

# Building Report

6 Crowther Street, Blockhouse Bay

*This document is being passed on from the vendor.*

*Rob Sodeau from Red LBP has conducted this building report dated 26th June 2022. He has mentioned a couple of higher moisture areas in the internal joinery section only - These are due to windows and doors being left open during rain.*

*He has stated that he is happy to speak to anyone on the phone with concerns as there are no issues with the cladding and these readings will reduce as they dry out over time.*

We recommend calling Rob to discuss the report in further detail.

Rob Sodeau: 021 662 738



**REDLBP.**

BUILDING REPORTS & PROPERTY INSPECTIONS

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# PRE-PURCHASE BUILDING REPORT

Property Address	6 Crowther Street, Blockhouse Bay		
Client	Craig Murphy		
Date of Inspection	26th June 2022	Time	9:00 am
Inspector	Rob Sodeau Peer reviewed by LBP 133644		
LBP Number	Peer reviewed by LBP 133644		
Inspection Type	Pre-Purchase Report		
People Present	Inspector, Owner		
House Occupied	Yes		





# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**REDLBP.**  
BUILDING REPORTS & PROPERTY INSPECTIONS

**Client:** Craig Murphy **Date of Inspection:** 26th June 2022  
**Site Address:** 6 Crowther Street, Blockhouse Bay  
**Inspector:** Rob Sodeau  
**Qualifications:** Peer reviewed by LBP 133644

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 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 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:** Rob Sodeau **Date:** 26th June 2022

**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 & Report Types

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

## **Pre-Purchase Building Report**

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and quality 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 type will also advise on weathertightness, however this is non-invasive and further investigation may be required. Should further investigation be required, the correct professional will be recommended. This is not designed to replace a report completed by a qualified Building Inspector reporting as per NZS4306, however it is designed to satisfy the requirements from lenders and home owners that the property will fulfil the requirements of being structurally sound and fit for purpose.

## **METH TESTING**

This will be completed via samples taken from rooms as required by the home owner, to test for the presence of methamphetamine in a property. The findings will be tabled and reported on within this document if requested by the homeowner. The testing will be completed by a qualified and experienced laboratory. It is conclusive as per the lab terms and conditions.

## **FLOOR LEVELS**

Floor levels will be undertaken using a Zipllevel Pro-2000 and will be shown via a grid paper layout of the property that is not to scale. A section of commentary will be given providing general recommendations and tolerances as per NZS3604. This is not designed to replace an engineer; however the findings will assist in concluding if further professional advice is recommended.

## **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. 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, weather tightness 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. 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. The presence of services will be noted, but condition, operation and compliance will not be investigated or reported on. Any opinions 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 signed for at the time of booking the inspection.

**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.

### **Definition of Condition**

**Good –** Continue general upkeep and maintenance to maintain elements at the current level.

**Average –** General upkeep and maintenance required to bring an element back up to maintained level. LBP in carpentry recommendations will be provided within the report.

**Poor –** Consequential works required to elements that have been damaged by deferred maintenance or general damage. Remediation needed to repair, and LBP in carpentry recommendations will be provided within the report.

## EXECUTIVE SUMMARY

The overall condition of the house is good. This is in the context of the average condition of similar buildings of approximately the same age, construction, and material type. The property is in reasonable condition for its age and has been suitably maintained over its life with some minor issues as detailed within the report, these do not require immediate attention and can be attended to as part of regular maintenance.

Areas not inspected sufficiently - Roof space, Subfloor, Upper levels exterior cladding and joinery and Roof system. The reason for not inspecting these - Not able to be viewed safely from a 3.6-metre ladder. 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.

Further investigations are recommended in the following areas -

\*The joinery's elevated moisture readings are noted in this report's joinery section.



## PROPERTY IDENTIFIERS

Address	6 Crowther Street, Blockhouse Bay
Legal Description	FLAT 2 DP 194095 ON LOT 1 DP 41783 1/2 SH 812 M2
Certificate of Title	NA123C/784
Land classification	Residential - Mixed Housing Urban Zone. Wind Zone - Medium - BRANZ - GIS.
Weather	Overcast
Soil	Wet
Site Exposure	Exposed

## BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in Blockhouse Bay. It is a cross-lease title situated on a flat section.

The dwelling is one storey with four bedrooms and one bathroom. Internally, the property has heating consisting of a heat pump in the living room. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and are decorated with paint. The floors are concrete, with floor coverings being tile and carpet.

The foundation system is a concrete slab on grade, with the dwelling being of timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with plaster over an unknown substrate with an exterior plaster. The roof is masonry tiles. The driveway is exposed aggregate.

Generally, the property has a living aspect north and includes hard landscaping consisting of a patio and trees.

# PRE-PURCHASE REPORT

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

Type	Condition
<b>Foundation</b>	
Type C1	Not Visible
<b>Exterior Cladding</b>	
Plaster system	Good
<b>Exterior Joinery</b>	
Single glazed aluminium joinery with timber reveals.	Good/Average
<b>Wall Framing</b>	
Timber-framed - wall. Moisture Testing	Not Visible
<b>Roof System</b>	
Pressed Metal Tiles	Good/Average
<b>Roof Space</b>	
Timber framed - roof	Good/Average
<b>Interior Linings</b>	
Plasterboard ceiling and wall linings, timber trims and doors, carpet and tile floor coverings.	Good
Entrance & Hall	
Living & Dining Room	
Kitchen	
Bathroom	
Bedroom One	
Bedrooms Two, Three & Four	
Garage & Laundry	

# Foundation

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.

Height above finished ground - Minimum heights of the floor above ground should be 150 mm to the paved ground and 225 mm to unpaved ground.

Cracking - None observed in the garage at the time of inspection.

Dampness - None visible at the time of inspection.

## Recommendations:

The floor levels were checked using a self-levelling laser. The floor levels, in our opinion, are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is expected of older properties.



Photo 2

Sample photo of the foundations in the garage with floor covering



Photo 3

Sample photo of the foundations perimeter wall

# Exterior Cladding

## Monolithic Plastered

Substrate - Composite panel. Direct fixed.

Finish - Light sprayed on plaster or paint.

Overall condition - Acceptable.

Vertical cracking - None visible at the time of inspection.

Cracking at window corners - None visible at the time of inspection.

Horizontal cracking - None visible at the time of inspection.

Staining or moulds visible - Nothing visible.

Window flashing details - Head flashings extend 20 mm beyond the window facing with a 5 mm separation from the flashing and are sealed at the end of the flashing - Yes. The window is entirely sealed around all sides.

Penetrations - Reseal all penetrations as required.

Wall balustrade junctions - Not applicable.

Fascia junctions - Clear of cladding.

Ground clearances - Adequate ground clearances around the dwelling.

## Recommendations:

Maintenance would include regularly cleaning all exterior surfaces to remove grime and contaminants, particularly where rain washing is not achieved typically below spouting and eaves. Cleaning is important as grime and contaminants can cause accelerated deterioration to construction materials. Normal maintenance and repairs will be required over the coming years.

The properties cladding system (monolithic) complied with the building code at the construction time. Since construction, our building code has been updated, this is due to several 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 a suitably qualified professional should undertake regular exterior inspections.

All cladding to joinery junctions.

All cladding joins.

All cladding penetrations.

All cladding to soffit junctions.

Upkeep of paint finishes to maintain weather-tightness.



Photo 4

Sample photo of the cladding at the front of the house by the front door on the west side



Photo 5

Sample photo of cladding on the west side



Photo 6

Sample photo of cladding from the dining room on the north west side of the house



Photo 7

Sample photo of cladding at the back of the property on the east side



Photo 8

Sample photo of cladding on the east side of the property



Photo 9

Sample photo of cladding on the south side of the property



Photo 10

Sample photo of the cladding to joinery junction, ensure these areas are monitored and maintained for continued weather tightness



Photo 11

Sample photo of the cladding on the north side



Photo 12

Sample photo of cladding penetration with correct sealing, recommend these areas are monitored and maintained

# Exterior Joinery

Single glazed aluminium joinery.

Coating - Powder coated.

Joinery rubbers - No visible issues at the time of inspection.

Aluminium - Requires cleaning.

Hardware - Repairs and Functional at the time of the inspection.

Weepholes and tracks - Clear of debris.

Condensation channel - Not applicable.

Reveals - Timber.

Finish - Painted.

Damage - Moisture damage to the painted surfaces.

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

Exterior flashings - Headflashings installed.

Entrance doors - Timber door with aluminium frame.

## Recommendations:

Have a specialist in exterior joinery investigate and report on maintenance and repairs required. Higher than normal moisture readings were indicated that might be due to condensation or the joinery leaking. Further investigation will be required to locate the source of moisture and repair as necessary.

Keep weepholes and tracks clear of debris. Make sure paint is maintained, and moisture is kept at a minimum. Repairs are required to the opening sashes of the windows to restore functionality and reduce drafts.

Single glazed 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.





Photo 13

Bedroom joinery on the south side of the property



Photo 14

Bedroom joinery on the south side of the property



Photo 15

Bedroom joinery on the west side of the property



Photo 16

Living room joinery on the west side of the property



Photo 17

Sliding doors from the dining area



Photo 18

Kitchen joinery on the north side of the property



Photo 19

Kitchen joinery on the east side of the property



Photo 20

Bathroom joinery on the east side of the property

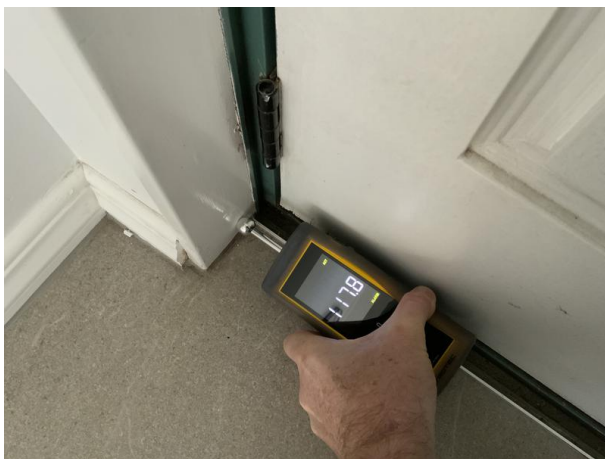


Photo 21

Photo shows a high moisture reading of 117.8 on the lower left side of the front door, further investigation recommended, the reading should be below 50



Photo 22

Photo shows high moisture reading of 102.1 in the lower left side of the dining room sliding doors, further investigation by joinery specialist is recommended, the reading should be below 50



Photo 23

Photo shows elevated moisture reading of 80.5 in the lower right side of the bathroom joinery, further investigation by joinery specialist recommended, the reading should be below 50



Photo 24

Photo shows high moisture reading of 105.7 in the lower right corner of bedroom three joinery, further investigation by a joinery specialist is recommended, the reading should be below 50

# Wall Framing

Timber due to age and construction type.

Extensive moisture testing is completed through the property using the Trotec T660 Moisture Meter. The device is held against the wall, timber or concrete, and the unit scans up to 40mm from the surface. Where moisture is located, the readings from the meter will increase significantly.

(Note: Metal also increases the readings of capacitance meters). Measurement Range: 0-200 digits

\* The measurement results are only to be used as a reference for 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 measured value.

\*If the material to be measured contains metals (e.g. nails, screws, lines, pipes etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event, the measurement is not conclusive.

\*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 BUILDING MATERIAL

For building materials, the measurement results of the dielectric measuring method can only be used as a reference for rough orientation. Conclusions regarding absolute humidity in mass % (M%) can only be drawn for measurements performed with the same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

The ensured values are only to be interpreted as indicators (dry, damp, wet).

0 - 50 = Dry

50 - 80 = Damp

80 + = Wet

## Recommendations:

At the time of inspection, an internal surface moisture test was completed, this was consistent throughout the house with no abnormalities. Readings using the Trotec T660, a non-invasive moisture tester, were taken from a minimum of three points inside all exterior walls and wet areas where accessible, i.e. doors, bottom plates and wet areas. No elevated moisture readings were detected, all normal at inspection. Elevated moisture readings were noted around several of the joinery trims, further investigation of these areas is recommended.

The condition of the internal framing is unknown.

# Roof System

Type of roof construction - Gable roof.

The pitch of roofs - 10 - 15 degrees.

Pitch appropriate for materials - Yes.

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

## Guttering

Type - Internal.

Material - Profiled metal.

Gutter guard - No.

Falls - Functional.

Fixings/brackets - Not visible.

Obstructions - Clear at the time of inspection.

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

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

Adequate outlets - Minimum requirements are outlets at 12 m maximum intervals, giving a maximum gutter run of 6 m if regularly spaced (BRANZ).

Spreaders - Not applicable.

## Downpipes

Material - PVC.

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

Corrosion - None visible at the time of the inspection.

Leakage & discharge - No visible issues at the time of the inspection.

## Fascia & bargeboards

Material - Profiled metal.

Finish - Factory finish.

Damage & corrosion or rot - Areas requiring maintenance.

## Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

## Masonry tile roofing

Surface finish - Unknown.

Condition of surface - Acceptable.

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

Ridges/Hips/Barges - No visible issues at the time of inspection.

## Recommendations:

The roof was viewed from the top of a 3.6-metre ladder to all accessible elevations. Upkeep of maintenance of masonry tiles by way of cleaning and sealing. There were visible areas on the

roofing, with one of the following growing over the surface. Moss. Mould. Lichen. Treating the surface for these as part of general maintenance is recommended. Continue upkeep and maintenance, ensuring valleys and gutters are clear of debris.



Photo 25

Sample photo of the roof on the south side of the property



Photo 26

Sample photo of the metal barge flashing downpipe junction gutters overflow and soffit



Photo 27

Sample photo of metal bargeboard and soffit



Photo 28

Sample photo of the roof



Photo 29

Sample photo of the roof ridge





Photo 30

Sample photo of the roof



Photo 31

Sample photo of the roof

# Roof Space

The ceiling space was viewed from the top of a ladder via a ceiling hatch in the garage. Access hatch size - 450x450. The inspection was taken from the access hatch due to the presence of insulation preventing safe foot placement.

Roof frame construction and connections - Manufactured timber trusses. Connections not all visible.

Condition - Old bird nesting materials visible.

Roofing underlay - None present.

Obvious structural alteration - No.

Ceiling construction - Not visible. Timber ceiling battens are visible.

Vermin and insects - Historical signs of vermin.

Non-Electrical wiring - None visible.

Plumbing - None visible.

Insulation - Glass wool.

Thickness of insulation visible - 150mm

Coverage - Segments - Must be fitted tightly between joist - consistent depth - Acceptable.

Party walls - checked - NA.

Stored items - No.

## Recommendations:

Regular visual checks to roof space via manhole to check for any issues such as leaks or pest activity, and insulation is still in place as part of regular maintenance. There are areas of the roof where excessive light is coming through, recommend this is inspected and repaired as part of the roofing inspection.



Photo 32

Sample photo of the roof framing and insulation



Photo 33

Sample photo of the roof framing and insulation



Photo 34

Sample photo of roof insulation and old birdsnest material



Photo 35

Sample photo of a roof framing and insulation

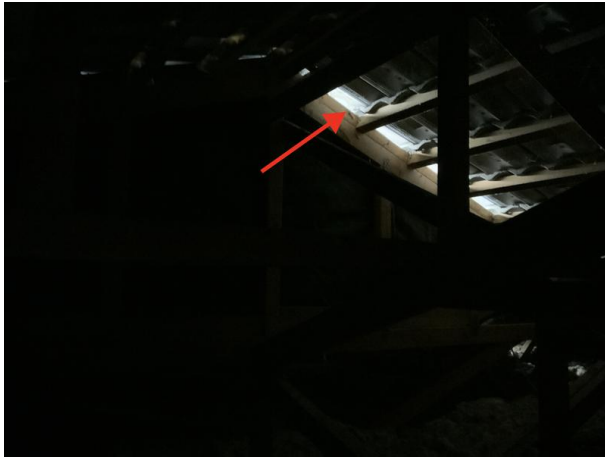


Photo 36

Photo shows an area above the front door with an excessive amount of light coming through, further investigation by roof specialist is recommended

# Interior Linings

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint 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 that, given the residential building's age, type or condition, does not require substantial repairs or urgent attention and rectification and 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.

There are areas to most of the home's interior that are not viewable due to personal belongings and furniture obstructing the view under or behind. These areas should be checked for defects on handover inspection. RedLBP has no liability for defects and damages not being able to be viewed.

Moisture levels were returned dry to all external walls. The interior linings are in a condition expected for age.

## Entrance & Hall

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet and tiles.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Elevated moisture reading in the front door trim.



Photo 37

Front door

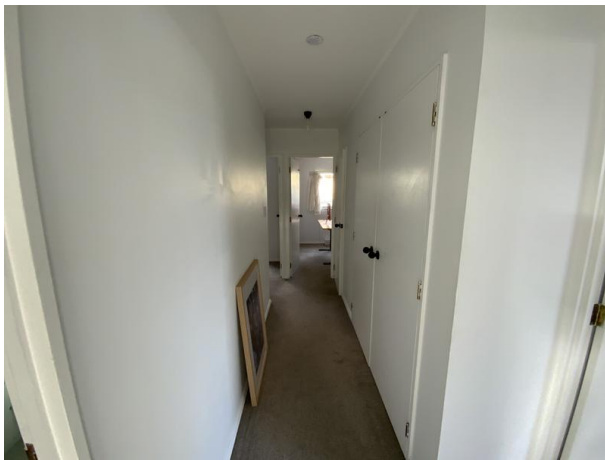


Photo 38

Hallway

## Living & Dining Room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Not applicable.

Defects - Elevated moisture reading in the joinery trim.



Photo 39

Living and dining room



Photo 40

Living room



Photo 41

Dining room

Kitchen

Ceiling linings - Plasterboard - Paint finished.  
 Ceiling wall junction - Scotia.  
 Wall linings - Plasterboard and Tiles - Paint finished.  
 Exterior joinery - Aluminium - Single glazed - Standard glass - Painted timber reveals.  
 Internal doors - Not Applicable.  
 Benchtop - Sealed to cabinet/wall junction - Yes.  
 Benchtop material - Timber.  
 Benchtops level - Yes.  
 Cabinetry - Functional - Yes. Material type - Laminate. Historical moisture damage.  
 Cabinetry requires maintenance - No.  
 Water hammer - No noise or vibration noted.  
 Sink - Leaks or visible issues - No. Faucet functional - Yes.  
 Heat shield - Tiled.  
 Cook-top - Electric -Checked. Functional - Yes.  
 Oven - Powered on only - Functioning - Yes.  
 Mechanical ventilation - Functional - Yes. Externally vented - Yes.  
 Garbage disposal - Functional - Yes.  
 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.

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 42

Kitchen





Photo 43

Kitchen



Photo 44

Photo shows old historic moisture staining on the kitchen cabinets

## Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard and Tiles - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Tiles.

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

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Splashback - Tiled.

Bath - Freestanding.

Taps and waste functional - Yes.

Shower - Wet area shower.

Glass type - Safety.

Shower pressure - Good.  
Water hammer - No noise or vibration noted.  
Ventilation - Opening window sash. Mechanical - Functional - Yes. Externally vented - Yes.  
Heating - No.  
Heated towel rail - No.  
Lights/Switch - Operational.  
Electrical sockets - All accessible sockets were operational.

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.



Photo 45

Bathroom



Photo 46

Bathroom

### Bedroom One

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Custom - Doors - Panel.

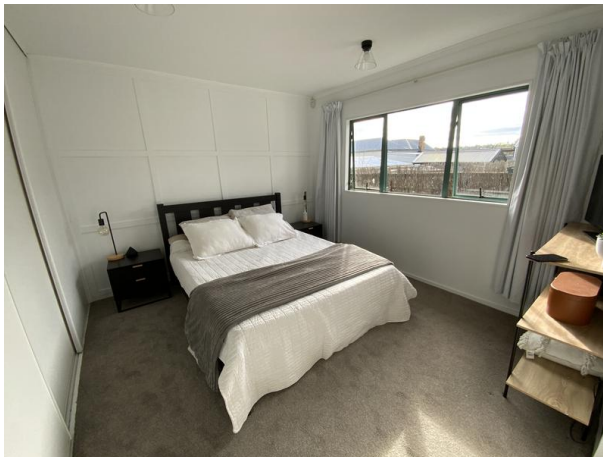


Photo 47

Bedroom one



Photo 48

Bedroom one

### Bedrooms Two, Three & Four

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double and Single - Doors - Hollow core and panel. The wardrobe was unable to be fully inspected due to personal belongings.

Defects - Elevated moisture readings in bedroom three joinery.



Photo 49

Bedroom two



Photo 50

Bedroom two



Photo 51

Bedroom three



Photo 52

Bedroom three



Photo 53

Bedroom four

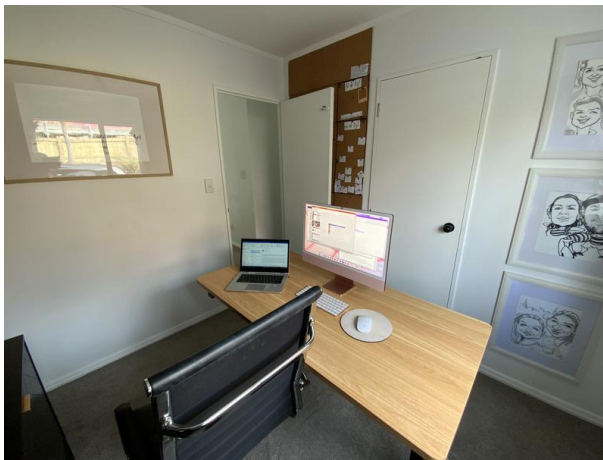


Photo 54

Bedroom four

## Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Located - Garage.

Floor coverings - Tiles.

Laundry tub/sink - Built-in timber with a stainless steel tub. Historical moisture damage is visible.

Functional - Yes.

Water hammer - No noise or vibration noted.

Cabinets - None.

Cupboards - Not applicable.

Ventilation - Opening the door or window. None.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Garage door - Sectional. Single. Automatic opener functional - Yes - Aluminium. Not insulated.



Photo 55

Garage



Photo 56

Laundry

# NON-STRUCTURAL SYSTEMS

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

System	Type
Driveway	Concrete
Boundary Fences	Timber
Patio	Concrete pavers
Drainage	Gully-traps, stormwater risers, sumps.
Heating/Cooling/Ventilation	Heatpump
Services	Services



# Driveway

Exposed aggregate with saw cuts

## Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris. Cracks that would be expected for the property's age are aesthetic issues only.



Photo 57

Sample photo of the driveway

# Boundary Fences

Painted timber paling fixed to timber rails with timber posts.

## Recommendations:

The average height of the boundary fencing is approximately 1.8 metres. 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. Some palings may need replacement.



Photo 58

Sample photo of the front fence



Photo 59

Sample photo of the electric gate



Photo 60

Photo shows vegetation pushed up against the fence, recommend this is pulled back

## Patio

Concrete pavers.

### Recommendations:

Clean down to remove slip hazard and keep free of debris. General upkeep and maintenance.



Photo 61

Patio on the north west side of the property, recommend this area is cleaned down

# Drainage

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

## Recommendations:

Keep vegetation and soils clear of drainage. Surface water needs to be prevented from flowing into a trap by ensuring that the rim of the gully dish is at least: 25 mm higher than a paved surface and/or 100 mm higher than an unpaved surface. Gully traps should be accessible for cleaning and maintenance.

A deck may be built over a gully trap, but at least 600 mm of clear access space above the trap must be provided. This is for access to the gully trap for drainage inspections and maintenance in the event of blockages.



Photo 62

Driveway drainage



Photo 63

Gully trap



Photo 64

Gully trap



Photo 65

Drainage



Photo 66

Storm drain connection

# Heating/Cooling/Ventilation

Heatpump - Power connected at time of inspection, full operation not tested.

Manufacturer - Panasonic.

Location - Living room.

## Recommendations:

Clean filters every 4 - 12 weeks depending on the placement of the unit.



Photo 67

Outdoor heat pump unit



Photo 68

Heat pump indoor unit

# Services

Tested - Yes - No

Fire warning & control systems - No.  
Heating systems - Yes.  
Central vacuum systems - Not Applicable.  
Ventilation systems - Not Applicable.  
Security systems - Yes.  
Electricity services - Yes.  
Gas services - Not Applicable.  
Water services - Yes.  
Hot water services - Yes.  
Foul water services - Yes.  
Grey water recycling system - Not Applicable.  
Rainwater recycling system - Not Applicable.  
Solar heating - Not Applicable.  
Solar power/panels - Not Applicable.  
Aerials & antennae - Not Applicable.  
Shading systems - Not Applicable.  
Telecommunications - Not Applicable.  
Lifts - Disabled access - Not Applicable.  
Water pump - Not Applicable.  
Storm-water soak pits - Not Applicable.  
Distribution board - No.  
Header tank - Not Applicable.  
Communications hub - No.

Water heating. Not sited. Recently replaced.

Type - Mains pressure electric cylinder.  
Capacity - 180L.  
Approximate age - 2022.  
Seismic bracing - Secure in place.  
Area serviced - Entire house.

Water source - Town supply.

Gas Meter - None.

Sewage Disposal - Council sewer. Electrical

Electrical sockets - All accessible sockets throughout the house were tested at the time of the inspection - All sockets tested were operational.



Earth stake - Location - South side next to the garage.  
 Meter box - Location - South side next to the garage.  
 Electrical connection - Underground supply.

**Recommendations:**

Fire and Emergency New Zealand recommend installing a smoke alarm in every bedroom, hallway and living area. You may also choose to install a heat alarm in the kitchen, laundry, bathroom or garage. Regular checks to ensure smoke detectors are functional. All services should be tested and maintained by certified professionals to the manufacturer's specifications. Engage a registered electrician for all repairs and maintenance.



Photo 69

Power control system for the electric gate



Photo 70

Fiber connection

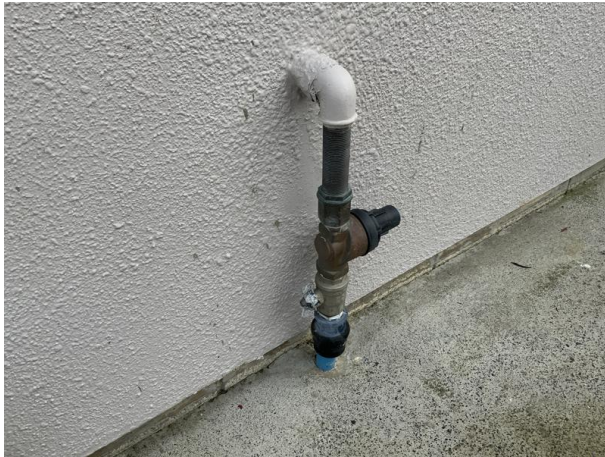


Photo 71

Water



Photo 72

Earth connection



Photo 73

Power connection



Photo 74

Automatic garage door opener



Photo 75

Alarm and gate control



Photo 76

Smoke alarm



Photo 77

Hot water tank not visible and not inspected



Photo 78

Sample photo of the electrical plug test, all tested plugs passed



Photo 79

Fuse panel next to the front door

# CONCLUSION

We recommend checking local authority records to ensure that any permits, consents and Code Compliance Certificates are complete and the floor layout matches the plans.

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

Report Types - Only the reports purchased are contained within the following report. Please refer to page 3, Inspection Type, for the type of report purchased. One or more of the following will be listed - Pre-Purchase Report. Meth Testing. Floor Levels. This report complies with New Zealand standards for building inspection NSZ4306:2005.

The buildings' age was considered when the inspection and reporting were carried out. The survey of the condition of the building elements and components was carried out based on 'the expected condition of the materials' considering their use, location and age. The floor levels, in our opinion, are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is expected of older properties.

There are areas noted within the report that require maintenance. Relevant trade people, such as painters and carpenters, should be engaged to remediate work outside the homeowner's skill level in any required areas. It would be recommended a building surveyor is engaged to produce a maintenance schedule regarding the monolithic cladding.

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

The dwelling is structurally sound and fit for purpose.