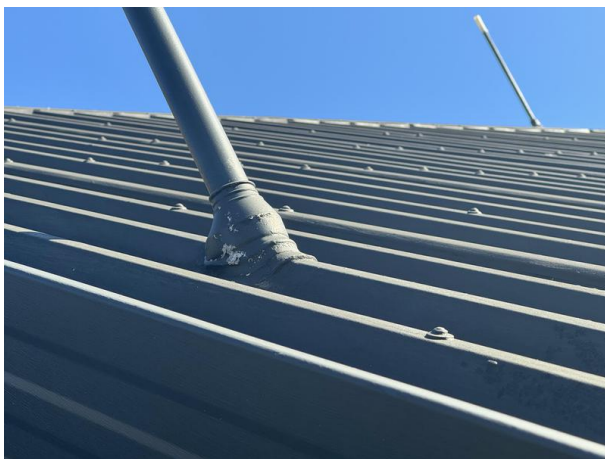


Photo 43

Vent penetration with rubber boot flashing.



Photo 44

Vent penetration with rubber boot flashing. Boot is bunched with water pooling in the folds. Recommend replacing with the correct boot.

Guttering

Type - Concealed.

Material - Profiled metal with PVC inserts.

Snow straps - No.

Gutter guard - No.

Falls - Ponding visible.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

Damage/Corrosion/Leaks - Rust & or corrosion visible (refer to photos) and moisture damage visible to the soffit linings.

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 - PVC.

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 - Not applicable.

Spreaders - Recommend installation of spreaders.

Leakage, blockages & discharge - Areas requiring repair (refer to photos).

Fascia & bargeboards

Material - Profiled metal.

Finish - Paint.

Damage & corrosion or rot - Have an LBP in carpentry investigate repairs required.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - Have an LBP in carpentry investigate repairs required.

Soffit width from cladding to fascia - Variable.

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

Recommendations:

The roof was viewed from a 3.6 metre ladder to all accessible elevations.

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.

In addition to keeping the gutters clear, it is important to monitor the concealed gutter and fascia systems for any signs of leaks or failures. Mould or water stains on the soffits can be early indicators of a problem. If you notice such signs, it is recommended to promptly investigate and address the issue to prevent further damage.

There is moisture damage to the soffits and rusted guttering to several areas, it is recommended to have an LBP in carpentry report on the repairs/maintenance required.



Photo 45

Example of concealed guttering. The PVC insert has bulged in a number of places. This can cause water ingress into the soffits.



Photo 46

Visible rusting in the west facing internal gutters.



Photo 47

Internal guttering has been leaking on the east side. Broken soffit and rotten timber trim.



Photo 48

Broken soffits and rotten trim on the west side. Gutters appear to have been leaking.



Photo 49

West side above the first floor bathroom. Moisture damage to the soffit and rotten trim.



Photo 50

Recommend installing spreaders to the first floor downpipes. Visible rusting to the roof under most of these areas.

Exterior Cladding

Type - Timber - Rebated bevel back weatherboard. Fixed horizontally.
Vented cavity - No - Directly fixed to the framing.
Finish - Painted.
Condition of finish - Flaking.
Areas of rot or borer - Areas noted (refer to photos).
Cupping or curling - None visible.
Cracks/splits - Areas noted.
Facings and trims - Areas requiring maintenance.
Soakers - Metal.
Ground clearance - Areas requiring attention. Refer to the foundation section.
Seals around doors and windows - No visible issues.

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

Material - Masonry brick.
Erosion or spalling - None visible.
Mortar erosion/issues - None visible.
Cracking - None visible.
Lintels - Not applicable.
Loose bricks - None visible.
Brick to foundation alignment - No visible issues at the time of inspection.
Weep-holes - None.
Vent holes - None.
Movement or cracking - None visible at the time of inspection.
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.

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:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.

There is significant rot to most areas of the timber weatherboards, it is recommended to have an LBP in carpentry investigate and report on the repairs/maintenance required.

Recommend installing weep and vent holes to the brickwork around the front door.



Photo 51

West elevation.



Photo 52

Visible rot to several areas of the first floor weatherboards.



Photo 53

Recommend sealing around the pipe penetrations.



Photo 54

Example of rot to the exterior corners.



Photo 55

South elevation.



Photo 56

East elevation.



Photo 57

Visible rot along the bottom edges where they have ground contact. Rotten areas throughout the cladding.

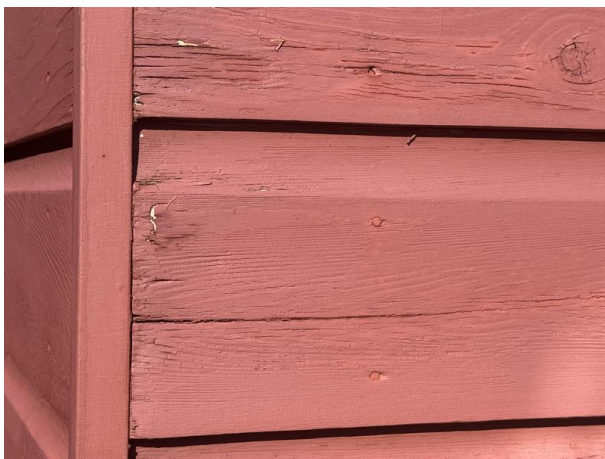


Photo 58

Example of rot on the first floor above the front door.



Photo 59

Several areas have been marked with chalk in the past to show some of the rotten boards.



Photo 60

Example of rot to the joins.



Photo 61

North elevation.



Photo 62

Paint flaking in most areas. Rot up the ends.

Exterior Joinery

Single-glazed aluminium joinery.

Coating - Powder coated.

Joinery rubbers - Shrinking or pulling away from corners.

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

Hardware - Repairs or maintenance required (refer to the photos below).

Tracks, drainage channels & weep-holes - Clear of debris.

Reveals - Timber.

Finish - Varnished. Requires maintenance.

Damage - None visible at the time of the inspection.

Cladding/soffit junctions - No visible issues at the time of the inspection.

Exterior flashings - Head flashings do not have the required gap between the top of head flashing to the underside of cladding, should be a minimum of 5 mm.

Scribers and/or seals - Sealed.

Entrance doors - Timber door with aluminium frame.

Garage joinery - Single-glazed.

Defects - Refer to the photos below.

Recommendations:

The varnish is flaking on the reveals, this may allow moisture to be absorbed into the timbers causing deterioration, correct preparation and decoration is required.

The joinery needs to have any condensation/moisture addressed daily. To prevent the condensation from forming, the installation of a positive airflow ventilation system such as an HRV, DVS, I-Vent or similar should be considered. These greatly reduce any moisture in the home.

To prevent water & draughts from entering, it is recommended to replace or properly re-seat the rubber seals on the exterior of the joinery. By doing so, you can ensure a tight seal that effectively safeguards against water & draught ingress.

Recommended that security stays are installed on any second story opening windows with a sill height lower than 900mm to reduce fall hazard.



Photo 63

Missing bolt/handle on patio doors in the living room.



Photo 64

Recommend installing security stays to the first floor joinery.



Photo 65

Example of aluminum joinery with metal head flashing.



Photo 66

Large amount of silicone on the bathroom window.
Recommend having an LBP in carpentry flash this correctly.



Photo 67

Broken rubber on the north facing bedroom window.

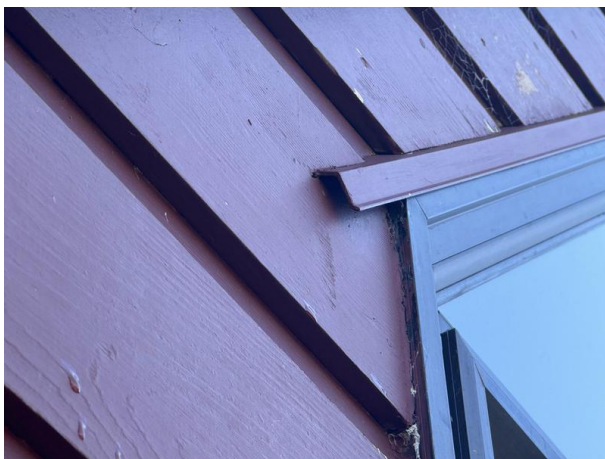


Photo 68

Gable angled windows.
Cladding to head flashing junction does not have the required 5mm gap. No return on the end to direct water away from the framing.



Photo 69

Patio door hinges have visible rust.

NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Asphalt
Boundary Fences	Timber
Paths	Concrete
Patio	Concrete
Gates	Metal
Verandah/Porch	Verandah
Drainage	Gully-traps, stormwater risers, sumps
Heating.Cooling.Ventilation	Heat pump and solid fuel burner
Services	Services

Driveway

Asphalt with concrete edging.
Cracking - Areas of cracking visible.

Recommendations:

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



Photo 70

Asphalt driveway.

Boundary Fences

Unpainted timber palings fixed to timber rails with timber posts.

Condition of cladding - Areas of rot.

Alignment - No visible issues.

Post and rail condition - Areas of rot.

Average height - 1.8m.

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 71

Timber paling fence located on the eastern boundary.



Photo 72

Visible rot on top of the palings.



Photo 73

Visible rot along the bottom rail.

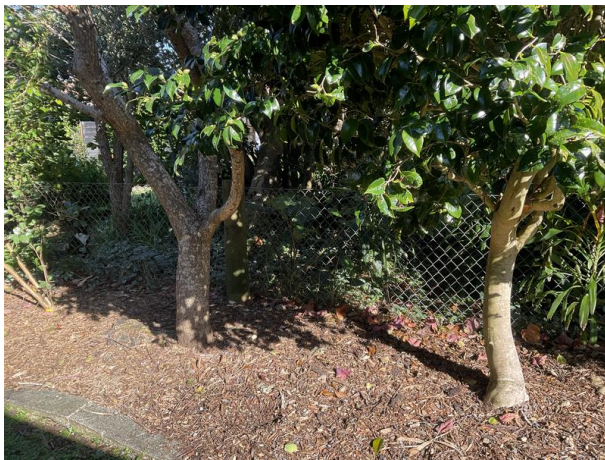


Photo 74

Timber post and wire netting fence located along the western boundary. Some of the fence could not be inspected due to vegetation.



Photo 75

Visible rot in some of the tops of the timber posts.



Photo 76

Timber paling fence located on the southern boundary.



Photo 77

Timber paling fence located on the eastern boundary.



Photo 78

Visible rot in most of the timber posts and along the top rail.



Photo 79

Visible rot on both the top and bottom of the palings. Broken palings in some areas.

Paths

Stamped concrete paths

Recommendations:

Paths are cracked which would be expected for the age of the property and are aesthetic issues only.

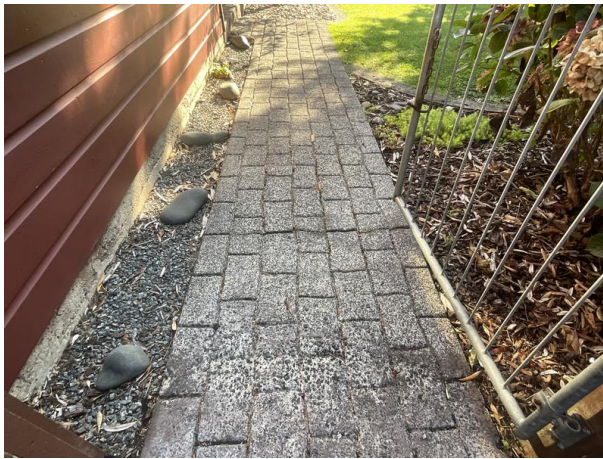


Photo 80

Stamped concrete path running from the driveway to the front entrance on the east side of the house.



Photo 81

Concrete path with visible cracking and pitting located off the northern patio.



Photo 82

Concrete path with visible pitting located on the west side of the house.



Photo 83

Example of pitting in the concrete.

Patio

Concrete patios.

Recommendations:

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 84

Stamped concrete patio and stairs off the front entrance and living room on the east and part of the north side of the house.



Photo 85

Large crack in the plaster along the front edge of the patio.

Gates

Material - Profiled metal hollow section.

Functional - Yes.

Hinges - Functional.

Latches - Functional.

Recommendations:

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



Photo 86

Metal gate located on a timber internal fence on the east side of the house.



Photo 87

Visible rot in the timber post beside the gate latch.



Photo 88

Metal gate off an internal timber fence, located on the southwest corner of the house.

Verandah/Porch

Timber framed verandahs.

Recommendations:

General upkeep and maintenance.



Photo 89

Timber verandah located on the north, east and west side of the house.



Photo 90

Visible rot along the bottom of some of the timber posts where they have ground contact.

Drainage

Gully traps and stormwater risers. These were checked with no visible issues at the time of inspection.

Recommendations:

Keep vegetation and soils clear of drainage.



Photo 91

Gully trap located on the west side of the house.



Photo 92

Example of a stormwater riser.

Heating.Cooling.Ventilation

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

Manufacturer - Daikin.

Location - Living room.

Solid fuel burner.

Brand - Kent.

Location - Living room.

Recommendations:

Service as per manufacturer's recommendations. Clean heat pump filters every 4 - 12 weeks depending on the placement of the unit.

Have a heating specialist investigate and report on the firebox condition.



Photo 93

Outdoor heat pump unit located on the west side of the house.



Photo 94

Kent freestanding wood burner located in the living room.



Photo 95

Chimney running through bedroom one.



Photo 96

Daikin Inverter heat pump located in the living room.

Services

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - 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 - Not applicable.
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.
Storm-water soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Not applicable.
Communications hub - Not applicable.
Automatic garage door opener - Tested - Yes.
Ceiling fan - Not applicable.

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 - Laundry.
Earth stake - Location - Unable to be located.
Metre box - Location - On the North side of the dwelling.
Electrical connection - Underground supply.

Water heating

Type - Low pressure electric cylinder.
Capacity - 180L.
Approximate age - 2010.

Seismic bracing - Secure in place with shelving.
Area serviced - Entire house.
Any visible defects - None visible.

Water source - Town supply.

Sewerage Disposal - On-site septic tank.

Recommendations:

All services should be tested and maintained by certified professionals to the manufacturer's specifications.

It is recommended to install smoke detectors within 3 metres of any sleeping space and a minimum of one per level/story.

All new smoke alarms must:

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

This type of distribution board is of the age that if any upgrades were required to the electrical system it would be required to be upgraded to a new board.

It is recommended to have a registered electrician advise on the electrical system.



Photo 97

Metre box located on the north side of the house.



Photo 98

Data box located on the north side of the house.



Photo 99

Clothesline located on the south side of the house.



Photo 100

Water toby located inside the eastern boundary.



Photo 101

Hot water cylinder located in the front entryway cupboard.



Photo 102

Distribution board located in the laundry.



Photo 103

Smoke alarm located at the top of the stairs and dining room.



Photo 104

Roof space access located in bedroom four.



Photo 105

Example of electrical sockets tested throughout the dwelling.

CONCLUSION

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 local territorial 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'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.

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

The construction period of the building falls within the era when buildings were constructed using products that contained asbestos and lead-based paint. The products can pose a health risk if handled without due care or asbestos-containing materials are in a deteriorated state.

The floor levels in our opinion are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties.

- It is recommended to obtain a thorough assessment of the roof's condition by engaging a Licensed Building Practitioner (LBP) specialising in roofing to conduct a comprehensive inspection and prepare a detailed report.

- Recommend having an LBP in carpentry Investigate and report on the repairs required to the cladding and concealed gutter system. Refer to the cladding and fascia/soffits section for further detail.

- Recommend having an LBP in carpentry Investigate and report on the repairs required to the bathroom wall where the elevated moisture readings was found. Refer to the framing section for further detail.