

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



0800 113 191 • REDLBP.CO.NZ



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	18 Kitchener Place, Opawa, Christchurch 8023
Client	White Sparrow Homes Ltd.
Date of Inspection	21st April 2026
Time	12:00 pm
Inspector	Andy Vann National Certificate in Carpentry, Licensed Building Practitioner.
LBP Number	BP135432
People Present	Inspector
House Occupied	Staged



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: 21st April 2026
Site Address: 18 Kitchener Place, Opawa, Christchurch 8023
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Certification:

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

Name: Andy Vann

Date: 21st 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.

Roof Space – Structural Alterations

Structural alterations were observed within the roof space, including additional supports and structural members. These works are indicative of modifications to the original roof framing and require verification of compliance. Refer to the Roof Space section for further detail. It is recommended that documentation, including any LBP Record of Work, is obtained to confirm compliance with the Building Code.

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	18 Kitchener Place, Opawa, Christchurch 8023
Legal Description	Lot 15 DP 15075
Certificate of Title	CB4C/713
Land classification	Wind Zone - High (BRANZ - GIS). Flood Management Area : Yes Zoning : Residential Suburban. Technical category : Land Technical Category Three TC3
Weather	Overcast
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1940s and is located in Opawa. It is a freehold title situated on a front section that is gently undulating. The dwelling is single-storey with three bedrooms, and one bathroom.

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

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with timber weatherboards with a paint coating. The roof is profiled metal. There is no garage. The driveway is concrete.

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

BUILDING ELEMENTS

Type	Inspected
Roof system	
Profiled metal - Corrugated	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Timber weatherboard - Bevel-back - Horizontal fixed.	Viewed
Exterior joinery	
Double-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type B1	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bathroom	Viewed
Living room	Viewed
Kitchen	Viewed
Laundry	Viewed

ROOF SYSTEM

Roofing material - Profiled metal - Corrugated- Long run.

Coating - Factory finish.

Condition of roofing material coating - No visible issues at the time of the inspection.

Fixings - Screw.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

Moss, mould or lichen - Areas noted, refer to the photos below.

Defects - Refer to photos.

Type of roof construction - Hip roof.

Pitch of roofs - 25 degrees.

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

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

Recommendations:

The roof displayed visible signs of lichen growth in certain areas, and it is advised to address this issue as part of regular maintenance. Failure to do so could cause deterioration of the coating system.

Maintenance recommendations:

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3

Profiled metal corrugated roof north elevation with screw fixings used.



Photo 4
Profiled metal corrugated roofing east elevation.



Photo 5
Profiled metal corrugated metal roof west elevation, some lichen growth visible on the bottom edges.

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.

Barge - Visible areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Hips - Visible areas only.

Material type - Metal.

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 - Metal.

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, venting and aerials.

Flashing material - EPDM boot and Rubber.

Condition - No vermin cap to the terminal vent.

Flashings - No water-shed back flashing installed.

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

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

Recommendations:

It is recommended the installation of a water-shed back flashing beneath any EPDM boot flashing where the pipe diameter exceeds 85 mm or covers one or more troughs. In accordance with E2/AS1.



Photo 6
Profiled metal hip flashings.



Photo 7
Profiled metal ridge roof top flashing,



Photo 8
Profiled metal barge roof edge flashings, no water shed back flashing installed up to the ridge.

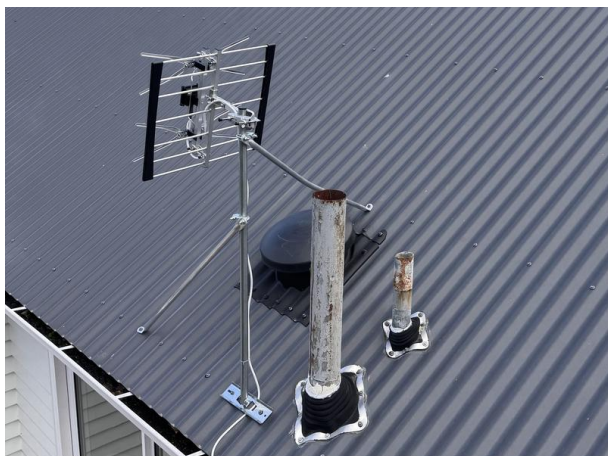


Photo 9
Two terminal vent pipe roof penetrations on the east elevation with EPDM boot base flashings, no water shed back flashings installed. No vermin vent caps installed.



Photo 10
Extraction vent roof penetration on the east elevation with a manufactured base flashing installed. Also aerial installed on the roof.



Photo 11
Extraction vent roof penetration on the east elevation with a manufactured base flashing installed.



Photo 12
Hot water cylinder pressure pipe roof penetration on the east elevation with a EPDM boot base flashing.

Guttering

Type - External.

Material - Profiled metal & uPVC.

Snow straps - No.

Gutter guard - None.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at the time of inspection.

Damage/Corrosion/Leaks - Areas noted refer to photos.

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 & uPVC.

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.

Spreaders - Not applicable.

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

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

Soffits & eaves

Material - Timber.

Finish - Painted.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffit width from cladding to fascia - 300 - 400 mm

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

Recommendations:

The profiled metal guttering is displaying visible corrosion consistent with age-related deterioration. Corrosion of this type can reduce the gutter's ability to manage stormwater effectively and may lead to leakage, overflow, and further damage to adjacent building elements. It is recommended that a Licensed Building Practitioner (LBP) specialising in roofing or plumbing assess the full extent of deterioration and provide guidance on repair or replacement to restore the system's performance and ensure effective stormwater management.

Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear. To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.



Photo 13
Profiled metal roof edge gutter on the west elevation attached to the timber fascia with profiled metal down pipe.



Photo 14
PVC roof edge gutter on the east elevation, timber soffit linings.



Photo 15
PVC roof edge gutter on the east elevation clear at the time of inspection.

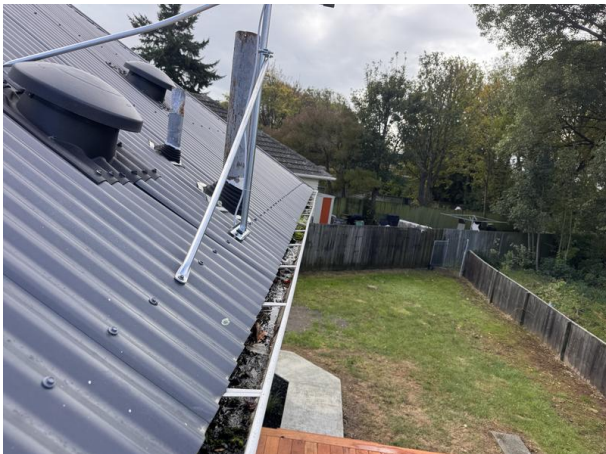


Photo 16
PVC roof edge gutter on the east elevation, recommend clearing of debris.



Photo 17
PVC roof edge gutter and down pipe on the north elevation.



Photo 18
Profiled metal roof edge gutter on the west elevation, corrosion visible clear at the time of inspection.



Photo 19
PVC gutter on the north elevation, clear at the time of inspection.

EXTERIOR CLADDING

Timber - Bevel-back weatherboard. Fixed horizontally.
Vented and drained cavity - Directly fixed to the framing.
Finish - Painted.
Condition of finish - No visible issues.
Areas of rot and borer - None visible.
Cupping or curling - None visible.
Cracks/splits - None visible.
Facings and trims - Securely fixed with no gaps.
Soakers - Metal.
Ground clearance - No visible issues.
Seals around doors and windows - No visible issues.

Maintenance recommendations:

Regular maintenance is necessary to keep exterior surfaces clean and free from grime and contaminants, particularly in areas not typically washed by rain, such as beneath guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It is important to carry out normal maintenance as required.



Photo 20
Timber beveled back weatherboard
cladding west elevation.



Photo 21
Metal corner soakers installed.



Photo 22
Timber weatherboard cladding, north elevation.



Photo 23
Timber beveled back weatherboard cladding east elevation.



Photo 24
Weatherboard join metal soakers installed.

EXTERIOR JOINERY

Retrofitted Double-glazed aluminium joinery.
Coating - Powder coated.
Joinery rubbers - No visible issues at the time of the inspection.
Aluminium - No visible issues at the time of the inspection.
Hardware - Functional at the time of the inspection.
Tracks, drainage channels & weep-holes - Clear of debris.
Reveals - Timber.
Finish - Painted. No visible issues at the time of the inspection.
Damage - None visible at the time of the inspection.
Exterior flashings - Head flashings installed.
Exterior timber sills - Paint condition - No visible issues.
Scribers and/or seals - Sealed.
Entrance doors - Timber door and frame.
Defects - None visible at the time of the inspection.

Maintenance recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.



Photo 25
Single glazed timber front entrance door.



Photo 26
Double glazed aluminium joinery installed with timber facing and sills installed with suitable run off angle.



Photo 27
Double glazed aluminium corner window on the north east corner.



Photo 28
Double glazed aluminium joinery with profiled metal head flashings installed.



Photo 29
All accessible window and doors tested for function.

FOUNDATION

The subfloor space was viewed via the manhole located in the bedroom three cupboard,
Access size 450mm - 400mm

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 B1 - Perimeter concrete beam, concrete and or timber piled foundation, lightweight 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

Insulation - Polyester.

R value of insulation - Not known.

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

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

Plumbing - Waste and water pipes visible - Supported.

Plumbing type - Glued uPVC and Black.

Structural alterations - Yes. Bearer splicing visible.

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

Defects - Refer to photos.

The bearer timbers appear to be inadequately treated for a subfloor environment. NZS 3604:2011 requires a minimum of H3.2 treatment for bearers; however, the timbers present are consistent with a lower treatment level.

Floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements obtained provide a general indication of floor performance at the time of the inspection and do not constitute a compliance assessment against the Building Code or any referenced standard. The observed slopes and deviations were generally consistent with commonly accepted guidance ranges used for indicative assessment of residential dwellings.

The overall level difference measured in the sampled areas was approximately 15mm. This assessment is limited to a visual, non-invasive spot-check and is not a full floor-level survey or certification of compliance.

Recommendations:

It is recommended to support any wiring that is unsupported.



Photo 30
Concrete perimeter ring foundation.



Photo 31
Floor levels checked using a self levelling laser.



Photo 32
14 mm deviation over 7.3 m from the front entrance into the living room.

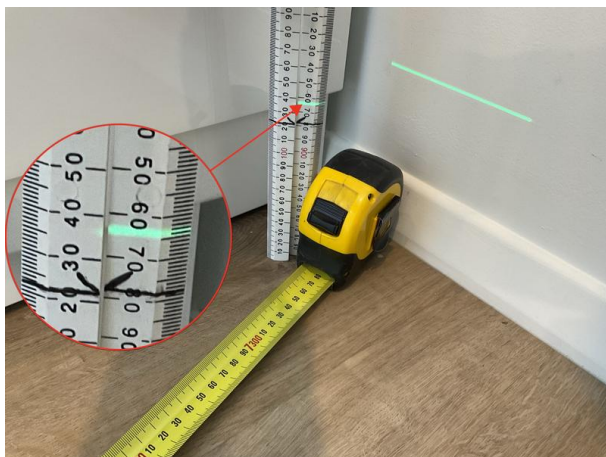


Photo 33

15 mm deviation over 7.4 m from the front entrance into the bathroom.

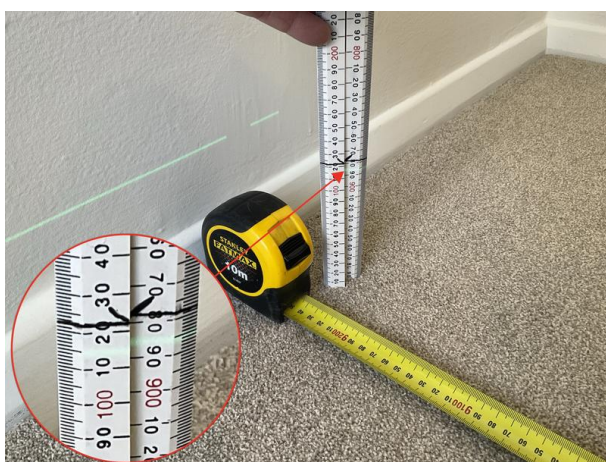


Photo 34

7 mm deviation over 9.2 m from bedroom one to bedroom two.



Photo 35

No deviation over 5.6 m from the hallway to the kitchen.



Photo 36
Subfloor access located in bedroom three cupboard.



Photo 37
Suspended timber floor supported by precast concrete piles. Polythene ground moisture barrier installed.



Photo 38
Modern TPS wiring visible unsupported.



Photo 39

PVC waste pipe and modern black plumbing visible. Bearer splicing timber installed near the bathroom.

ROOF SPACE

The ceiling space was viewed from the attic ladder via a manhole located in the hallway. Access hatch size - 1250 mm x 550 mm.

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 - No issues visible.

Roofing underlay - Underlay with wire mesh support. Condition - No visible issues.

Structural alterations - Yes. Under purlin propping - Additional purlins - Structural timber beam.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

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

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

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

Plumbing type - Lagged, so not visible.

Insulation - Polyester.

Thickness of insulation visible - variable.

Coverage - Full coverage where visible.

Discharges into the roof space - None.

Intertency fire wall - Checked - Limited visibility. Type of construction - Plasterboard.

Stored items - No.

Defects - Refer to photos.

Structural alterations were observed within the roof space, including the installation of additional underpurlin supports, new purlins, and an LVL structural beam over the open-plan living area. These works are indicative of modifications to the original roof framing structure.

Such structural work is required to be carried out by a Licensed Building Practitioner (LBP) and should be supported by a Record of Work (Memorandum of Works) confirming compliance with the Building Code.

It is recommended that documentation be obtained to verify that the works were completed in accordance with regulatory requirements.

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.

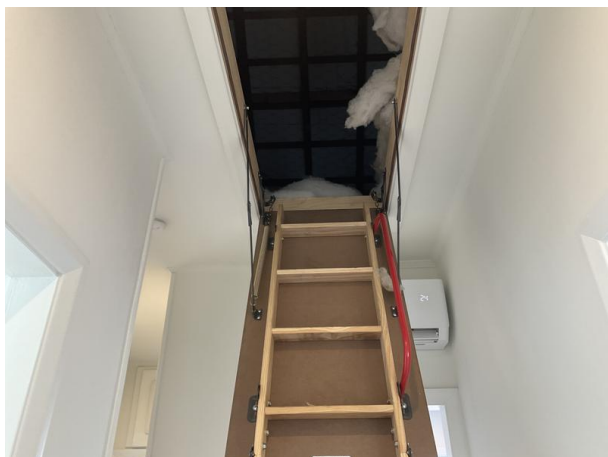


Photo 40
Roof space access located from the attic ladder located in the hallway.



Photo 41
Pitched timber framed roof with underlay with wire mesh support. Additional timber purlins installed. Plasterboard intertenancy wall.



Photo 42
Pitched timber framed roof with underlay with wire mesh support. Additional timber purlins installed.



Photo 43
Polyester insulation installed.



Photo 44
LVL hyspan structural beam partial visible.



Photo 45
Plywood storage platform.



Photo 46

Roofing screw missing the timber purlin where the timber purlin isn't connected to the hip purlin.

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 47

Base moisture reading taken from an internal wall.



Photo 48

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



Photo 49

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



Photo 50

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

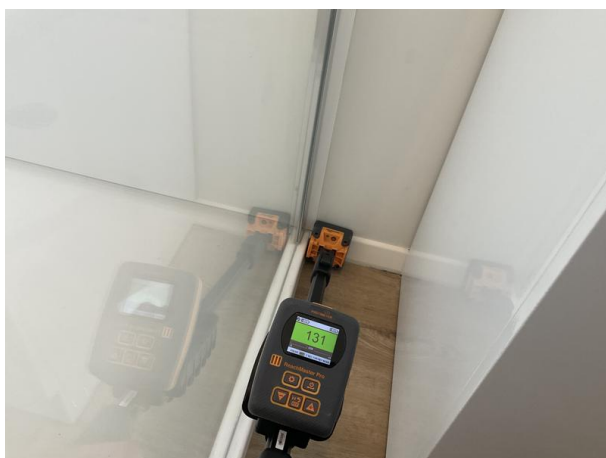


Photo 51

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



Photo 52
Moisture reading taken from behind the bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 53
Moisture reading taken from under the bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 54
Moisture taken from the shower corner. No indications of elevated moisture found at the time of inspection.



Photo 55
Moisture reading taken from the living room door frame. No indications of elevated moisture found at the time of inspection.



Photo 56
Moisture taken from the kitchen base cabinet near the kitchen sink and dishwasher. No indications of elevated moisture found at the time of inspection.



Photo 57
Moisture taken from under the kitchen sink. No indications of elevated moisture found at the time of inspection.



Photo 58

Moisture reading taken from near the laundry plumbing. No indications of elevated moisture found at the time of inspection.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint 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.

Entrance

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

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

Entrance door - Timber door and frame.

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.



Photo 59
Front entrance hallway.



Photo 60
Hallway with an open cupboard.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Not applicable.

Defects - None visible at the time of the inspection.



Photo 61
Bedroom one.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Single - Door - Solid timber.

Defects - None visible at the time of the inspection.



Photo 62
Bedroom two.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Single - Door - Solid timber.

Defects - None visible at the time of the inspection.

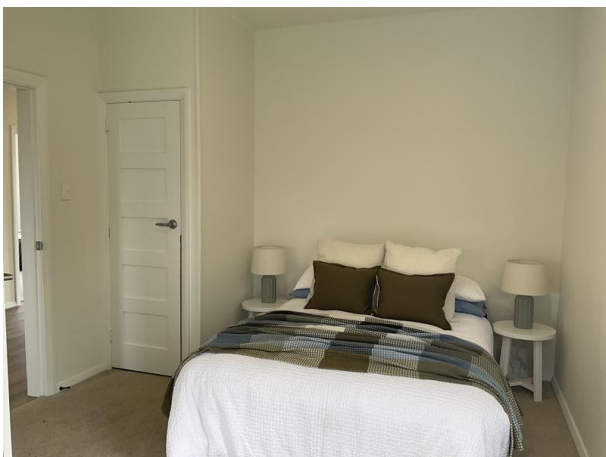


Photo 63
Bedroom three.



Photo 64
Bedroom three.

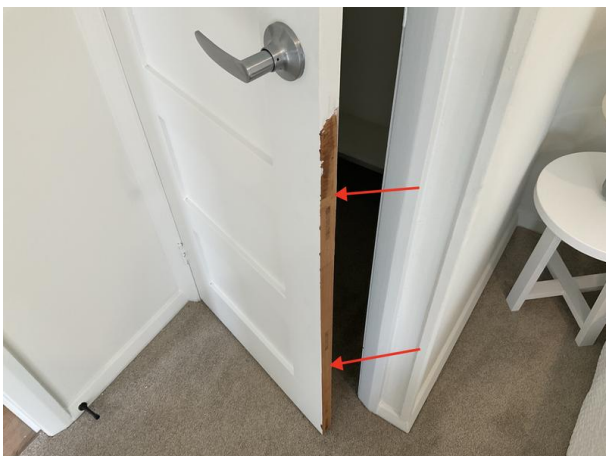


Photo 65
Cupboard door has been planed to easy function, not painted.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Cistern & pan - Floor mounted. Tested - Functional - Yes. Toilet seat loose.

Single or dual flush - Dual.

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 - Tiled - Sealed edge.

Bath - Not applicable.

Shower - Enclosure.

Glass type - Safety.

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.

Recommendations:

It's advisable to seal all six sides of every interior door. Neglecting to seal the tops and bottoms may result in moisture ingress, leading to surface damage on the door.

It's advisable to seal all six sides of every interior door. Neglecting to seal the tops and bottoms may result in moisture ingress, leading to surface damage on the door.



Photo 66
Bathroom.



Photo 67
Unsealed door in the bathroom.



Photo 68
Loose toilet seat.

Living room

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.



Photo 69
Living room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

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

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

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

Internal doors - Not applicable.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Tiled - Sealed edge.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

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 - Tiled.

Cooktop - Electric - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Not functional.

Garbage disposal - Not applicable.

Floor coverings - Vinyl planking.

Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

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.



Photo 70
Kitchen.



Photo 71
Kitchen extractor ducting hasnt been connected yet.

Laundry

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - None visible at the time of the inspection.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Wall defects - None visible at the time of the inspection.
Exterior joinery - Not applicable.
Internal doors - Hollow core.
Floor coverings - Vinyl planking.
Laundry tub/sink - None.
Taps & waste - Not able to be tested.
Leaks - None visible at the time of the inspection.
Type of plumbing - uPVC waste and polybutylene piping.
Washing machine discharge - Through waste coming out of the wall.
Water hammer - Not able to be tested.
Cabinets - None.
Cupboards - Not applicable.
Ventilation - Mechanical - Functional - Yes. - Externally vented - Yes.
Defects - None visible at the time of the inspection.

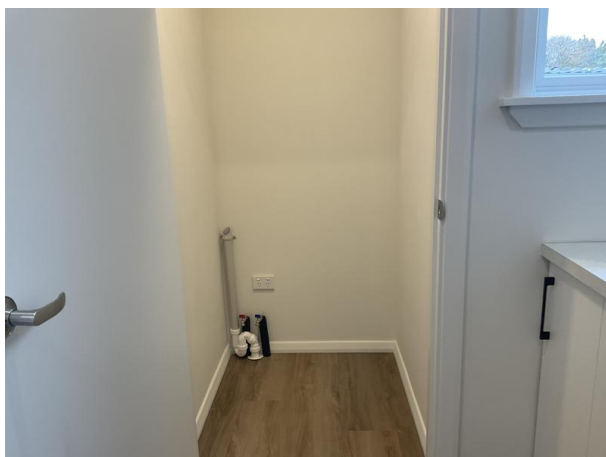


Photo 72
Laundry cupboard.



Photo 73
Extraction installed in the laundry.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Deck	Timber
Gates	Metal
Electrical	Electrical system
Heating	Heat pumps
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps and stormwater risers
Services	Data, smoke detection and aerals

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 74
Concrete driveway.

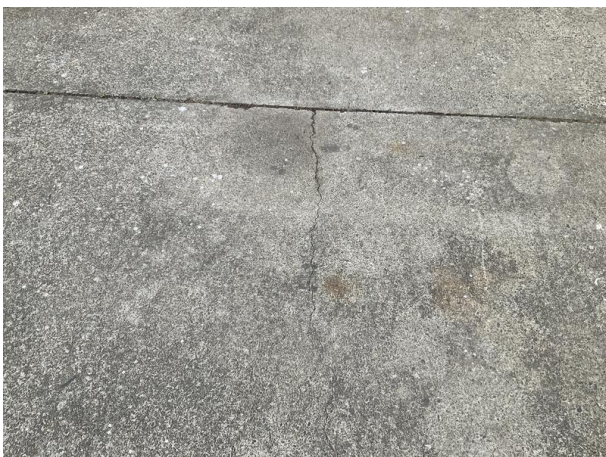


Photo 75
Cracking visible.

BOUNDARY FENCES

Unpainted timber palings fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.

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 76

New timber paling south boundary fence.



Photo 77

Timber paling north boundary fence, rising damp visible due to contact with the ground.



Photo 78
New timber paling fence on the south east corner.



Photo 79
Timber paling barrier fence installed due to access to the creek.

PATHS

Plain concrete paths and patio.

Recommendations:

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



Photo 80

Plain concrete path on the west elevation.

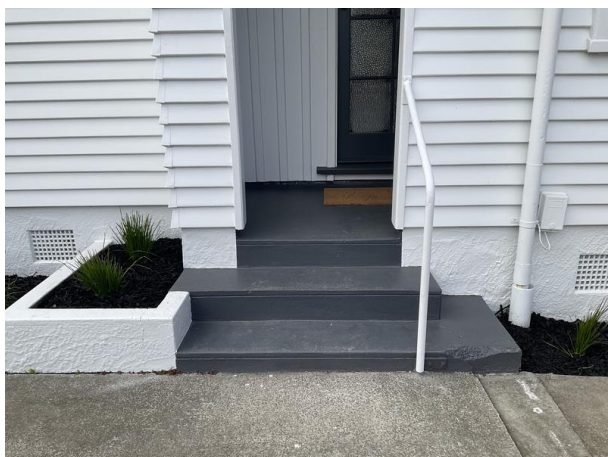


Photo 81

Painted concrete path access to the front entrance.



Photo 82
Plain concrete path along the north elevation.



Photo 83
Concrete path on the east side of the deck. Cracked and broken areas visible.

DECK

Located on the east of the home, accessed from the living room. Hardwood timber deck over timber substrate with screw fixings.

Connected to dwelling - No.

Condition of visible timbers - No visible deterioration of timbers.

Defects - None visible at the time of the inspection.

Recommendations:

General upkeep and maintenance.



Photo 84

Hardwood timber deck on the east side elevation with access to the living room.



Photo 85

Screw fixings used.

GATES

Side pedestrian gate.
Material - Profiled metal hollow section.
Functional - Yes.
Hinges - Functional.
Latches - Missing.

Recommendations:

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



Photo 86
Metal side pedestrian gate.

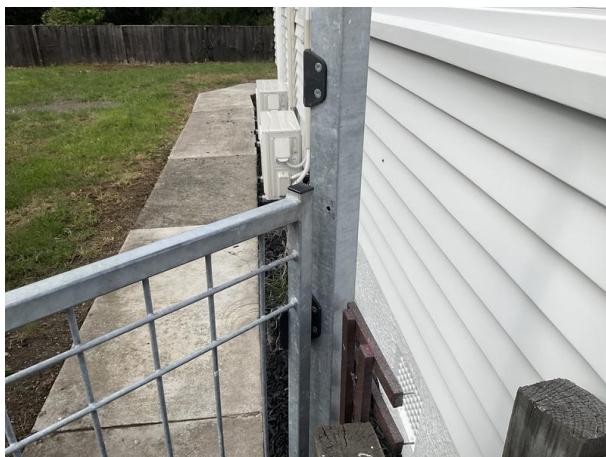


Photo 87
Latch has been removed.



Photo 88

Metal side pedestrian gate access to the east garden creek side lawn. The latch has become misaligned.

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 north side of the dwelling.

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

Electrical connection - Underground supply.

Recommendations:

Some electrical and communications cabling in the roof space was observed to be unsupported. To reduce the risk of mechanical damage and to align with good practice, it is recommended that a registered electrician review the wiring layout and securely fix cable runs to the framing or battens as appropriate.



Photo 89
Under ground power supply.



Photo 90
Power meter located on the north elevation.



Photo 91
Earth stake located under the power meter on the north elevation.



Photo 92
All accessible power sockets tested for faults. No faults detected at time of inspection.



Photo 93
Power distribution board located in the hallway.



Photo 94
Unsupported TPS wire visible in the subfloor.

HEATING

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

Manufacturer - Gree.

Location - Living room.

Kilowatt rating - Heating - 5.8kW - Cooling - 5.2kW

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

Manufacturer - Gree.

Location - Hallway.

Kilowatt rating - Heating - 3.2kW - Cooling - 2.65kW

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 95

Gree heat pump inverter located on the north elevation.



Photo 96

Gree heat pump inverter located on the north elevation.



Photo 97
Gree high wall heat pump installed in the hallway.



Photo 98
Gree 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 council path.

Water heating

Type - Mains pressure electric cylinder

Capacity - 180ltr

Seismic bracing - Strapping.

Area serviced - Entire house.

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 99

Water meter located in the front council path.



Photo 100
Main water entry visible on the west elevation.



Photo 101
PVC stormwater riser.



Photo 102
Terminal vent pipe passes through the decking on the east elevation.



Photo 103
Terminal vent pipe soffit penetration.



Photo 104
Access to the gully trap on the east elevation under the deck.

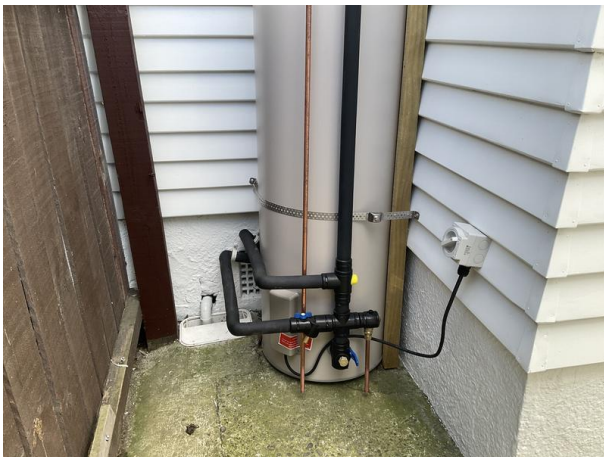


Photo 105
External hot water cylinder located on the east elevation.

SERVICES

Services/systems tested.

Fire warning & control systems - Connected to alarm system.

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 - Tested - No.

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 - Not applicable.

Ceiling fan - Not applicable.

Recommendations:

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

Maintenance 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.



Photo 106
Letter box.



Photo 107
Fibre installed.



Photo 108
Storage shed.



Photo 109

Interconnected smoke detectors installed.

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.



RED LBP HEALTHY HOMES REPORT

- ✔ Completed by a trade professional
- ✔ Healthy Homes assessment report detailing heating, insulation, ventilation, moisture ingress, drainage, and draught stopping
- ✔ Follows Healthy Home Standards
- ✔ Rental property compliant
- ✔ Recommendations for any identified issues

HEALTHY HOMES





18 Kitchener Place, Opawa, Christchurch 8023

Date of inspection

Tuesday, April 21 2026

Time of inspection

12:00 - 1:30pm

Client Name

White Sparrow Homes Ltd.

People present

Insector

Weather

Overcast

Temperature

12*

Inspectors name

Andy Vann

East Coast Inspections trading as RedLBP

Christchurch East

Booking Number

SR026432

House occupied

Staged

Decade home built

1940s



RESULT OVERVIEW

The healthy homes standards became law on 1 July 2019.

The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Heating	Pass
Insulation	Pass
Ventilation	Fail
Draught Stopping	Pass
Moisture Barrier	Pass
Moisture and Drainage	Pass
Smoke Alarms	Pass

SUMMARY


Kitchen extraction requires connection


HEALTHY HOMES ASSESSMENT COMPLIANCE CERTIFICATE

This property has had the following items checked and tested to see if they comply with the current Residential Tenancies (Healthy Home Standards) Regulations 2019.


Address 18 Kitchener Place, Opawa, Christchurch 8023


Date of inspection Tuesday, April 21, 2026


Heating 

Insulation 

Ventilation

Draught stopping 

Moisture and Drainage 

Smoke alarms 

Additional comments

Inspector



Andy Vann
Red LBP Christchurch East

All noted items have been given the Red LBP tick of compliance. Valid for 3 years from date of compliance as above.



HEATING

Landlords must provide one or more fixed heaters that can directly heat the main living room. The heater(s) must be acceptable types, and must meet the minimum heating capacity required for your main living room.

Options available for heating are, wood burners, pellet fires, heat pumps, electric with thermostat, flued gas with thermostat. Open fires are not acceptable.

Main living area	21m ²
Main heating source	Heat pump.
KW requirement	2KW
Current KW	5.8KW
Additional heaters	N/A
Does property have exemptions?	None
Top up heating required	
Comments	Kitchen area included in calculations due to no door.

SUMMARY



Gree high wall heat pump located in the living room 5.8KW



INSULATION

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019.

The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced.

CEILING

Results	Pass
Install date if known	12 July 2021
Type of insulation	Polyester
Average thickness	210mm
R value if known	R 3.3
Condition	Tidy where visible.
Work required	None
Exceptions	N/A
Comments	Roof space access located in the hallway.





UNDERFLOOR

Results	Pass
Install date if known	Unknown
Type of insulation	Polyester.
Average thickness	100mm
R value if known	R 1.4
Condition	Tidy
Work required	None
Exceptions	N/A
Comments	Subfloor access located in bedroom three cupboard.

SUMMARY





VENTILATION AND DRAUGHT STOPPING

Rental homes must have operable windows in the living room, dining room, kitchen, and bedrooms. Kitchens and bathrooms must have extractor fans vented to the outdoors.

Mould and dampness caused by poor ventilation is harmful for tenants' health as well as landlords' property. The ventilation standard targets mould and dampness in rental homes. Kitchen vent ducting must be minimum of 150mm. Bathroom vent ducting must be minimum of 120mm.

Landlords must make sure the property does not have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors, and doors which cause noticeable draughts. All unused open fireplaces closed off or their chimneys must be blocked to prevent draughts.

Draughts increase the likelihood of lower temperatures in houses, and can make it more expensive for a tenant to heat their home.

LIVING

Windows operable	Yes
Stay open	Yes
Any unreasonable gaps	No
Comments	

KITCHEN

Windows operable	Yes
Mechanical ventilation	Yes To be connected
Vented to the exterior	Yes
Any unreasonable gaps	No
Comments	



BATHROOM 1

Windows openable	Yes
Mechanical ventilation	Yes
Vented to the exterior	Yes
Any unreasonable gaps	No

Comments



150mm extraction fan

BEDROOM 1

Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	No

Comments

BEDROOM 2

Windows openable	Yes
Stay open	Yes
Any unreasonable gaps	No



BEDROOM 3

Windows openable Yes

Stay open Yes

Any unreasonable gaps No



MOISTURE AND DRAINAGE

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.

Moisture can be a large source of dampness in a home. This dampness can lead to poor health outcomes for tenants and can be destructive to the quality of a house.

GROUND MOISTURE BARRIER

Meets standard	Yes
Remedial work required	None
Comments	

RAINWATER SPOUTING

Installed and not damaged	Yes
Damaged – needs repair	No
Spouting clear	Yes
Spouting connected to downpipes	Yes
Downpipes connected to drains	Yes
Comments	

GROUND WATER

Land profile	Flat
Land condition	Dry
Drainage	Clear
Comments	

SUMMARY



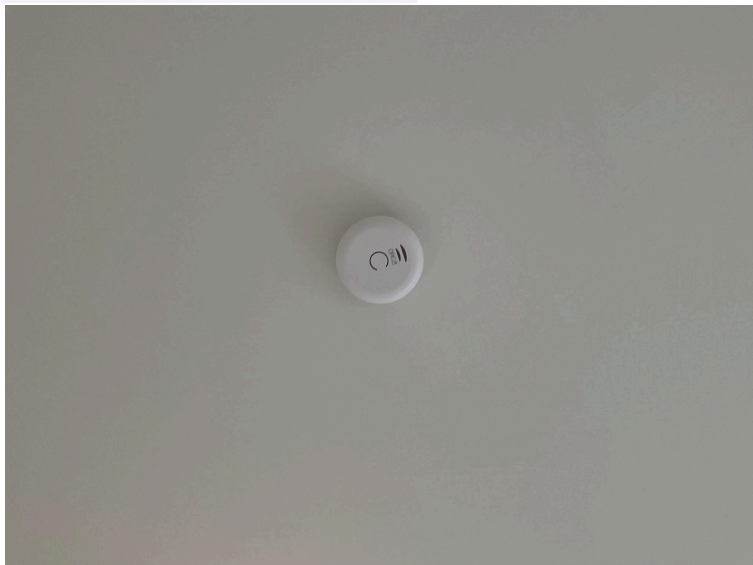


SMOKE ALARMS

Working smoke alarms are compulsory in all rental homes.

New smoke alarms must be photoelectric and have long battery life, or be hard wired.

Smoke alarms in correct areas	Yes
Action required	None
Comments	Connected smoke detectors installed in the Living, hallway and each bedroom.





LANDLORD DOCUMENTS TO BE KEPT

Residential Tenancies (Healthy Homes Standards) Regulations 2019

Documents to be retained by landlords

- (1) For the purposes of section 123A(1)(ca) of the Act, a landlord must retain sufficient relevant records or documents as reasonably provide evidence of the landlord's compliance with the healthy homes standards in relation to the tenancy.
- (2) However, subclause (1)—
 - (a) only requires the landlord to retain records or documents that the landlord has possession of at the commencement of the tenancy or acquires possession of during the tenancy; and
 - (b) does not require the landlord to create or obtain a record or document merely for the purpose of retaining it for the purposes of section 123A(1)(ca).

Report Scope and Warranties

- This report has been created to assess the status of the property against the Healthy Homes Standards.
- The report is completed based on visual, non-invasive inspection on one particular day. Nothing was moved.
- No warranty is provided for damage or defect that was not visible at the time of the inspection.
- This report is in no way a warranty as to the future performance or condition of the items inspected.
- There are circumstances beyond our control that can change the result reported at the time of assessment. As an example, Tenancy Services publish this regarding Moisture Ingress and Drainage:
The functionality of guttering, downpipes and drainage can be difficult to visually assess during dry weather or light rain. Checking the system visually from ground level during times of moderate rainfall can be helpful.

Where specific and required information cannot be ascertained, that item will be marked accordingly, and further information will be required from the client to enable the report to be completed. An example could be the KW rating of a wood burner with no label.

- Where possible we identify items that may require attention / maintenance that are not included in the Healthy Home Requirements.
- No warranty is provided from this report, inspection, or service provider, that items assessed will not fail at some stage in the future.
- This report is, in no way, a representation of compliance to any building codes or legislation requirements other than the Healthy Homes Standards and other items specifically named in the report, such as smoke alarms.

Confidentiality

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