

Property Address: 170 Kawaha Point Road

Listing Salesperson: Kathryn McAlonan

March 2021: The current owners purchased the property and their pre-purchase inspection found slightly elevated moisture readings in the basement area around the stairwell. These were noted to be consistent with the home's concrete wall construction and natural ground conditions beneath the patio and were not raised as areas of significant concern.

March 2022: Following a severe weather event, the concrete block retaining wall (retaining next doors driveway) failed and water entered the basement. The space was promptly dried, and new carpet and underlay were installed. No other work was required.

July 2022: An invasive builder's inspection (commissioned by prospective buyers) noted that

- Limited ground clearance on the northeast corner of the basement and some unsealed joinery pose potential weathertightness risks. A strip drain is in place to help manage this though some framing in this area had been affected by moisture.
- The moisture barrier beneath the concrete deck and around its foundation was not fully effective.

The retaining wall failure and surface water around the property noted at the time of inspection may have contributed to the dampness; improved drainage with a new retaining wall was recommended.

Subsequently a newly engineered retaining wall with improved drainage has been installed, providing greater long-term stability and moisture management. In the last three and a half years there have been no instances of water entering the basement.

Basement: The basement was originally built as a garage/workshop and later converted into storage rooms, which are intended for non-habitable use

Bedrooms: As per the following, bedroom alternations were completed in the 1980s/1990s – consent is not on file however this is not uncommon for this time period. Document 43 in the council file refers to this and has been placed on file by the council – extract of document is below

The building work that is the subject of this report relates to the extension of the two bedrooms on the western side of the building resulting in the outer wall being moved out to the full width of the existing soffit. The extensions have apparently been built after the conservatory and living area extension in 1985. This is indicated by the architectural drawings. The writer submits that the building work is certainly not recent and are likely to have been done around the same time, 1985-90.

Lounge French Doors: One sticks and needs a new bottom latch.

Kitchen: Areas of water damage around/under the sink. One area of delamination to the benchtop.

Alarm: Installed but not used so unsure whether it works