

# Existing Building Assessment (EBA)



This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

|                            |                                              |                                                                                                        |
|----------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Name of Owners:</b>     | 20 Paddocks Ltd                              | <b>PRIOR TO INSTALLATION of Insulmax® the following work is required:</b>                              |
| <b>Address:</b>            | 177 Old Taupo Road,<br>Utuhina, Rotorua 3015 | No work required                                                                                       |
| <b>Lot / DP Number:</b>    |                                              | <b>PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required:</b> |
| <b>BCA / TA:</b>           | Rotorua Lakes Council                        | No work required                                                                                       |
| <b>Proof of Ownership:</b> | Certificate of Title                         |                                                                                                        |

**By signing below the owner agrees to the following:**

- A Owner agrees to undertake all work identified above
- B All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C The owner is not aware of any internal or external leaks
- D Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors
- E The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

**Owners Signature:**

**Owners Name:**

20 Paddocks Ltd

**Licensed Building Assessor Signature:**

**Licensed Building Assessor Name:**

Barrie Mullins

**EXEMPT BUILDING WORK**  
**Retrofit of wall insulation Item 2**  
**Date: 17/6/2024**  
**Rotorua Lakes Council**

Existing Building Information

|                               |                                              |
|-------------------------------|----------------------------------------------|
| Property Site:                | Flat Section, Sheltered, Urban               |
| Approx. Year of Construction: | 1920                                         |
| Number of Stories:            | 1                                            |
| Roof & Eaves:                 | Double Gable, Corrugated Steel, Modest eaves |
| Foundation & Floor:           | Piles                                        |
| Framing:                      | Likely Rimu                                  |
| Joinery:                      | Aluminium/steel                              |
| Lining:                       | Sarked                                       |
| Building Paper:               | Not detected                                 |
| Exterior Cladding:            | Timber                                       |

Install Information

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cladding Type: | Timber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Installed Via: | Cladding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Installation:  | Framing timber and accessible cavities are located by various means including infra red detection and a 16mm installation hole is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre. |

Finishing of Cladding

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Timber / Cement Board:              | Holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Painted rendered plaster / masonry: | Holes filled with sand / cement mortar and holes sealed with exterior paint system                                                                                                                                                                                                                                                                                                                                                                                                               |
| Unsealed masonry:                   | Holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapore masonry surface sealer for concrete or clay based substrates. Clay brick <a href="http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r">http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r</a> Concrete block/brick <a href="http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c">http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c</a> |

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# Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses:

**Structure B1.3.1**  
Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process?

☒ **Yes** ☐ **No** - *Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"*

**Prevention of Fire Occurring C2.2**  
Is a through wall flu located in the area proposed to be insulated ?

☒ **No** ☐ **Yes** - *Mark on site plan and DO NOT install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu*

**Electricity G9.3.1**  
After removing a plug point on an exterior wall, wiring is observed to be TPS ?

☒ **Yes** ☐ **No** - *Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®*

**Energy Efficiency H1.3.1**  
Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow?

☒ **Yes** ☐ **No** - *Indicate on site plan areas of wall that are not able to be insulated with Insulmax®*

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**External Moisture E2.3.3 E2.3.5**

|                                                                                          |                                                           |                                                          |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| Paint finish of exterior cladding appears to be in an well maintained condition?         | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Exterior cladding appears to have deterioration to a level that may allow water ingress? | <input type="checkbox"/> Yes                              | <input checked="" type="checkbox"/> <b>No</b>            |
| Joinery appears to be in good condition and not allowing water ingress?                  | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Flashings are present and appear to be installed correctly?                              | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| All existing penetrations are sealed?                                                    | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Join between different cladding types sealed?                                            | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Gutters and down pipes are present and appear to be functioning correctly?               | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Is water able to pool against exterior wall e.g. raised sealed deck?                     | <input type="checkbox"/> Yes                              | <input checked="" type="checkbox"/> <b>No</b>            |
| Walls are free to air e.g no raised border bounded by exterior wall?                     | <input type="checkbox"/> No                               | <input checked="" type="checkbox"/> <b>Yes</b>           |
| Masonry clad home underfloor vents are present and clear?                                | <input checked="" type="checkbox"/> <b>Not Applicable</b> | <input type="checkbox"/> No <input type="checkbox"/> Yes |
| Window / masonry vertical joints are sealed?                                             | <input checked="" type="checkbox"/> <b>Not Applicable</b> | <input type="checkbox"/> No <input type="checkbox"/> Yes |



*Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax®"*

|                                                                                                                                                  |                                              |                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------------------------------|
| Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls? | <input type="checkbox"/> No                  | <input checked="" type="checkbox"/> <b>Yes</b>                             |
| Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water?                       | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> <b>No</b>                              |
| Underfloor space is excessively damp?                                                                                                            | <input type="checkbox"/> Not able to inspect | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b> |



*Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"*

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Photos of Each Elevation Proposed to be Insulated

North Elevation



South Elevation



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**East Elevation**



**West Elevation**



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## Declaration

### Assessment of the Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Reparation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed



Signed **Barrie Mullins**  
**Insulmax® NZ Ltd. Certified Property Assessor**  
11 April 2024

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## Declaration

### Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.



Signed **Barrie Mullins**  
**Insulmax® Regional License Holder**  
11 April 2024

