

RED LBP PRE-PURCHASE REPORT

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

PRE-PURCHASE



YOUR INSPECTOR



Andy Vann

Red LBP Inspector for Christchurch East

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- ✔ **Licensed Building Practitioner (LBP)**
- ✔ **Extensive experience in new home construction, renovations, and commercial projects**
- ✔ **Experienced heritage stonemason**
- ✔ **Fully qualified Carpenter**
- ✔ **Played a key role in the Christchurch post-earthquake heritage restorations**

Hi, I'm Andy, franchise owner and inspector for Red LBP Christchurch East.

I bring a wealth of experience in new home construction, renovations, and commercial projects. As a fully qualified carpenter and skilled historical stonemason, I have a deep understanding of building integrity and craftsmanship.

I have contributed to some of Christchurch's most iconic buildings, both before and after the earthquakes. I played a key role in rebuilding the Lyttelton Timeball Station before 2011, worked on the Christchurch Cathedral, and following the quakes, collaborated with one of the city's largest property developers to restore heritage buildings in Christchurch and the wider Canterbury region. My expertise in both carpentry and stonemasonry has helped preserve these structures, ensuring they remain stable and beautiful for future generations.

Coming from a real estate family, I understand the need for clear and timely property assessments. I provide thorough, easy-to-understand pre-purchase reports, making me a trusted choice for property inspections in Christchurch East.



ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	41 Hercules Street, Shirley, Christchurch 8013
Client	White Sparrow Homes Ltd.
Date of Inspection	23rd April 2026
Time	9:30 am
Inspector	Andy Vann National Certificate in Carpentry, Licensed Building Practitioner.
LBP Number	BP135432
People Present	Inspector, Other
House Occupied	No



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: East Coast Inspections Ltd trading as RedLBP Christchurch East and Banks Peninsula
Client: White Sparrow Homes Ltd.
Date of Inspection: 23rd April 2026
Site Address: 41 Hercules Street, Shirley, Christchurch 8013
Inspector: Andy Vann
Qualifications: National Certificate in Carpentry, Licensed Building Practitioner.

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input 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 checked="" type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

Name: Andy Vann

Date: 23rd April 2026

Signature:



(for and on behalf of RED LBP)

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 & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages 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 is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a 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.

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.

Weathertightness – This will be considered 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 specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

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.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in the context of the average condition of similar buildings of approximately the same age, type of construction and material type.

(Stated in accordance with NZS 4306:2005, cl. 3.2.)

For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

We recommend checking the records of the BCA (Building Consent Authority) to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

Certain areas of the property were not fully inspected due to access limitations at the time of the inspection. These included:

Roof space - Was only viewed from the access point.

Subfloor - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

These limitations may restrict the ability to identify concealed defects. Refer to the relevant sections of this report for further detail.

This Executive Summary identifies only significant defects and significant deferred maintenance. All other findings are recorded in their respective sections of the report.

Disclosure statement: This report was prepared by a Licensed Building Practitioner and inspector of REDLBP Christchurch East and Banks Peninsula. Please be advised that the Franchise Territory Owner, Andy Vann is related to a Branch Manager of Harcourts Grenadier Real Estate Ltd.

PROPERTY IDENTIFIERS

Address	41 Hercules Street, Shirley, Christchurch 8013
Legal Description	FLAT 2 DP 27074 ON LOT 2 DP 26975 HAVING SHARE IN 508 M2
Certificate of Title	CB39B/133
Land classification	Wind Zone - Medium (BRANZ - GIS). Flood Management Area : Yes Zoning : Residential Zone. Technical category : Land Technical Category Three TC3
Weather	Sunny
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1960s and is located in Shirley. It is a cross-lease title situated on a front section that is flat. The dwelling is single-storey with two bedrooms, and one bathroom and a separate toilet.

Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard which are decorated with paint, wallpaper and painted lining paper. The floors are T&G timber with floor coverings being tile and vinyl planking.

The foundation system is a perimeter masonry block beam with piles, with the dwelling being of timber-framed construction. The exterior joinery is timber and is single-glazed. The property is clad with Summer Hill Stone. The roof is masonry tiles. There is a garage, that is attached to the unit, with single capacity, and internal access. The driveway is concrete.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a patio and concrete paths. Soft landscaping of lawn and gardens.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Split face masonry brick	Viewed
Exterior joinery	
Single-glazed timber joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type B2	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Examined
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Living room	Viewed
Kitchen	Viewed
Laundry	Viewed
Hallway	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Water closet	Viewed
Bathroom	Limited access
Garage	Viewed

ROOF SYSTEM

Masonry tile roofing

Surface finish - Factory.

Condition of surface - Deterioration of the surface coating.

Tile condition - Refer to photos and tiles with chipped bottom corners.

Tile alignment - No visible issues observed.

Type of roof construction - Hip roof.

Pitch of roofs - 25 degrees.

Deflections of roof planes - Areas noted at the time of the inspections, refer photos.

The roof was viewed from an extendable 3.6-metre ladder to all accessible elevations.

Recommendations:

The masonry tile roofing exhibits surface deterioration and requires professional cleaning and recoating to restore its protective finish. To ensure the ongoing integrity and weathertightness of the roof system, it is recommended that a Licensed Building Practitioner (Roofing) be engaged to assess the full extent of deterioration and undertake the required recoating and maintenance works in accordance with the manufacturer's specifications and good trade practice.



Photo 3

Original factory finished masonry tile hip roof.



Photo 4

Slight bulge in the roof line visible over the intertenacy wall.



Photo 5
Sealant visible on what appears to be a tile crack and some roof line deflection on the south elevation.

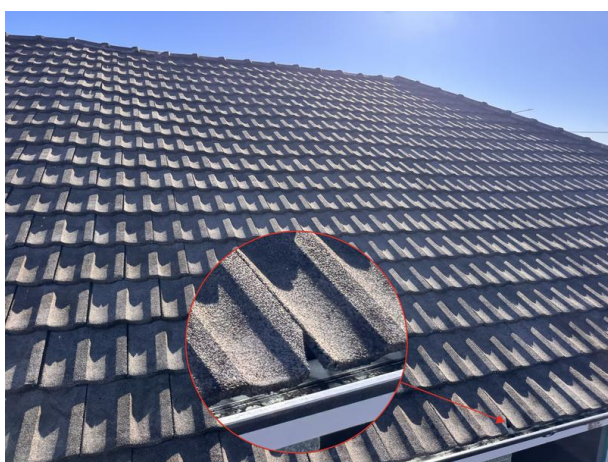


Photo 6
Masonry tile hip roof south elevation broken bottom row tile visible.



Photo 7
Some tile resurfacing visible on the north elevation, also chip bottom corner visible.



Photo 8
Areas of tile surface repairs visible on the north elevation.

Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Hips - Visible areas only.

Material type - Masonry.

Finish - Factory finish.

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

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

Ridges - Visible areas only.

Material type - Masonry.

Finish - Factory finish.

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

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

Penetrations

Type - Pipes and venting.

Flashing material - Lead and Rubber.

Condition - Areas requiring maintenance.

Sealants - Signs of ageing.

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

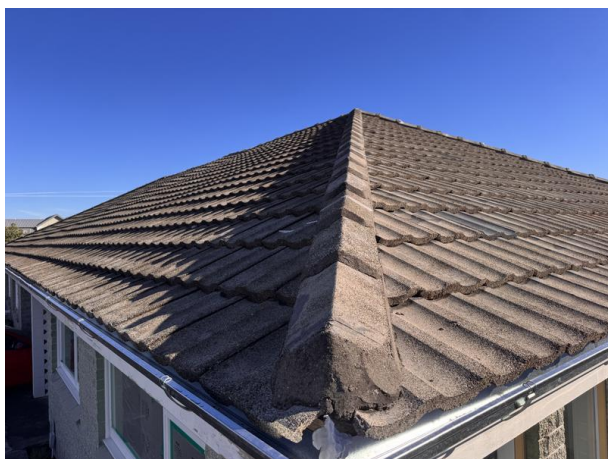


Photo 9
Masonry tile hip flashing.



Photo 10
Masonry tile hip cap flashing secured in place with mortar.



Photo 11
Hip cap mortar repairs visible.



Photo 12
Hot water cylinder and extraction vent roof penetrations on the north elevation. With lead and a manufactured rubber base flashings.



Photo 13
Terminal vent pipe roof penetration with a lead base flashing.



Photo 14
Metal vent penetration with a lead base flashing, corrosion visible.



Photo 15
Extraction vent and terminal vent pipe roof penetration on the north elevation with a custom and lead base flashing.

Guttering

Type - External.

Material - Profiled metal.

Gutter guard - None.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of the inspection.

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

Adequate outlets - Yes.

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

Moss and/or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes

Material - Profiled metal.

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

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

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

Corrosion - None visible at the time of the inspection.

Leakage, blockages - No visible issues at the time of the inspection.

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

Damage - Paint flaking and missing in areas.

Soffits & eaves

Material - Fibrous cement sheeting. Suspected Asbestos-containing material.

Finish - Painted.

Damage, rot or corrosion - Areas requiring maintenance.

Soffit width from cladding to fascia - 500 - 600 mm

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

Recommendations:

There are areas of the timber fascia that require sanding back any loose flaky paint, apply a sealer coat then redecoration to prevent further deterioration.

It is important to note that some older fibrous cement weatherboards & sheeting may contain asbestos.

Therefore, it is recommended to conduct an asbestos test before undertaking any invasive or destructive work on these.



Photo 16
New profiled metal roof edge gutter attached to timber fascia boards with fibrous cement soffit linings.



Photo 17
Profiled metal gutter and downpipes.



Photo 18
Timber fascia boards with a paint finish, deterioration visible recommend resealing.



Photo 19
Timber fascia boards with a paint finish, surface deterioration visible.



Photo 20
New profiled metal roof edge gutter on the south elevation, clear at the time of inspection.



Photo 21
New profiled meta roof edge gutter on the east elevation, clear at the time of inspection.



Photo 22
Profiled metal roof edge gutter on the north elevation, clear at the time of inspection.

EXTERIOR CLADDING

Summer Hill Stone.

Erosion or spalling - None visible.

Mortar erosion - None visible.

Cracking - Cracking to mortar.

Lintels - Not applicable.

Loose bricks - Refer to photos.

Brick to foundation alignment - No visible issues at the time of the inspection.

Weep-holes and Vent holes - Not applicable.

Movement or cracking - Not visible at the time of the inspection.

Penetrations - Seal and maintain any penetrations as required.

Dampness or moisture damage - Areas visible - refer to photos below.

Lime leaching - None visible at the time of the inspection.

Ground clearances - Bottom of masonry veneer cladding to paving - 50 mm. Bottom of masonry veneer cladding to unpaved ground - 100 mm. No visible issues at the time of the inspection.

Early detail books from the 1970s showed suspended timber floors with brick veneer cavities left open to the subfloor. This allowed moist air to move up the cavity into the roof space, often causing significant moisture issues. During renovations, the cavity should be sealed from both the subfloor and roof space, as also required in SNZ HB 4236:2002, section 9.2.6(f).

Recommendations:

Step cracking has been observed within the brick veneer. At this stage, the cracks are non-displaced, indicating that no significant movement or structural failure has occurred. The cracking appears consistent with localised shrinkage or minor settlement, rather than progressive structural movement.

Remedial action can be undertaken by carefully repointing and remortaring the affected joints to reinstate weather protection and maintain the veneer's durability. This work should be completed using a mortar compatible in strength, colour, and texture with the existing, to ensure an effective repair and a uniform finish. Ongoing monitoring is recommended to confirm no further movement occurs. Should cracks widen, become displaced, or reappear after repair, further investigation by a suitably qualified practitioner would be warranted to determine any underlying structural cause.



Photo 23
Summerhill stone veneer cladding. South elevation.



Photo 24
No weep holes installed on the bottom course as the brick veneer is open to the subfloor.

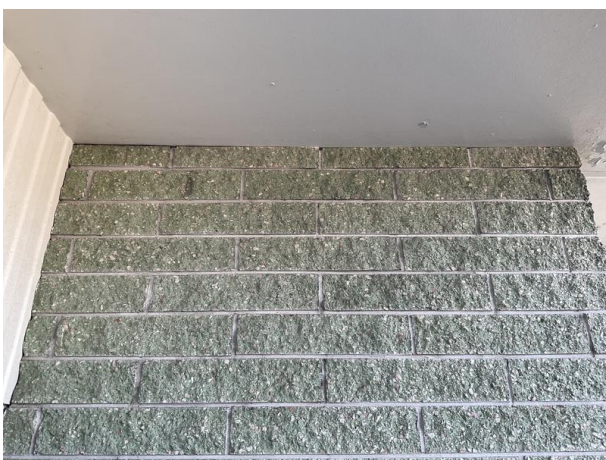


Photo 25
Summer hill stone veneer cladding with no vent holes on the top coarse as the cladding cavity is open to the roof space.

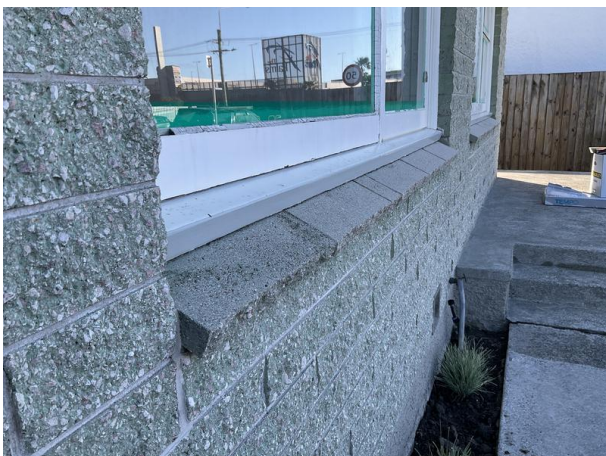


Photo 26
Joinery base block sills installed with suitable run off angle.



Photo 27
Timber quarter round bead installed, recommend sealing to the cladding.



Photo 28
Weep holes visible over the concrete patio, on the south east corner.



Photo 29
Stepped mortar cracking visible on the south elevation.



Photo 30
Summer hill stone cladding east elevation.



Photo 31
New timber joinery side seal bead installed on the east elevation, recommend sealing to the cladding.

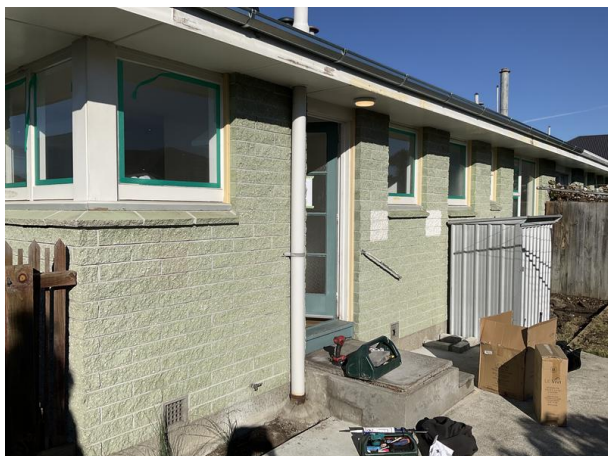


Photo 32
Summer hill stone cladding north elevation.



Photo 33
Cladding to be painted.



Photo 34
Dampness visible on the east elevation,
due to the hot water cylinder drain back
flowing.



Photo 35
Loose brick visible near the heat pump
wall penetration east elevation.

EXTERIOR JOINERY

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - No visible issues at the time of the inspection.

Exterior flashings - Timber headboards installed.

Scribers - Require sealing.

Putty/Beadings - Areas requiring maintenance.

Exterior timbers - Areas requiring maintenance.

Exterior timber sills - Paint condition - No visible issues.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Coating - Interior - Painted. Condition - No visible issues at the time of the inspection.

Hardware - Functional at the time of the inspection.

Opening sashes - All functional at the time of the inspection.

Damage - None visible at the time of the inspection.

Recommendations:

The paint is flaking on the window sills and other exposed exterior timbers. This may allow moisture to be absorbed into the timber, potentially leading to swelling, deterioration, or decay over time. Correct surface preparation, including sanding back defective coatings, treating any bare or weathered timber, and applying a suitable exterior-grade primer and topcoat, is recommended to restore protection and prolong the life of the timber components.



Photo 36

Single glazed timber joinery south elevation.



Photo 37
Glazing putty and paint damage visible.



Photo 38
Timber and block sills installed with suitable run off angle.



Photo 39
Aluminium tilt garage door.



Photo 40
Single glazed timber joinery. East elevation.



Photo 41
Painted timber joinery interior.

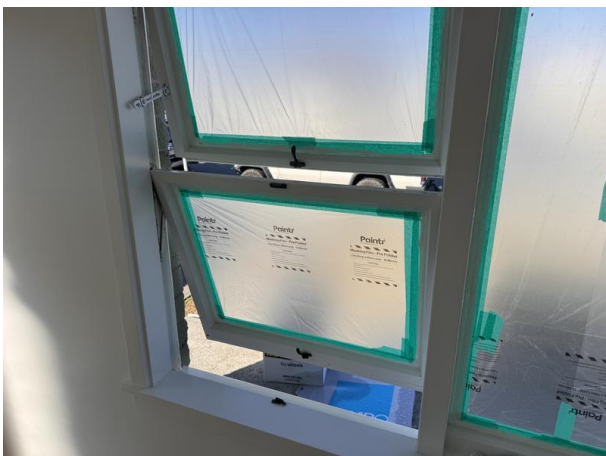


Photo 42
All accessible windows and door tested for function.

FOUNDATION

The subfloor space was viewed via the access hatch located in the Garage approximately 400mm - 500mm

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). Every effort will be made to safely conduct a thorough inspection; however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all visible areas for reference.

Foundation type - Type B2 - Perimeter concrete beam, concrete and or timber piled foundation, heavyweight cladding.

Foundation wall - Perimeter concrete beam.

Subfloor ventilation - Vents.

Piles - Precast concrete.

Condition of piles - Connections to bearers are not all visible.

Subfloor timbers, type and condition - Suspended timber floor.

Flooring - type and condition - Timber flooring - Flooring was visible in some rooms from above.

Insulation - Polyester.

R value of insulation - Over R1.8.

Coverage - Acceptable.

Ground cover - Polythene - Tidy where visible.

Ground condition - Not visible below the dwelling due to the presence of the moisture barrier.

Underfloor Space - Tidy.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible - Unsupported.

Plumbing type - uPVC.

Structural alterations - None visible.

Sub-floor Clearance - Where visible - 350 mm below the bearer.

Defects - Refer to photos.

Recommendations:

It is recommended to support any piping that is unsupported.



Photo 43

Concrete perimeter ring foundation.



Photo 44
Concrete perimeter ring foundation east elevation with the slurry Plastered finish.



Photo 45
Dampness visible on the east elevation due to hot water cylinder drain back flowing.



Photo 46
Floor levels chips using a self levelling laser

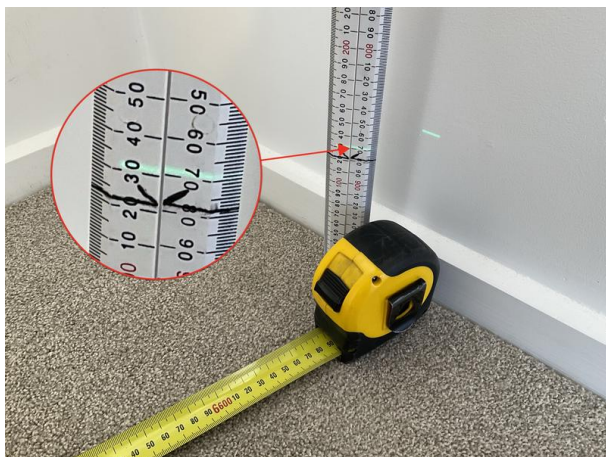


Photo 47
8 mm deviation over 6.7 m along the hallway into the living room.

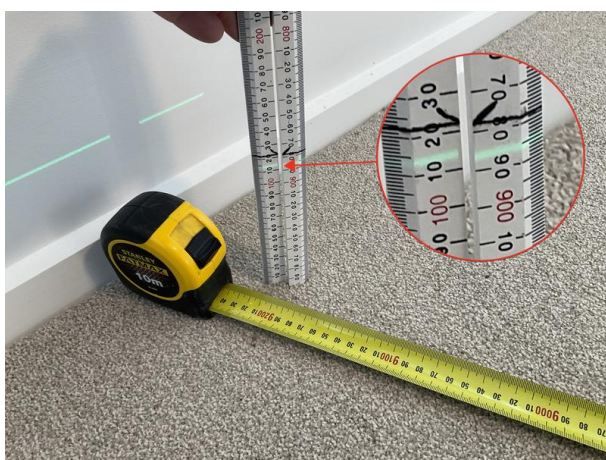


Photo 48
10 mm deviation over 9.2 m from bedroom one to bedroom two.



Photo 49
Subfloor access located in the garage.



Photo 50
Concrete block intertenancy wall visible.



Photo 51
Summer hill stone cladding open to the subfloor.



Photo 52
Suspended timber floor frame supported by precast concrete piles and a concrete perimeter ring foundation. Polythene ground moisture barrier installed.



Photo 53
Polyester insulation installed.



Photo 54
PVC waste pipe appears to be unsupported in the subfloor recommend further investigation from a licensed plumber.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the garage. Access hatch size - 425mm - 510mm

Every effort will be made to safely access and inspect the roof space, however, if certain areas are inaccessible, they will be assessed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document visible areas for reference. It is important to note that not all parts of the roof structure may be visible during the inspection. The primary objective is to identify any significant defects observable through a visual assessment of accessible areas.

Roof frame construction and connections - Pitched timber framing. Connections were not all visible.

Condition - Expected of age.

Roofing underlay - None present.

Structural alterations - None visible.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - Bait station visible.

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

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

Plumbing - All pipework sighted is in a tidy order. Lagging sighted.

Plumbing type - Lagged, so not visible.

Insulation - Polyester.

Thickness of insulation visible - 200 mm. No insulation over the garage area.

Coverage - Full coverage where visible.

Discharges into the roof space - None.

Intertency fire wall - Checked - Limited visibility. Type of construction - Masonry block.

Stored items - No.

Defects - Refer to photos.

Maintenance recommendations:

Regular maintenance of the property should include periodic visual inspections of the roof space through the manhole. These checks are essential to identify potential issues such as water leaks, signs of pest infestation, or other structural concerns. Conducting these inspections can help detect problems early, allowing for timely repairs and preventing more significant damage or costly remedial work in the future.



Photo 55

Roof space access located in the garage.



Photo 56
Pitched timber roof frame supporting the masonry tiles.



Photo 57
Concrete block intertenancy wall.



Photo 58
Some slightly lifting tile visible near the intertenancy wall.



Photo 59
Polyester insulation installed.



Photo 60
No insulation installed over the garage.



Photo 61
Vent flue roof penetration.



Photo 62

Original masonry roof tiles in a consistent condition expected of its age.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A Protimeter ReachMaster Pro moisture metre was used for non-invasive moisture testing of the dwelling. At the time of the inspection, internal surface moisture testing was completed and results were consistent throughout the house, with no abnormalities detected.

Values are indicative only (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 = Risk (Yellow)

200 to 999 = Wet (Red)

The condition of the timber framing is unknown.

No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 63

Base moisture reading to confirm an internal wall.



Photo 64

Moisture readings taken from all access accessible window and door openings. No indications of elevated moisture found at the time of inspection.



Photo 65

Moisture readings taken from bottom plates and vulnerable areas. No indications elevated moisture found at the time of inspection.



Photo 66

Moisture reading taken from under the kitchen sink. No indications of elevated moisture found at the time of inspection.



Photo 67

Moisture reading taken from under the kitchen sink. No indications of elevated moisture found at the time of inspection.



Photo 68
Moisture reading taken from the back entrance door frame. No indications of elevated moisture found at the time of inspection.



Photo 69
Moisture reading taken from behind the laundry tub. No indications of elevated moisture found at the time of inspection.



Photo 70
Moisture reading taken from the laundry cupboard behind the hot water cylinder. No indications of elevated moisture found at the inspection.



Photo 71
Moisture reading taken from the front entrance door frame. No indications of elevated moisture found at the time of inspection.

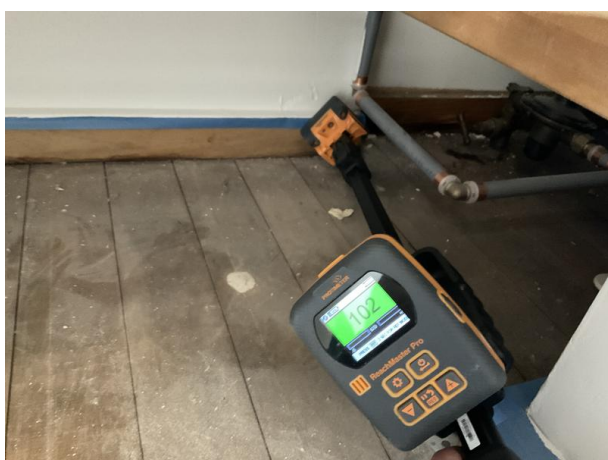


Photo 72
Moisture taken from under the hot water cylinder. No indications of elevated moisture found at the time of inspection.



Photo 73
Moisture reading taken from beside the bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 74
Moisture reading taken from under the bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 75
Moisture reading taken from the shower base. No indications of elevated moisture found at the time of inspection.



Photo 76
Moisture reading taken from the shower base. No indications of elevated moisture found at the time of inspection.



Photo 77
Moisture reading taken from behind the toilet. No indications of elevated moisture found at the time inspection.



Photo 78
Moisture reading taken from the toilet water supply. No indications of elevated moisture found at the time of inspection.



Photo 79
Moisture taken from the garage door opening. No indications of elevated moisture found at the time of inspection.

INTERIOR LININGS

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

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Living room

Ceiling linings - Plasterboard - Paint finished. and Textured finish.

Ceiling-wall junction - Cornice.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Defects - None visible at the time of the inspection.



Photo 80
Living room.

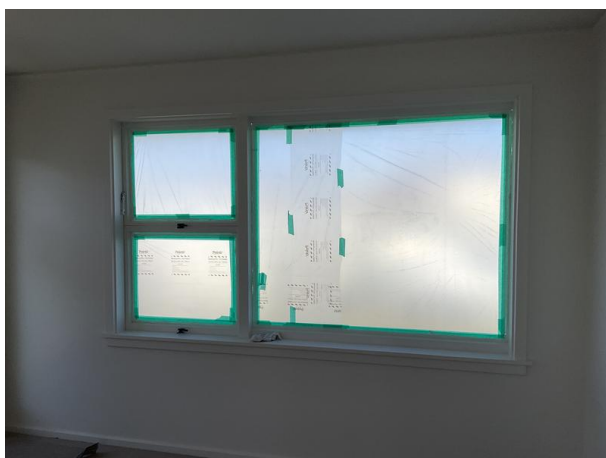


Photo 81
Paint work in progress at the time of inspection.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - None, painted plasterboard - Damaged.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - Yes.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste and braided wire.

Heat shield - Not applicable.

Standalone oven and cooktop Requires further investigation as not installed at the time of inspection.

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

Garbage disposal - Not applicable.

Floor coverings - Vinyl planking.

Dishwasher - Not applicable.

Defects - Refer to photos.

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.

Recommendations:

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



Photo 82
Kitchen.



Photo 83
Splash back yet to be installed.



Photo 84
Oven not in place at the time of inspection.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Not applicable.

Floor coverings - Vinyl planking.

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

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - Pipe on the side of the laundry tub.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Cupboards - Single - Door - Hollow core.

Ventilation - Opening window. Mechanical extraction not installed.

Defects - Refer to photos.



Photo 85
Laundry.



Photo 86
Laundry tub door handle not installed.

Hallway

- Ceiling linings - Plasterboard - Paint finished.
- Ceiling-wall junction - Square stopped.
- Wall linings - Plasterboard - Paint finished.
- Exterior joinery - Not applicable.
- Internal doors - Hollow core.
- Floor coverings - Carpet.
- Cupboards - Single - Door - Hollow core.
- Defects - None visible at the time of the inspection.



Photo 87
Hallway.

Bedroom 1

Ceiling linings - Plasterboard - Painted lining paper.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Wallpaper.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Hollow core.

Defects - None visible at the time of the inspection.



Photo 88
Bedroom one.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Single - Door - Hollow core.

Defects - None visible at the time of the inspection.



Photo 89
Bedroom two.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Refer to photos.

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

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Condition of floor coverings - No visible issues.

Cistern & pan - Floor mounted. Tested - Functional - No.

Single or dual flush - Not yet installed.

Ventilation - Opening window sash.

Defects - Refer to photos.

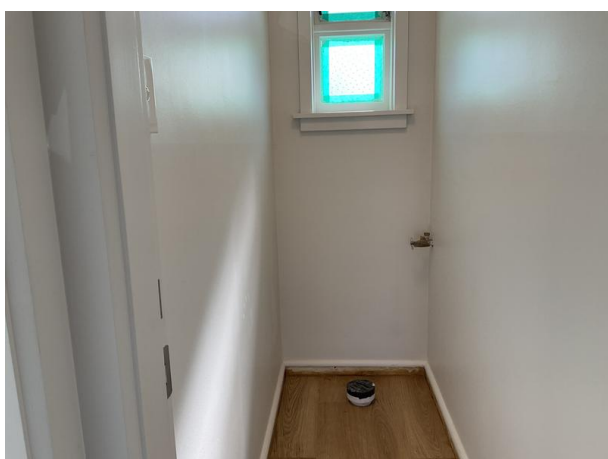


Photo 90
Toilet.



Photo 91
Flooring upstand skirting to be installed.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Vanity - Floor-mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - None, painted plasterboard - Edge not sealed.

Bath - Inbuilt (enclosed cradle). Not able to be tested.

Shower - Wet wall linings with stainless steel tray.

Shower curtain.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - Yes.

Heated towel rail - Yes.

Defects - Refer to photos.

All showers, due to their exposure to water, carry a risk of water damage to surrounding elements that cannot be seen.

All wet areas, due to their exposure to water, carry a risk of water damage to surrounding elements that cannot be seen.

The common failure areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

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.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgement.

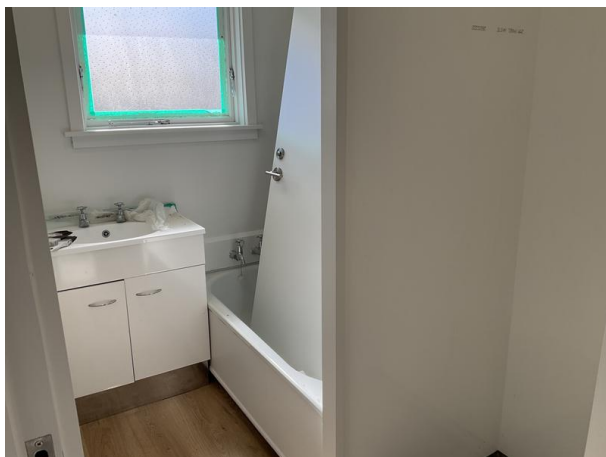


Photo 92
Bathroom. Limited inspection due to materials stored at the time of inspection.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard and Masonry block - Paint finished.

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

Exterior joinery - Not applicable.

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

Internal doors - Hollow core.

Floor coverings - None.

Cupboards - Not applicable.

Defects - No visible at the time of inspection.

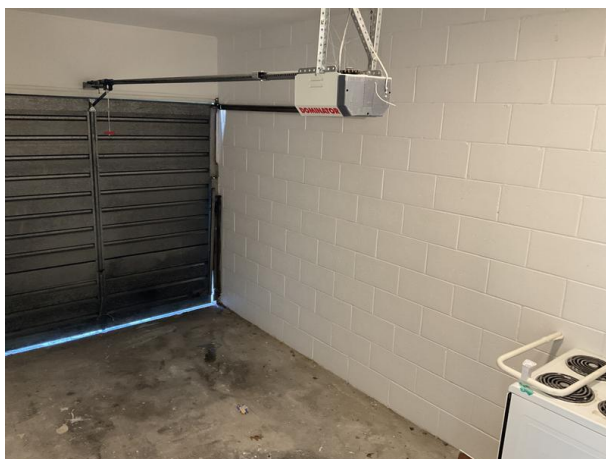


Photo 93
Single capacity internal access garage.



Photo 94
Concrete garage floor.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Gates	Timber framed and covering
Electrical	Electrical system
Heating	Heat pump
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps and stormwater risers
Services	Data, smoke detection and aerials

DRIVEWAY

Plain concrete.
Saw cuts or construction joints - Yes.
Cracking - Areas of cracking visible.

Recommendations:

General upkeep and maintenance of the driveway is recommended, including cleaning it and keeping it free of debris.



Photo 95
Plain concrete driveway.



Photo 96
Cracking visible.

BOUNDARY FENCES

Unpainted and Stained timber palings and timber picket fixed to timber rails with timber posts.

Condition of cladding - Damage (refer to photos).

Alignment - No visible issues.

Post and rail condition - Refer to photos below.

Average height - 1.8 metres.

Recommendations:

General upkeep and maintenance.

Maintenance recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.



Photo 97

New timber paling east boundary fence.



Photo 98

Stained timber picket dividing fence on the east elevation.



Photo 99
Timber post deterioration visible.



Photo 100
Timber Palisade north boundary fence with a timber trellis topper.



Photo 101
Timber palisade rot visible on the north boundary fence, due to contact with the ground.



Photo 102
Timber paling west boundary fence.

PATHS

Plain concrete paths and patio's

Recommendations:

General upkeep and maintenance. Clean down to remove moss and reduce slip hazard as part of regular maintenance.



Photo 103
Plain concrete path on the east elevation.



Photo 104
Cracking visible.



Photo 105
Plain concrete patio on the south east corner, access to the front entrance.

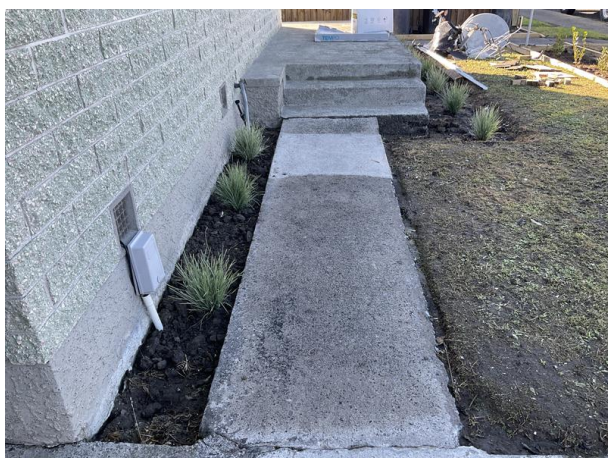


Photo 106
Plain concrete path from the driveway to the front entrance patio.

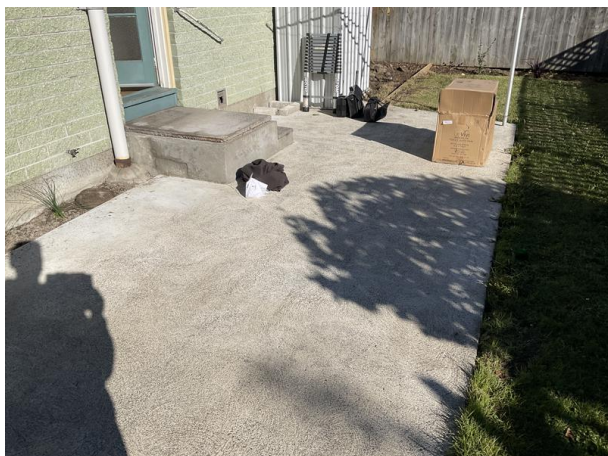


Photo 107
Plain concrete patio area on the north elevation.



Photo 108
Cracking visible.

GATES

Side pedestrian gate.
Material - Timber.
Functional - Yes.
Hinges - Functional.
Latches - Functional.

Recommendations:

It is recommended to apply regular maintenance to hinges and latches to maintain smooth operation.



Photo 109
Timber side pedestrian gate on the east elevation.



Photo 110
Timber post deterioration visible supporting the gate.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Tested as operational.

Distribution board location - Hallway.

Earth stake - Location - On the east side of the dwelling.

Meter box - Location - On the east side of the dwelling.

Electrical connection - Overhead supply.



Photo 111
Over head power supply.



Photo 112
Power meter located on the east elevation.

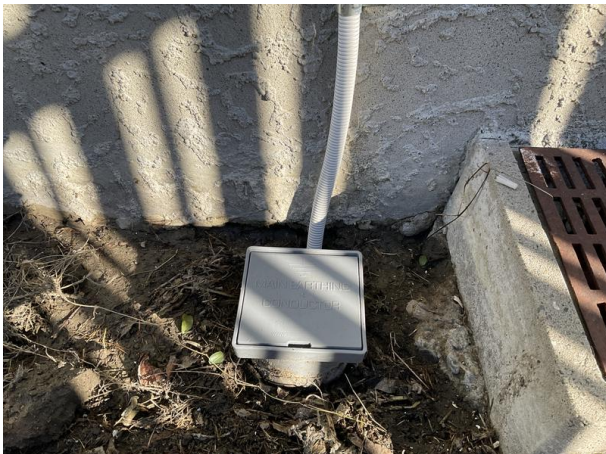


Photo 113
Main earth conductor located on the east elevation under the power meter.



Photo 114
All accessible power sockets tested for faults, no faults detected at the time of inspection.



Photo 115
New power distribution board installed in the hallway.

HEATING

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

Manufacturer - Gree.

Location - Living room.

Kilowatt rating - Heating - 5.7kW - Cooling - 5.1kW

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.



Photo 116

Haier heat pump inverter located on the east elevation.



Photo 117

Haier high wall heat pump installed in the living room.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers, water toby, septic systems and hot water system.
Water source - Town supply. The water toby is located in the front grass verge..

Water heating

Type - Low pressure electric cylinder.

Capacity - 135L.

Manufacture/installation date - 2024

Seismic bracing - Strapping.

Area serviced - Entire house.

Drip tray fitted - Yes.

Any visible defects - None visible.

Sewerage Disposal - Council sewer.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of the inspection.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.



Photo 118

Water meter located in the front grass verge in front of the west unit.



Photo 119
Earthenware stormwater risers.



Photo 120
Earthenware gully traps.



Photo 121
PVC hot water over flow drain pipe visible back flow on the to foundation. Recommend creating mor fall on installing a down turn to prevent back flow.

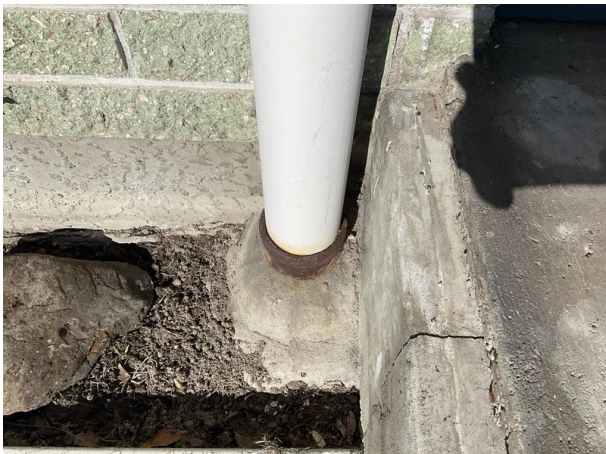


Photo 122
Earthenware terminal pipe connection in the north elevation.



Photo 123
Terminal vent pipe soffit penetration.



Photo 124
Modern low pressure hot water cylinder located in the hallway cupboard. Secured in place with seismic strapping.



Photo 125
Water safety drip tray install installed
polybutylene Grey plumbing visible.

SERVICES

Services/systems tested.

Fire warning & control systems - Not functionally tested.

Heating systems - Powered on only.

Central vacuum systems - Not applicable.

Ventilation systems - Not applicable.

Heat transfer system - Not applicable.

Security systems - Not applicable.

Security cameras - Not applicable.

Electricity services - Tested - Yes.

Gas services - Not applicable.

Gas bottle storage - Not applicable.

Water services - Tested - Yes.

Hot water services - Tested - Yes.

Foul water services - Tested - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels/inverter - Not applicable.

Aerials & antennae - Tested - No.

Shading systems - Not applicable.

Data/telecommunications - Tested - No.

Lifts - Disabled access - Not applicable.

Water pump - Not applicable.

Water filters - Not applicable.

Stormwater soak pits - Not applicable.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Not applicable.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

Recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

Regular checks should be carried out to ensure smoke detectors remain functional.



Photo 126
Letterbox.



Photo 127
Fibre installed at the boundary.



Photo 128
Clothesline.



Photo 129
Garden shed.



Photo 130
Garage door

CONCLUSION

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of the inspection.

- **Below Average:** The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
- **Average:** This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- **Above Average:** Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

The data and statistical information presented in this report were gathered from reliable, commonly utilised industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA (Building Consent Authority) to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

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

Failure to undertake the recommended remedial and maintenance works outlined in this report may lead to ongoing deterioration of building elements. If left unresolved, this could increase the risk of water ingress, potentially causing damage to internal timber framing, linings, and associated interior finishes.

Relevant tradespeople, such as painters and carpenters, should be engaged to carry out remedial works where these are beyond the homeowner's level of skill, as required.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gasfitters and drainlayers helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work requires rectification later.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015)

We will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius).

If you have any concerns about the condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

Floor levels are spot checked using a self-levelling laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are indicative readings only. Floors are spot checked at different areas of the house. If a more in depth level survey is required, a floor level survey should be commissioned.

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 –

Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of the inspection.