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Ph: 0800 766 463
info@buildinginspect.co.nz
www.buildinginspect.co.nz
Registration Nu NZIBI 031

Pre-purchase HOUSE inspections

RECOMMENDATIONS REPORT

Inspection 9089
Customer Jessica Justice
Property Address 33A Landing Road, Titirangi
Date 14/03/2025



Moisture Testing:

Moisture testing carried out in all rooms. Results of moisture readings, if not normal, will have been noted under Floors, Walls, and Ceilings etc.

OBSERVATIONS RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT CARRIED OUT TO NZS 4306:2005 (visual component of this building code only)

NZIBI Member with indemnity protection. Policy number 1726429/000

Identified ratings can be found thru out report i.e. Very good / Good / Fair / Poor

**Weather on the day was Fine.
Report relates day of inspection.**

OBSERVATIONS / RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT

Dwelling Description

The property comprises a two-level dwelling with timber frame. Cladding is fibrolite sheet and timber battens (no cavity due to era of build). Offering three bedrooms, one bathroom and one separate toilet. Has a corrugated iron and coloursteel long-run roof on a timber floor and timber piles.

Building Exterior / Attached Structure

Foundation Walls and Base Boards

Foundation walls are timber posts in concrete. Base is timber slats. Floor to ground level good. All appears to be in good condition at time of inspection.

Sub-Floor ventilation

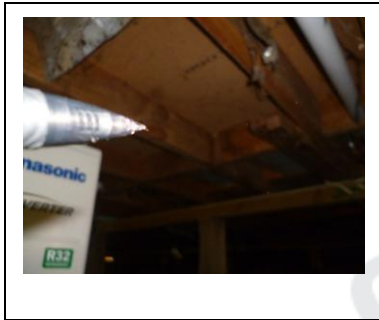
All ventilation by way of gaps in timber slats. All appears to be in good condition at time of inspection.

Basement

Access located on west side of house. Foundation walls are timber posts in concrete. Piles are timber posts in concrete. Sub-floor bracing and fixings, bearers and floor joists all appear to be in good condition. Floor is particle board with breather foil and no insulation.

Under bathroom areas found to be dry with no signs of leaks at time of inspection.

Note: Recommend batts or foam insulation for better insulation qualities.



Exterior Lining – Cladding

Fibrolite and timber battens. All appeared to be in good condition at time of inspection.

Note: Areas where remedial sealing has been undertaken and minor painting maintenance in areas.

Fibrolite products from the 50s through to 90s contained 5% to 15% asbestos.

No health risk unless cutting, grinding, or handling unpainted product. Keep well painted.

Removal and dumping of product should only be carried out by professional licensed companies.

Gables and Bargeboards

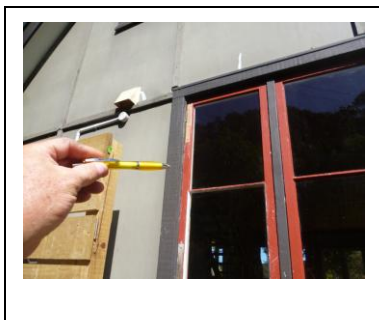
Gables are fibrolite sheets and timber battens. Bargeboards are timber. Appear to be in good condition at time of inspection.

Joinery

Timber doors and timber windows

All appeared to be in good condition at the time of inspection other than:

Note: Remedial work has been undertaken to east side lower window, painting maintenance required to finish.



Trim, Scribes and Head Flashings

Trim and head flashings appear to be in good condition at time of inspection.

Windows hard to soffit and timber trim over window heads act as head flashings in areas.

Soffits

Soffits approx. width varies from none up to 300mm and are painted fibrolite. All appear in good condition at time of inspection.

Fascia

Timber fascia appears in good condition at time of inspection.

Spouting

PVC spouting all appears in good condition. Recommend cleaning spouting on a regular basis and make any necessary repairs as required to extend the life of the product.

Downpipes

PVC downpipes. Found to be in good condition at the time of inspection.

Plumbing – Gully traps & Waste pipes

Gully traps appear to be in good condition. Waste pipes turn-down appear to be in good condition.

Drainage – Sewer & storm water

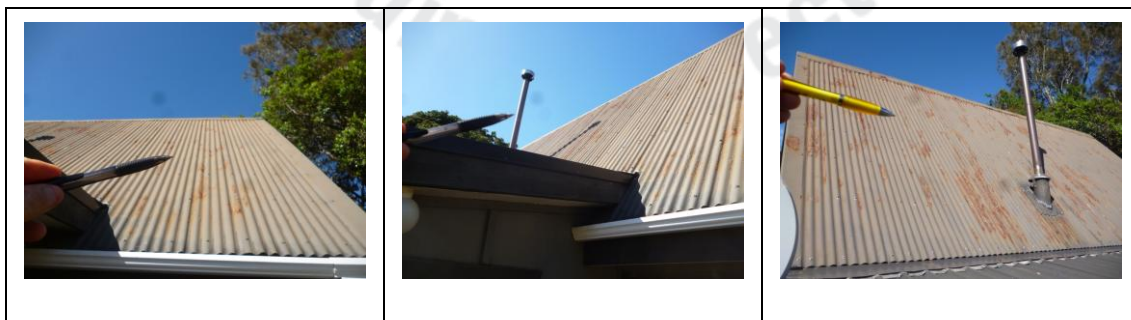
Council sewerage and storm water connection. Terminal back vent installed.

Roof

Corrugated iron roofing and long-run coloursteel. Roof, ridges, valleys and roof flashing appeared to be in good to poor condition at the time of inspection.

Recommend yearly checks to clean and carry out any necessary maintenance which may be required to ensure watertight. We were unable to fully inspect top roof area due to excessive height (over 3 meters).

Note: Recommend a professional roof company check and carry out all repairs to ensure watertight or replace as necessary, mainly on north side of upper roof and sleep-out.



Chimney

Galvanised iron chimney with stainless steel cowl, appears to be in good condition at time of inspection. Chimneys are required to be cleaned i.e. chimney sweep every year to maintain insurance.

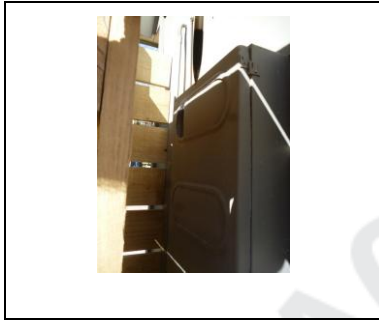
Exterior Lights

Exterior lights appear to be in good condition and working at the time of inspection.

Electric Power Main (Meter Box)

Located on east side of house. Earth pipe and connection seen.

Note: Viewing screen broken.



Electrical

Underground to dwelling.

Telecom

Underground to dwelling.

Water main supply

Town supply. Meter located at front of property.

Gas Bottles (45 kg x 2)

Located on east side of house. Recommend that all gas is certified by a craftsman gasfitter / plumber and that a producer statement has been issued.

Hot water Infinity (gas)

Located on east side of house; gas Rheem 27. All found in good condition at time of inspection.

Decks and Steps

1 Lower decks located on north, south and west sides of dwelling. Timber decking over timber deck framing, steps, glass balustrades and fixings, all appeared to be in good condition at time of inspection.

Unable to view all timber below deck due to lack of clearance.

2 Pathway deck leading to sleep-out. Timber decking over timber framing all appeared to be in good condition at the time of inspection.

Pergola

Attached wooden structure with clear light roof. Appeared in good condition.

OVERALL CONDITION OF EXTERIOR

The exterior of the house appears to be in good condition other than notes. View footnote at end of report.

Building Interior / Rooms

Note: A water tap is checked to make sure plumbing system is under pressure so leaks can be detected. The building inspector will ask for a plumbing/electrical professional tradesperson to check property if areas of the above trades are of concern.

Floors

Floors are particle board. All appear to be in good condition, level and firm with minimal creaks. Coverings are polished wooden T&G flooring, cork tiles and carpet. All appeared to be in good condition at time of inspection.

Interior Mouldings

Architraves, skirtings and square stoppings are painted and varnished and in good condition at time of inspection.

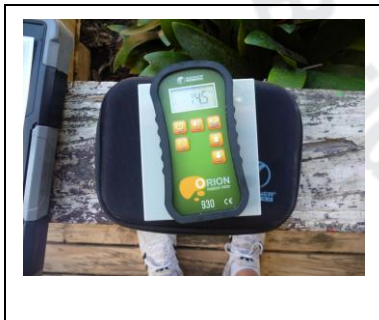
Walls

Walls are painted and painted wallpaper, appear to be in good condition. Straight with minimal cracks found at time of inspection.

Moisture Readings with Trotec T660 Gauge or Wagner Orion 930.

Readings were taken from a minimum of three points from inside of all exterior walls and wet areas i.e. Around all windows, doors, bottom plates and wet areas.

No elevated moisture readings were detected at time of inspection.



Orion Gauge Used

Windows

Single glazed. Glass, framing, sills, opening sashes and hardware were found to be in good condition at the time of inspection.

Doors

Front door is painted timber. Doors to the exterior are timber with glass panels. Interior doors are varnished with good hardware and found in good condition at the time of inspection.

Note: Painting maintenance recommended to sills to seal and protect.

Ceilings

All ceilings are painted and varnished timber. No cracks, mould or dampness found at time of inspection.

Fireplace

Freestanding wood burning, located in lounge. All appeared to be in good condition at time of inspection. It is recommended that you check with council to see if this fire has been permitted or if a producer statement has been issued.

Heat Pump

Heat pump located in lounge.

Recommend when purchasing property check that all is working, and any remotes supplied.

Switchboard

Located in kitchen cupboard. Well labelled circuit breakers.

Lights

Fittings all appear to be in good condition. No damaged switches. Light bulbs all working at the time of inspection other than bulb in toilet.

Recommend all lights are working at time of possession to eliminate not bulb only issue.



Smoke Alarms

Regulations state as from 22 April 2003 a smoke detector must be installed no less than 3 meters from every bedroom door. Non-compliant.

Kitchen

Varnished shelves, cupboards, doors and drawers. Granite bench tops. Chrome handles. Stainless steel sink with mixer. No leaks found at the time of inspection. Freestanding oven and gas hobs. Extractor fan flued to the outside. Overall condition was found to be good.

Bathroom (downstairs)

Bath with mixer and spout, tiled shower with curtain over bath. Pedestal basin with mixer. Washing machine outlets. All operational. No leaks found at the time of inspection. One heated towel rail. All appears to be in good condition.

Note: Painting and silicone maintenance recommended above basin.



Toilet (downstairs)

Located in own room. Toilet only. All operational and appears in good condition. No leaks found at the time of inspection.

Stairs

Polished timber with handrails. All appears to be in good condition at time of inspection.

Laundry / Tub operation

Located in bathroom. Washing machine outlets only. No leaks found at time of inspection. Operational and appears to be in a good condition.

Back entry

Located off lounge. Timber doors with glass panels. Appeared to be in good condition at time of inspection.

OVERALL INTERIOR CONDITION

The interior appears to be in a good condition.

Section / Garden / Outbuildings

Section / Outside area

Tidy section with established garden and native bush.

Driveway and access

Concrete and tarseal driveway and cobblestone car pad. Own right of way. All in good condition at time of inspection.

Note: Private road to dwelling not included in report.

Sleep-out

Timber weatherboards and timber plywood with corrugated iron roof. All in good to fair condition at time of inspection. Note:

- 1 Refer to notes under "Roof".
- 2 Remedial work being undertaken to sleep-out at time of inspection.
- 3 Recommend foliage and ground level be lowered to sleep-out cladding on east side.



Fences / Retaining Walls

Timber fencing and masonry retaining walls appear to be in good condition at time of inspection.

Letterbox

Timber. In good condition at time of inspection.

Footnote:

- 1 Recommend Lim and all council files be viewed.
- 2 Recommend due to extensions / alterations / noticed that council floor plan (if available) is viewed of footprint of original dwelling.

Please Note:

Moisture testing carried out in all rooms.

The inspector has not moved furniture, fixtures, stored items, soils, plants etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. Some defects can be detected with the aid of testing equipment which was used at the time of inspection but these tools have limitations and cannot detect defects in all circumstances.

A non-invasive Trotec T660 MMS or Orion 930 (Moisture Measurement Systems) were used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

Inspections - over three meters. OSH regulations state that working at heights of over three meters is done safely. If climbing over three meters then OSH state - guarding, safety nets or fall arrest systems should be in place. This is unfavourable in the situation of house inspections; therefore our policy is that our inspectors only climb as far as their ladders take them, keeping their personal safety paramount.

This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

- A This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring, etc. Therefore we are unable to report that any such part of the structure is free from defect.
- B This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualification enable them to do so.
- C Information provided in this document is provided "as is" without warranty of any kind, either expressed or implied.

Inspection Date: 14/03/2025

Inspector: Damon Schubert
021-878491

Bryan Schubert
Company Director



RATINGS:

VERY GOOD: No work required, in excellent condition

FAIR: Check recommendations, work required

GOOD: No or minimal work required, consistent for its age

POOR: Requires replacing, further investigation

All ratings are based on age and condition at time of inspection. Follow up is the responsibility of the client.

Peace Of Mind recommend that for further piece of mind a LIM report also be obtained on the property from the local council.

