



4<sup>th</sup> November 2025

Darren Knight  
3 Huia Rd  
Titirangi  
Auckland

Dear Darren

**Re: Pre-Sale Report on 3 Huia Rd, Titirangi  
Job Ref: 260618**

Please find attached a copy of the report completed on the above-mentioned property.

We are very proud of our high standard of service, and we hope that you will be satisfied with the following report. Should you have any questions relating to the enclosed, or if we can be of further assistance, please do not hesitate to contact us on the number provided above.

**EP Group Ltd also offer the following services:**

Pre-Purchase & Sale Inspections  
Moisture Assessments and Thermal Imaging  
Presumptive Meth Testing  
Code Compliance Resolutions  
Building Dispute Advice  
Safe and Sanitary Inspections  
Pool Fencing Advice  
Certificate of Acceptance  
Cladding Assessments  
Members of NZ Institute of Building Inspectors (NZIBI)  
Certified Weathertightness Inspector

We would like to take this opportunity to thank you for using EP Group Ltd. We appreciate your business and wish you every success for the future.

Yours sincerely,

DAVID HUGHES  
**Company Director**





## PRE-SALE REPORT ON THE DWELLING LOCATED AT 3 HUIA RD, TITIRANGI



**EPG REPORT REF: 260618**

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## 1. BRIEF

- 1.1 This report has been prepared at the request of Darren Knight. This report has been compiled on the 4<sup>th</sup> November 2025.
- 1.2 EP Group Ltd (EPG) has been engaged to inspect the property and provide an opinion of the current condition. This is not an inspection of the building to determine if compliance with the NZ Building Code and associated documents has been achieved during the course of the construction, this was the role of the council during the course of the construction of the building or any alterations that may have occurred to the building since. However should there be obvious important matters these will be brought to your attention within the report for your information.
- 1.3 This report may contain information and observations that are based on “the potential to cause future possible damage” or potential future failure, and that these items may appear to be performing at the time of this assessment. We are obliged to draw these matters to your attention in order to ensure that you are fully aware of both the current condition of the dwelling and also what has the potential to become an issue in the future.
- 1.4 This information will enable you as the client to be aware of some of the specific areas of the dwelling susceptible or prone to failure in the future, this is of particular importance to the sections on the exterior cladding, roof and decks. In a lot of instances these potential future matters can be avoided by a regular maintenance programme designed to ensure ongoing performance of the materials and design, this in turn will work towards ongoing weathertightness. On the other hand there could be matters that are not so simple and straight forward to resolve and you need to be aware of these.
- 1.5 We are unable to predict what will fail in the future as this is dependant to a high degree on the level of maintenance and monitoring carried out in the future. These potential future problems are a result of the effects that the leaking building syndrome has had on various differing types of cladding systems, construction techniques and design of homes since the introduction of the NZ Building Act in 1991. If there are any areas of this report that you are unclear of please do not hesitate to contact EPG so clarification can be provided.
- 1.6 We have tried to make this report as simple and straight forward as possible. If at any time you are unclear on any points within the report or you do not have a very clear understanding please contact us at any time so we can discuss your concerns and clarify any matters that are not clear. This is particularly important with the sections relating to the exterior claddings roof and decks.

## 2. INSPECTION

- 2.1 A **visual** inspection only was undertaken on the 3<sup>rd</sup> November 2025. David Hughes who is an employee of EP Group Ltd. undertook this inspection.

- 2.2 There were dry weather conditions at the time of inspection.
- 2.3 EPG were not briefed to carry out research of council files or assist in the due diligence process relating to this property.
- 2.4 Any such faults or defects noted and raised in this report are for your information as the client. This report is not to be used to base the extent of remedial works or the costing of such remedial works.
- 2.5 *This report has been completed for the Vendor. EPG will only discuss this report with the vendor or any person to whom we re-address this report to. Our fee to re-address a report is available upon request. EPG shall not be liable to any third party who may act on the contents of this report.*

### **3. INTRODUCTION**

- 3.1 This is a single storey dwelling constructed circa 1930 with later additions.
- 3.2 The construction is of timber piles foundations; the exterior cladding is timber weatherboards and weathertex with UPVC joinery and longrun coloursteel roofing.
- 3.3 This dwelling is situated on a sloping, partly fenced section.
- 3.4 Access to the property is via a tar seal driveway which appears to be in sound condition.

### **4. MOISTURE TESTING**

It is very important that you read and fully understand this section of the report:

- 4.1 A Capacitance Meter was used throughout the dwelling to obtain indicative moisture content readings only of the framing. This device requires the presence of moisture in the framing (or other members) to provide a reading. It must be understood that there are situations where framing will dry out depending on the frequency and degree of wetness that the framing has been exposed to (i.e. seasonal changes). At the time of undertaking an assessment, the framing could well be in a dry state and therefore not present as elevated readings:
- 4.2 Like us, most Pre-Purchase inspection companies use one of the scanning / capacitance type meters as they are the only means of obtaining a reading without damaging wall surfaces. In most instances property owners will not permit invasive testing as this not only marks walls necessitating repairs but also gives every indication of a potential problem to other interested parties.

4.3 It must be understood that the readings obtained by the capacitance meter and listed in this report are not actual moisture content readings of the framing at the time of the assessment. The readings are useful as all the readings are relative to each other and any extra high or low readings compared to the rest will indicate a potential moisture related problem requiring further investigation. The readings used in isolation can mean virtually nothing in terms of decay and damage. Any elevated readings will be identified and commented on within the report.

4.4 The following table relates to actual moisture content readings:

<b>CARREL AND CARREL CAPACITANCE METER</b>			
<b>Guidelines</b>	<b>Boric Treated</b>	<b>Untreated</b>	
<i>Good</i>	Up to 20%	Up to 16%	Will not allow the establishment of timber decay species.
<i>Concern</i>	20 – 25%	17 – 20%	May allow the establishment of timber decay species under certain conditions. A warning that action is required but severe damage is unlikely.
<i>Hazard</i>	25 – 30%	21 – 24%	Will allow the establishment of most timber decay species. The timber will most likely require removal.
<i>Severe</i>	31% +	25% +	Likely to result in rapid deterioration of the timber. Timber will require removal and it is likely specific methods will be required to clear up the advanced decay within the framework.

Any readings in this report that are deemed to be elevated must be considered at risk as set out in the table above and as the client you must decide as to whether you wish to have additional invasive or destructive testing undertaken.

Should for any reason an area has dried due to the situation/conditions then the readings will reflect that level of dryness bearing in mind what has been stated above. This does not mean that timber decay is not present or that moisture ingress will not occur with the right weather conditions. This form of testing is only indicative as at the time the readings were taken, we can give no guarantees.

It is not at all possible to determine whether or not the timber used in the construction of the dwelling is treated or untreated timber. It was common practise between approximately 1996 and 2004 to use untreated timber. Untreated timber exposed to moisture will decay rapidly and can result in total structural failure. The only way treatment can be determined is to send timber samples away for laboratory testing.

- **A Control reading of 10.2 was obtained from the sheltered wall of entry.**

Any relevant issues associated with each room will follow in the titled paragraphs.

## 5. INTERIOR INSPECTION

- 5.1 The interior of this dwelling consists of lounge, dining, kitchen, four bedrooms and two bathrooms, laundry and sleepout.
- 5.2 The interior wall finish throughout is of sarked, paint and wallpapered finished linings. In general, the wall linings to all rooms appear to be in good condition and consistent with the age and use of the building.
- 5.3 The ceilings are flush and paint finished linings all of which appear to be in good condition.

### Entryway

- 5.4 This area opens to the reception area which leads to the living and service areas.
- 5.5 Flooring to this area is carpet and is in good condition.
- 5.6 Capacitance Meter readings obtained from this area ranged from 10.0 – 12.6.

### Lounge and Dining Areas Combined

- 5.7 The lounge and dining areas are combined to provide open plan living and are located off the reception area.
- 5.8 The wall and ceiling linings appeared to be in good condition at the time of our inspection.
- 5.9 Capacitance Meter readings obtained from this area ranged from 11.6 – 15.4.



## Kitchen

- 5.10 The kitchen consists of a 1.5 bowl, gas hob, electric oven, dishwasher, waste disposal unit, rangehood, pantry and engineered stone benchtops.
- 5.11 The floor covering to the kitchen is tongue and groove overlay which appeared to be in good condition at the time of our inspection.
- 5.12 The water pressure to all outlets is adequate.
- 5.13 The wall and ceiling linings are in good condition.
- 5.14 A set of bifold doors provides access to the deck.
- 5.15 Capacitance Meter readings obtained from this room ranged from 13.0 – 13.3.
- 5.16 *Access to all exterior walls could not be gained due to built-in units.*



## Bedrooms

- 5.17 The lighting to all bedrooms is via surface mounted fittings.
- 5.18 In general, the walls are in sound condition but with general scuff marks and blemishes associated with use of area.

### Bedroom One

- 5.19 This bedroom is a double sized room with a single sized wardrobe installed.
- 5.20 The handle latch to the window is missing.

5.21 The bedroom door binds and need easing.

5.22 Capacitance Meter readings obtained ranged from 13.1 – 19.4.

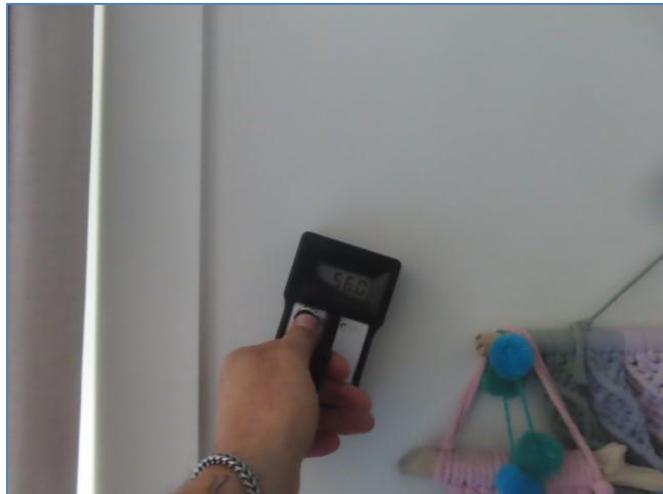


### **Bedroom Two**

5.23 This bedroom is a double sized room with a double sized wardrobe installed.

5.24 A set of bifold doors provides access to the deck.

5.25 Capacitance Meter readings obtained ranged from 13.9 – 56.0. Elevated reading located off the doors. No obvious point of moisture entry.





### **Bedroom Three**

5.26 This bedroom is a single sized room with no wardrobe installed.

5.27 Capacitance Meter readings obtained ranged from 13.4 – 16.0.



### **Master Bedroom & Ensuite**

5.28 The master bedroom is a double sized bedroom fitted with a double sized wardrobe and an ensuite bathroom.

5.29 The wall and ceiling linings are in good condition.

5.30 A set of bifold doors provide access to the deck.

5.31 Capacitance Meter readings obtained ranged from 11.5 – 13.0.



### **Ensuite**

- 5.32 The ensuite consists of shower unit, vanity, toilet, heated towel rail and wall hung mirror.
- 5.33 The water pressure to all outlets is adequate.
- 5.34 Ventilation is via an opening window and mechanical ventilation.
- 5.35 Capacitance Meter readings obtained ranged from 11.0 – 12.3.

### **Bathroom**

- 5.36 The bathroom consists of bath with shower over, single vanity, toilet, heated towel rail and wall hung mirror.
- 5.37 The floor covering to the bathroom is vinyl tiles which appeared to be in good condition at the time of our inspection.
- 5.38 The water pressure to all outlets is adequate.
- 5.39 Ventilation is via an opening window and mechanical ventilation.
- 5.40 Capacitance Meter readings obtained ranged from 10.1 – 12.7.

### **Laundry**

- 5.41 The laundry is located in the bathroom and consists of a clothes washer and dryer.
- 5.42 The flooring to this room is vinyl tile which appeared to be in good condition at the time of our inspection.

5.43 Ventilation is via louvre doors.

5.44 Capacitance Meter readings obtained ranged from 14.0 – 17.2.

### **Ceiling Space**

5.45 The ceiling space is sound, clean, dry and insulated with polyester and fibreglass. The insulation materials appeared to be in good condition at the time of our inspection.

5.46 A home ventilation system has been installed.



### **Water Heater**

5.47 This is an instant gas water heater located on the exterior wall and is in good condition.

## **6. UPVC JOINERY**

6.1 The exterior joinery is double glazed UPVC with head flashings installed. In general, the joinery appeared to be in good condition at the time of our inspection.

## **7. FOUNDATION / SUBFLOOR AREA**

7.1 These foundations are of precast foundation blocks, 125x125 senton piles and screw piles. These foundation blocks support 100x75 jackstuds, 2 x 150x50 and 100x75 bearers and 150x50 floor joists.

7.2 The ground within this area was dry with no evidence of insect infestation was sighted and had adequate ventilation provided at the time of this inspection.

7.3 There is adequate clearance between the subfloor framing and the ground.

7.4 There is under floor insulation provided. This prevents a visual inspection of the flooring.

7.5 With older houses on original foundations it is common for floor levels to undulate. We therefore recommend that if the client looks to renovate etc. in the future that these foundations be assessed further and addressed where necessary if required. **LEAVE IN FOR PROOFER**



## 8. SOFFIT LININGS

8.1 In areas, these are of smooth finished sheet lining all of which appear to be in good condition.

## 9. ROOF

9.1 The roof is a gable and monopitch and valley roof clad with longrun corrugated and trapezoidal coloursteel and appeared to be in good condition at the time of our inspection.

9.2 The spouting is PVC with PVC downpipes all of which appeared to be in good condition at the time of our inspection.

9.3 The spouting requires regular cleaning of debris to ensure correct operation.

9.4 The valley flashings appeared to be in good condition at the time of our inspection. This opinion only extends to the portion of the flashing that is visible.



## 10. EXTERIOR CLADDING

### Bevel Backed Weatherboards and Weathertex Sheet Cladding

- 10.1 The exterior cladding to this dwelling is bevel backed weatherboards and weathertex sheet cladding direct fixed to the framing and on a drained and ventilated cavity system.
- 10.2 The weatherboards themselves appeared in sound condition at the time of this inspection.
- 10.3 The paint finish is in fair condition; *A good condition to exterior finish will provide the required level of protection provided the finish is kept clean and free of grime.*
- 10.4 The exterior ground levels in relation to floor level and base does comply with the requirements of the NZ Building Code. *The minimum requirements are 150mm from the top of the floor down to the ground for paved surfaces and 225mm for unpaved*

surfaces. Monitoring and maintaining these areas will be required. Insufficient ground clearance presents a risk as the accumulation of ground water and the ability for water splash which can result in moisture ingress through wicking. Wicking is the term used to describe water being drawn up into building elements by capillary action. Some cladding materials are absorbent and this action can result in damage. The other issue is that the cladding must overlap the top of the floor level by 50mm. If the ground levels are too high then the cladding will be too close to the ground and in the case of weatherboards excessive continual moisture can result in timber decay. It is important that these clearances are maintained.



## 11. TIMBER DECKS

Open slat timber frame decks providing they are well maintained and meet with building code requirements generally provide little trouble. Ensuring that the barrier (if the deck exceeds one meter in height) is in good condition and that there are no decayed members and the surface is kept clean and free from moss and mould is generally all that is required to keep these areas in good condition.

- 11.1 There is a timber deck: This is located off the front and rear of the dwelling and in general appeared to be in good condition at the time of our inspection.
- 11.2 Construction is of timber frame subfloor structure with timber decking.
- 11.3 Hook up spouting to the covered pergola.



## 12. EXTERIOR

### Paved Areas

- 12.1 All paved areas that surround the dwelling are in good condition.

### Drainage/Cesspits/Ponding

- 12.2 These areas appear to be functioning with no signs of ponding evident.

### Fencing

- 12.3 Fences around the dwelling appear in fair condition.

### Sleepout

- 12.4 This is a freestanding sleepout and is of timber frame construction and appeared in sound condition at the time of inspection.



## 13. CONCLUSION

- 13.1 We must remain objective in our reporting, and we have provided our report to enable you to make as reasonably as practically possible an informed decision with regards to the condition of the property, this was from a visual assessment only. It is very important that you fully understand the contents of this report and if there are any areas from within this report at all that you are not sure on then you should contact us to seek clarification.
- 13.2 EPG therefore accepts no liability whatsoever for any losses suffered as a result of any omissions in the report if it is relied upon by any party as being the basis of establishing the scope of any remedial solutions.
- 13.3 *This report has been completed for the Vendor. EPG will only discuss this report with the vendor or any person to whom we re-address this report to. Our fee to re-address a report is available upon request. EPG shall not be liable to any third party who may act on the contents of this report.*

### OVERALL CONDITION

- 13.4 Overall, this house appears to be in good condition. It will be necessary to maintain this condition, and we recommend that a maintenance programme be developed to ensure that ongoing weathertightness and the general upkeep is maintained.

### MOISTURE

- 13.5 Apart from bedroom two, all other capacitance meter readings were of an acceptable level with no elevated readings being returned at the time that this test was undertaken. This could change with varying weather conditions. When reading this we must refer you back to sections **4.0 (Moisture Testing)** inclusive of this report. We again advise that there may be the potential for future issues, and it is very important for you to maintain this building to the highest level and address any issue as they are

detected. We would recommend that you keep a logbook for your own reference and that of future owners of all maintenance works.

## **GENERAL**

- 13.6 Ensure that a Code Compliance Certificate has been issued for the dwelling and that you have all the original warranties for the house and chattels.
- 13.7 We recommend that you contact Council to confirm that all the appropriate Council approvals (i.e. building permit, building consents and planning requirements) have been approved.
- 13.8 During this inspection we have checked to see if appliances appear functional (turn on/off); however due to the limitations of this inspection this does not include full testing of electrical equipment and appliances. We recommend providing maintenance history of all appliances / electrical equipment that is provided with the home. *Examples include but not limited to dishwasher / rangehood / waste disposal unit / heated towel rail / alarm system / heat pump / air-conditioning unit / solar heating systems / pool pumps. These systems generally have a serviceable life of around 10-12 years.*
- 13.9 The water pressure in our opinion (as tested during inspection) appeared adequate to our standard (note: all plumbing outlets could not be turned on simultaneously for testing pressure); however as every individual has a differing preference to water pressure; we recommend this be assessed by the purchaser(s) to ensure it meets personal requirements.
- 13.10 With houses built in this era it is always advisable to have the electrical wiring assessed.
- 13.11 We recommend that any issue noted within this report be attended to **with** regular maintenance and monitoring being undertaken to assist with long term performance.
- 13.12 We have attached some useful tips on how to maintain and preserve the exterior cladding for your future reference. \*See *Useful Tips to Maintain & Preserve Sheet to follow under Attachments.*
- 13.13 Please note that this report does not provide any guarantee that items surveyed will not fail at some later date and information herein pertains strictly to observations on the day of the inspection.

## **ATTACHMENTS**

### **USEFUL TIPS TO MAINTAIN & PRESERVE:**

- ✓ The exterior surfaces of your home should be cleaned on a regular basis. This will help to improve your home's appearance and to preserve your paint system. Cleaning once every year will remove light soil as well as grime and airborne pollutants.
- ✓ The exterior can be cleaned with a low-pressure water blaster (less than 450psi) using a fan-jet of cold water at a 45-degree angle from the wall (not perpendicular). The fan of the water blaster should be kept a minimum of 20cm from the surface of the cladding in order to avoid damage.
- ✓ Localised grime or ingrained dirt should be removed by cleaning with a scrubbing brush a solution of detergent and warm water. Under no circumstances should you attempt to remove heavy staining using a high-pressure water blaster.
- ✓ Check for cracked, loose or missing sealant as part of your regular maintenance inspections. You will find sealant in most areas where different surfaces meet. These include around windows and doors, pipes, where walls meet the soffit line and where electrical fittings and handrails have been attached to walls. All deteriorated or damaged sealant should be removed and replaced as soon as it appears. We recommend that a paintable MS Sealant be used.
- ✓ It is important to monitor areas that are heavily exposed such as parapets, and balcony handrail tops. Due to the minimal slope on these areas and the extremes in thermal movement they must endure it is critical that they are well inspected and maintained.
- ✓ Cracks may indicate underlying structural problems, they should always be inspected by a professional. Temporary repairs can be made to cracks by filling them with sealant until the inspection is done and permanent repairs are made.
- ✓ During your regular inspections don't forget to check areas that are cold and dark, such as under decks or behind heavy foliage. Dirt provides the perfect nutrient for mould and algae growth. The tiny roots that these organisms use to cling to your walls will cause your paint to deteriorate very quickly if it is not regularly cleaned.
- ✓ By regularly cleaning the exterior of your home, you will dramatically reduce the chances of your cladding system becoming dirt stained. This will help to ensure that the task of repainting your home can be postponed for as long as possible. Trimming bushes to allow good air circulation, covering soil with mulch, bark or stone and keeping your gutters clean will all help to keep your maintenance to a minimum.
- ✓ Depending on the quality of the paint that has been used on your home, it will invariably require repainting after 5-7 years. Simply clean the wall surfaces with a suitable chemical or detergent wash and rinse off. If areas of the property have been poorly

maintained ensure any lichen, moss or loosely adhered paint is removed using a wire brush prior to any new paint being applied.

- ✓ The paint system you choose to use on your home must be fit for the purpose for which you intend to use it and it must be applied according to the manufacturer's specifications.

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This opinion is based on a visual inspection of those parts of the dwelling reasonably accessible, no invasive or destructive inspection methods were used in this assessment; therefore no opinion can be given in respect of such concealed work.

This report should be seen as intended to identify any significant defects at the time of our visual inspection. While some minor defects maybe noted; it is unrealistic for the inspector to comment on **all** minor imperfections in this standard house inspection report.

We hope this report provides the necessary information you require to proceed with this matter, however, should you require any further assistance please do not hesitate to contact the **author directly on 021 677 439** or the office on 09 413 8610.

## PREFERRED CONTRACTORS

For a list of our preferred contractors and useful industry links to associated websites / contact details as required, please visit our website [www.epgroup.co.nz](http://www.epgroup.co.nz)

"(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, ceiling, 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 qualifications enable them to do so."

This report and all consulting services provided by EP Group Ltd or the Consultants employed by the firm are provided solely for the use for the client who gave the instructions. EP Group Ltd does not now and will not hereafter assume any responsibility to any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent mis-statement) or wilful act or default of the Company or others by reason of or arising out of the provision of this report or consultancy services. Any person, other than the client, who uses or relies upon this report or the matters contained in it, does so at the risk of that person.

This report has been completed with the specific purpose stated in this report. No responsibility is accepted to any person including the client in the event that the report is used for any other purpose.

This report relates to the situation at the date of the preparation of the report and is relevant to circumstances which prevail at the time.

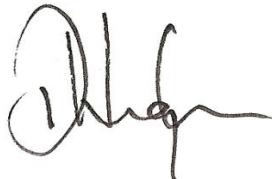
EP Group Ltd does not, as a matter of policy, contract out of the provisions of The Consumer Guarantees Act 1993. Therefore if there is any conflict between any statement contained in this report and any provision contained in The Consumer Guarantees Act 1993 then the provisions of The Consumer Guarantees Act 1993 shall prevail.

The whole or any part of this report may not be included in any published document or circular or statement except with the prior written approval of EP Group Ltd as to the form and context in which it may appear.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials have not been detected except to the extent that the same are reported upon and this report comments on the presence of such hazardous materials only to the extent that it has been possible to determine their presence by a superficial examination of the premises which cannot reveal hidden substances. If the client is concerned about the presence of asbestos, other chemicals, and toxic wastes or other potentially hazardous materials then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care has been taken to note the presence of such asbestos, other chemicals, toxic wastes or other potentially hazardous materials such as mould, mildew and moisture as are visible upon a superficial examination of the premises. This report does not constitute an environmental audit and the same cannot be undertaken without additional work and research being carried out with the consent of the client and with additional cost to the client.

Any freestanding fire appliance or inbuilt fireplace is outside the scope of this report. Should this property contain either of these and you wish the condition to be assessed we recommend an approved installer be contacted.

Signed For and on Behalf of EP Group Ltd  
Yours sincerely



**DAVID HUGHES**  
**EP GROUP LTD**

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