



ABS House Inspections

Experienced qualified builder for honest,
reliable house inspections - Auckland

204 Wairere Road, Waitakere, Auckland 0782
Email: abshouseinspections@gmail.com

Ph 021 429 829 A/H 810 9599
www.abshouseinspections.co.nz

Date of Inspection: 3rd May 2021

Client Information

Address to be inspected: 23 Laingfield Terrace
Laingholm

Summoned by: **David Morgan -Lea**

Contact Details

Mobile 021555902
Email david@digibob.nz
Fax -

Inspected by: Andrew Smith - Registered Builder

Weather Conditions fine

House Description

Estimate of house age 1989

Rooms Summary 3 bedrooms Construction Type timber

CONTENTS

PAGE NUMBER

1	Cover page
	EXTERIOR
2	Roof
3	Cladding
4	Foundations
5	Joinery & Extras
	INTERIOR
6	Ceilings, Walls
7	Doors & Windows
8	Kitchen
9	Living Areas
10	Bathroom
11	Ensuite
12	Laundry
13	Electrical
14	Plumbing
15	Insulation, Decorating
16	Accessories
17	Out Buildings, Garage
18	Site Conditions
19	General Issues
20	Overview

EXTERIOR

Category	General Comments	Comments		
		A	B	C
Roof/Roofing	Decramastic tin tile roof. Minor dents on the flatter pitched roof, but it is fine	x		
Spouting	Plastic gutters	x		
Downpipes	Plastic downpipes, overall good On the left side under the deck, the downpipe has a hole in it.	x		x
Flashings	Barge and apron flashings are doing their job fine	x		
Soffits	No soffits	x		
Fascia, Barges	Timber painted fascias are ok	x		
Construction	Good The roof angles are correct, a decent pitch always helps with quick runoff and lessens the risk of leaks.	x		

A - Good B - Will need attention soon C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>CLADDING</u>				
Main Cladding	Cedar rusticated horizontally fixed boards.	x		
			x	
Secondary Cladding	n/a		x	
Base Cladding	the garage area is not really cladd as a solid product, it's just rapped in a plastic breathable building paper.	x		
Cladding Assessment	Good overall, both the claddings are working well	x		

A - Good	B - Will need attention soon	C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>FOUNDATIONS, FLOORS</u>				
Block work	n/a			
Footings/Slab	This house is sitting on round sed poles. This is a pole house These work best on a steep sloping site.	x		
Joist	The floor joists are good, easy to see in the garage area	x		
Sub Floor Ventilations	It is pretty dry under the house.	x		
Sub Floor Construction	Overall, pretty good. Looks all ok to the eye. The area has been concreted and is a very spacious workshop garage area.	x		
Flooring	Particle board flooring	x		

A - Good	B - Will need attention soon	C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>EXTERIOR JOINERY</u>				
Doors	Exterior doors are fine aluminium french doors. Front door, the laundry has a high moisture reading from the back door needing resealing. It's down the left side looking out	x		
Garage Door	Sectional door Frenchdoor is locked as there is no deck to walk out onto.	x		
Windows	Aluminium windows	x		
Hardware	Overall ok, general wear and tear	x		
<u>EXTERIOR EXTRAS</u>				
Decks	Pine timber structures Old decking has been restrained, it looks really good however, there is the odd defect with rot showing. Easy to fix though, if you know how	x		
Pergolas	n/a			
Fences, Walls	This site does have bits of fencing and then bush parts. There are lots of retaining walls. They have been made well.	x		
Chimney	n/a			
Handrails, Steps	Handrails are solid, wood and steel rod ballusters Also hardwood stairs accessing the front door and concrete steps up to the back highest part.	x		
Paintwork	The paintwork has been done well. Staining etc	x		

A - Good

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INTERIOR

Category	General Comments	Comments		
		A	B	C
<u>WALLS & CEILINGS</u>				
Linings, Ceilings	Painted ceilings michael angelo tiles at the entrance. Sarked wooden ceilings, mostly	x		
<hr/>				
Wet wall areas	No high moisture in the bathrooms. A high reading was identified in the laundry This will dry out once the outside door facing is re sealed. This has caused the water to get in. I think it's a recent issue.	x		
<hr/>				
<u>INTERIOR STAIRWELLS</u>				
Handrails	Wooden handrail on the leftside of the wall. The other side is nice and open, it wouldn't comply as it is.	x		
<hr/>				
Stairs		x		
<hr/>				

A - Good B - Will need attention soon C - Needs immediate attention

Category	General Comments	Comments		
		A	B	C

INTERIOR DOORS & WINDOWS

Doors		x		
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Windows		x		
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Hardware-windows	General wear and tear Upstairs bay window handle is broken	x		
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x

Hardware Doors	French door in the dining room needs the handset lubricated as the push button lock is seized hard.		x	
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BEDROOMS, OFFICES, STUDIES

General	General condition is good, good sized bedrooms. Clean and tidy condition.	x		
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x

Wardrobes		x		
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Category	General Comments	Comments		
		A	B	C
<u>KITCHEN</u>				
General	Quality cabinetry	X		
	General condition is good	X		
	Tiled floor.	X		
	Paintwork.	X		
Bench tops	Granite benchtops.	X		
Cabinets	Tidy.	X		
Range hood		X		
Cooking Appliances	Quality induction hobb.	X		
	Bosch oven and microwave.	X		
Waste Disposal System	n/a			

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Category	General Comments	Comments		
		A	B	C
<u>LIVING AREAS</u>				
Lounge area	Open plan living	X		
	Wall and ceiling paint etc is new. However, the prep not so good			
	new overlay flooring.the floor is a little up and down from settling			
	Heatpump	X		
Family Room	As above.			
Dining Room	Overlay flooring, open plan area	X		
	Large heatpump	X		
	Ceiling fan	X		

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Category	General Comments	Comments		
		A	B	C
<u>BATHROOMS</u>				
General	Good sized bathroom, window lets in lots of light Tiled floor and partially tiled walls Toilet is old, I would look at replacing this sometime.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower	Tiled shower over the bath Water pressure is good.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	Tidy Tiles around and over the walls surrounding the bath for the shower.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vanity	Tidy wall hung vanity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessories	None Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	Open the window to vent or turn on the fan,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Category	General Comments	Comments		
		A	B	C
<u>ENSUITE</u>				
General	Modern bathroom. Tiled floor.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower	Large tiled shower with a stainless base. Slide rail.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vanity	Wall hung vanity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessories	Wall heater Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	Open the window to vent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Category	General Comments	Comments		
		A	B	C
<u>EXTRA ROOMS</u>				
General	Dry storage room under the basement.	X		
	Large space.	X		
	Lights and power.	X		
<hr/>				
<u>LAUNDRY</u>				
General	Built in cabinets and sink	X		
	New flooring.	X		
	Paintwork.			
	Leftside of the door has a high reading, this needs to be fixed.		X	
Fittings	Modern.	X		
	Taps etc	X		
<hr/>				
Ventilation	Open the window to vent the room and put the dryer tube out.	X		
<hr/>				

A - Good	B - Will need attention soon	C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>ELECTRICAL</u>				
Internal Distribution Board	Tidy.	x		
Fittings	New paint, old fittings, an upgrade on face plates would help a Powerpoint in the master bedroom isn't working	x		x
Lights	Old fluro lights in the garage these work well. Tidy conduit housing the wires Elsewhere	x		x
Wiring	Tidy.	x		
Alarm	n/a			
DVS/HRV		x		

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Category	General Comments	Comments		
		A	B	C
<u>PLUMBING</u>				
Hot Water Cylinders	Mains pressure cylinder is locked away, working fine.	x		
Toilets	Both toilets are good.	x		
Cisterns		x		
Pipes, Wastes	Good	x		
Taps, Mixers	Working fine, modern fittings.	x		
Exterior Taps & Connectors		x		

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Category	General Comments	Comments		
		A	B	C
<u>INSULATION</u>				
General	Ceiling and wall batts. The under insulation is done too No under floor insulation.	x		
<u>INTERIOR DECORATING</u>				
Wallpaper	n/a			
Paintwork	Good.	x		
Drapes, curtains & Blinds	Ok	x		
Carpet	Tidy.			
Other Flooring	Ceramic tiles in the bathroom New overlay flooring throughout	x x		

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Category	General Comments	Comments		
		A	B	C
<u>SECURITY</u>				
Security Hardware	Deadlocks.	X		
<u>ACCESSORIES or ANCILLARIES</u>				
Heating	Heatpump near new.	X		
Gas	n/a	X		
TV Aerials	Sky and VHF aeriels.	X		
Clothesline	Pull out clothesline	X		
Letterbox	Ok	X		
Pool or Spa	n/a			

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OUT BUILDINGS

Category	General Comments	Comments		
		A	B	C
<u>GARAGE</u>				
General	Garage space is large Concrete is good	x		
Joinery	n/a			
Fittings	n/a			
Cladding	The cladding is not finished however, the plastic wrap is a worthy temp option.			
Construction	Ok	x		

OTHER OUT BUILDINGS

Garden Shed	Storage shed built under the house.	x		
Sleepouts	n/a			
Carports	n/a			
Granny flats	n/a			

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SITE CONDITIONS

Category	General Comments	Comments		
		A	B	C
<u>DRAINAGE</u>				
Site Storm water	I didn't see anything to really worry about. Steep site. Stepped retaining walls creating level areas where needed. These walls help with surface water control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		x		
		x		
House Storm water		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer, Vents, Gullies	Ok	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tanks	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway	Concrete driveway Then onto the tarseal driveway, this has plenty of grip but is looking a bit tired. Could be recoated sometime	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			x	

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GENERAL ISSUES

Category	General Comments	Comments		
		A	B	C
Evidence of rot & decay	Tthere is some minor decking rot easy to be cut out and replaced Also, end rot in the tops of the retaining wall posts, this happens when the builder cuts the tops off the posts. This isn't really a worry structurally, if the rot was at the bottom it would be, but its not.	x	x	
Evidence of moisture & mould	The moisture scanner is used and there were no high readings Well, there was one in the corner of the laundry next to the door. I discussed with the owners what to do to sort.	x		
Foundation Movement & Slab	The house is sitting well on its foundations.	x		
Pest Evidence	n/a Always bait for rats and mice this time of year, as they like to get dry and warm. No sign of them here though.			

MISCELLANEOUS

Privacy/Noise Levels	Quiet	x		
Workmanship	The original build	x		

A - Good

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OVERVIEW

Hi

This house has been built on a challenging site. The builder made a very good job of the house from the foundations up and the retaining walls, were also erected correctly and haven't shifted over time. This house has also been upgraded and maintained well and this shows. Recently, a lot of staining of the exterior areas has been done. It's all looking really good. The house is some 30 years old, there is some general wear and tear but overall, its in a good working state, I feel. Any questions, please feel free to call me.

Regards

Andrew 02429829

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Statement of Policy

Scope: The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior and insulation/ventilation. The procedure for their inspection will be conducted in accordance with NZS 4309:2005, New Zealand Standard, Residential Property Inspection.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection.

Nothing will be dismantled during the inspection, and there will be no destructive testing performed.

Appliances and spa/pool equipment, special cycles or features are not inspected.

None of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house Inspector has a minimum of twenty years in the building industry. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk through inspection. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any party, who is not directly involved with the process of the transaction.

Reasonable Access: Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 450mm opening access door that can be safely accessed from a 3.6m ladder, and a minimum crawl space of 620 x 610mm in the ceiling space, a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roof areas that can be safely accessed from a 3.6m ladder, or if the minimum clearance is not available, the area is within the Inspector's unobstructed line of vision.

Items and Conditions Excluded from the Report include: Building Codes, zoning, ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky and toxic mould situations, areas that the Inspector believes to be a problem can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialised report.

Disputes and Limitations of Liability: The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the Inspector to follow the New Zealand Standard; NZS 4309:2005 Residential Property Inspection, (a copy is held at our office for viewing if required). The client agrees to notify the Inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the Inspector can re-inspect the said item. The client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

In the event of making a claim against ABS Builders & House Inspections Limited, you need to contact our office immediately and request a claim form.

Important Information: You need to be aware that it is possible for problems in a house, to be disguised to prevent detection. If you notice anything that was not visible at the time of your visit and our inspection on the day, you should contact us immediately to discuss the matter.

Vendor Inspections: The vendor is required to notify the Inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation Policy: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within the 24-hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

Payment Policy: Payment is due 7 days after delivery of the inspection report unless otherwise arranged. NO statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Insurers Disclaimer:

- a) This is a report of a visual only, non-invasive inspection of the areas of the building, which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring), or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) The inspection did not assess compliance with the NZ Building Code including the Code's weather-tightness requirements, or structural aspects. On request, specialist inspections can be arranged or weather-tightness or structure, or of any systems including electrical, plumbing, gas or heating.
- c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected, was excluded from the scope of the inspection.



204 Wairere Road Waitakere Ph 021 429829 A/H 810 9599

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: David Morgan-Lea
Site Address: 23 Laingfield Terrace, Laingholm
Inspector – Name: Andrew Smith
Inspector – Company: ABS House Inspections
Inspector – Qualifications: Certified Builder
Date of Inspection: 3 May 2021

The following areas of the property have been inspected:

	YES	NO
(a) Site	X	
(b) Sub floor	X	
(c) Exterior	X	
(d) Roof exterior	X	
(e) Roof space	X	
(f) Services	X	
(g) Accessory units, ancillary spaces and buildings	X	

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 4309:2005 *Residential property inspection* – and I am competent to undertake this inspection.

Signature....Andrew Smith

Date...3 May 2021

An inspection 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 49:2005 for full details.



204 Wairere Rd, Waitakere, Auckland. Ph 810 9599 or 021 429 829

www.abshouseinspections.co.nz

WEATHER TIGHTNESS DISCLAIMER

ABS House Inspections Limited shall not be liable in respect of any claim arising directly or indirectly based upon, attributed to, or in consequence of;

1. The ingress of water into a building or structure and any physical loss of, or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
2. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
3. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced by such fungus, mould, mildew or yeast, micro-organisms, bacteria, protozoa or any similar or like forms; or
4. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; or
5. The failure of any building or structure to meet or conform to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution thereof) in relation to:
 - i. External water or moisture; or
 - ii. Either durability or protection from external water or moisture entering that building or structure, or the effects thereof.

NZS 4306:2005 WEATHER TIGHTNESS – RISK ASSESSMENT

<u>Wind Zone</u>	Low risk	Low wind zone as described by NZS:3604
	Medium risk	Medium wind zone as described by NZS:3604
	High risk	High wind zone as described by NZS:3604
	Very high risk	Very high wind zone as described by NZS:3604
<u>Number of Storeys</u>	Low risk	One storey
	Medium risk	Two storeys in part
	High risk	Two storeys
	Very high risk	More than two storeys
<u>Roof/Wall Intersection Design</u>	Low risk	Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium risk	Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High risk	Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys)
<u>Eaves Width</u>	Low risk	Greater than 600mm at first floor level
	Medium risk	450-600mm at first floor level or over 600mm at the second floor level
	High risk	100-450mm at first floor level or 450-600mm at the second floor level
	Very high risk	0-100mm at first floor level or 100-450mm at the second floor level, or 450-600mm at the third floor level
<u>Envelope Complexity</u>	Low risk	Simple rectangular, L, T, a boomerang shape with single cladding type
	Medium risk	More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	High risk	Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high risk	As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi-storey re-entrant shapes etc.)
<u>Deck Design</u>	Low risk	None, timber slate deck or porch at ground level
	Medium risk	Fully covered in plan by roof, timber slate deck attached or second floor level
	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above

NOTE: Eaves width measured from internal face of wall cladding to outer edge of overhang including fascias and gutter/fascia combinations.
Balustrades and parapet walls are not considered eaves of any sort.

MOISTURE GUIDE

Moisture Scanner readings range:

0-49 Very Good, Normal

50-99 Wet, investigation required

100+ Very Wet, investigate immediately