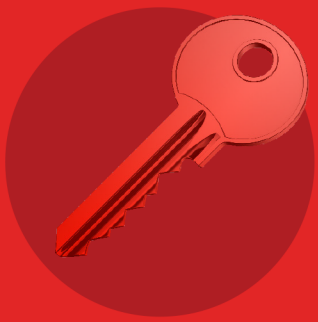




RED LBP PRE-PURCHASE REPORT

- ✓ 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



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PRE-PURCHASE



YOUR INSPECTOR



Gary Cassidy

Red LBP Inspector for North Canterbury

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- ✓ **Licensed Building Practitioner (LBP) & Certified Builder**
- ✓ **35+ years in the Building Industry**
- ✓ **Specialist in Pre-Purchase & Pre-Sale Inspections**
- ✓ **Healthy Homes Assessments & detailed Building Reports**
- ✓ **20+ years running a successful building business**
- ✓ **Clear communication & honest advice**
- ✓ **Proudly serving the North Canterbury region**

Hi, I'm Gary — your trusted building inspector.

With over 35 years in the building industry, I bring a depth of experience across all aspects of residential construction — from new builds to renovations. Over the years, I've developed a strong understanding of how homes are built, along with the ability to identify potential issues that others might overlook.

As a Licensed Building Practitioner (LBP) and Certified Builder, I'm fully qualified to carry out Pre-Purchase and Pre-Sale Inspections, Healthy Homes Assessments, and detailed Building Reports. I pride myself on clear communication, honest advice, and delivering a high standard of service you can rely on.

I work throughout North Canterbury and bring more than 20 years of experience running my own successful building business. I'm approachable, practical, and here to help you make well-informed property decisions with confidence.

When I'm not on the job, you'll find me spending time with my wife Deb and our grown-up kids, catching up with friends, cheering on my favourite sports teams, brewing a batch of craft beer, or enjoying everything North Canterbury has to offer.

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	10 Thomas Lane, Rangiora 7400
Client	Simon Ensor
Date of Inspection	17th June 2026
Time	1:00 pm
Inspector	Gary Cassidy Advanced Trade Certificate Carpentry & Joinery. Licenced Building Practitioner.
LBP Number	BP111186
People Present	Inspector, Owner, Agent
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: GDDC Ltd trading as RedLBP NC.
Client: Simon Ensor
Date of Inspection: 17th June 2026
Site Address: 10 Thomas Lane, Rangiora 7400
Inspector: Gary Cassidy
Qualifications: Advanced Trade Certificate Carpentry & Joinery. Licenced Building Practitioner.

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	☒	☐	☐	☐
Subfloor	☐	☐	☐	☒
Exterior	☒	☐	☐	☐
Roof Exterior	☐	☐	☒	☐
Roof Space	☐	☐	☒	☐
Interior	☒	☐	☐	☐
Services	☒	☐	☐	☐
Accessory Units, Ancillary Spaces and Buildings	☒	☐	☐	☐

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: Gary Cassidy

Date: 17th June 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 have been issued 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.

Roof system - Was only viewed from the ladder and was completed using a drone.

Upper-level exterior cladding & joinery - The accessible areas were only viewed from a ladder.

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

The dwelling is clad in a direct-fixed monolithic system, which is recognised as a higher-risk weathertightness construction type in New Zealand due to its limited drainage and ventilation capacity. No invasive testing has been undertaken as part of this inspection, and the design characteristics of this system increase the potential for concealed moisture retention within the wall structure, which may not be evident at the time of inspection.

Ongoing maintenance of the cladding system, including coatings and sealant interfaces, is required to manage this risk. Repainting is recommended to restore adequate protection. A registered building surveyor experienced in weathertightness assessments is recommended to undertake a dedicated weathertightness assessment to further evaluate the performance of the cladding system and identify any concealed defects.

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

PROPERTY IDENTIFIERS

Address	10 Thomas Lane, Rangiora 7400
Legal Description	Lot 26 DP 76235
Certificate of Title	CB43D/889
Land classification	Wind Zone - High (BRANZ - GIS). Residential Zone. Res2. N/A Rural and Unmapped.
Weather	Fine
Soil	Dry
Site Exposure	Exposed

BUILDING DESCRIPTION

The dwelling was originally built in the 1990s and is located in Rangiora. It is a freehold title situated on a corner section that is flat. The dwelling is two-storey with four bedrooms and two bathrooms.

Internally, the property has heating that is provided by a floor mounted heat pump and solid fuel burner which are 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 and wallpaper. The floors are concrete and chipboard or similar with floor coverings being tile, vinyl and carpet.

The foundation system is a concrete slab on grade, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is single-glazed. The property is clad with a brick veneer and direct fixed fibrous cement sheeting substrate (monolithic) with a plaster finish with a paint coating. The roof is profiled metal. There is a garage, that is attached to the house, with double 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 timber deck, concrete patio and paths. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Profiled metal	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Direct fixed (Monolithic) fibrous cement sheeting with a plaster finish. Brick veneer	Viewed
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type C2	Considered
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.	
Entrance	Viewed
Living room	Viewed
Dining room	Viewed
Kitchen	Viewed
Hallway	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Bathroom	Viewed
Stairway	Viewed
Office	Viewed
Landing	Viewed
Bedroom 1	Viewed
Ensuite	Viewed
Garage	Viewed
Balcony	
Balcony	Limited access
Remedial	
Remedial exterior	Viewed

Remedial interior	Viewed
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ROOF SYSTEM

Roofing material - Profiled metal - Trapezoidal- Long run.

Coating - Factory finish.

Condition of roofing material coating - Areas of deterioration to the coating, refer to the photos below.

Fixings - Spring head nails.

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.

Roof-to-wall junctions - No visible issues at the time of the inspection.

Type of roof construction - Gable roof.

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

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.

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 & ridges- Visible areas only.

Material type - Metal.

Finish - Factory finish.

Condition - Deterioration of the surface coating.

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

Apron - Visible areas only.

Material type - Metal.

Finish - Factory finish.

Condition - Deterioration of the surface coating.

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

Penetrations

Type - Pipes and flues.

Flashing material - EPDM boot.

Flashings - No water-shed back flashing installed.

Sealants - Not visible.

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

Recommendations:

Considering the age of the roof, it appears to be in a maintainable condition. To preserve its condition and extend its lifespan, it is recommended to prioritise the maintenance of the paint coating and replacement of some fixings. This should be undertaken in the near future.

The EPDM boot flashing is installed without a secondary water-shed/back flashing. Modern roofing practices commonly incorporate secondary watershed flashings to assist with directing water around roof penetrations. As a result, the detail relies on sealants and direct fixing, which may increase long-term moisture exposure risk as sealants and materials weather over time. Improvement of this flashing detail is recommended to reduce long-term weathertightness risk.



Photo 4
West elevation of roof. Coating
deterioration visible.

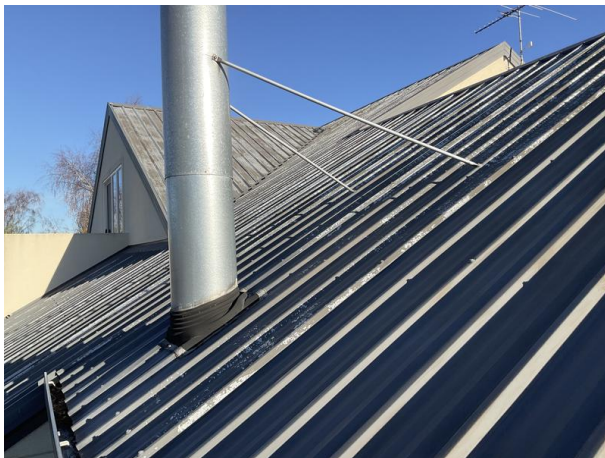


Photo 5
East elevation of roof. Coating
deterioration visible.



Photo 6
South elevation of roof.



Photo 7
Roof profile visible.



Photo 8
Denting visible on verandah roof.

Guttering

Type - External.

Material - Profiled metal.

Snow straps - No.

Gutter guard - Yes to some areas.

Falls - Ponding visible.

Fixings/brackets - Functional.

Obstructions - Areas requiring clearing.

Damage/Corrosion/Leaks - Visible issues (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 - 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.

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

Discharge - Risers.

Fascia & bargeboards

Material - Profiled metal.

Finish - Factory finish.

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

Recommendations:

It is recommended to clear the gutters regularly to ensure proper drainage and prevent potential issues. When gutters become clogged with debris such as leaves and twigs, water can overflow and accumulate on the roof or other parts of the building. This can lead to water damage and leaks. Keeping the gutters clean ensures efficient water flow away from the roof, protecting the property from moisture-related damage.



Photo 9

Deflection in gutter line visible on west elevation.



Photo 10
Gutters need clearing in some areas.



Photo 11
Gutter guard visible in some areas.



Photo 12
Typical fascia, gutter and downpipe.

EXTERIOR CLADDING

Type - Fibrous cement sheeting.

Vented and drained cavity - Directly fixed to the framing.

Finish - Plaster system (multi-layered with mesh).

Overall condition - Visible cracking, maintenance recommended.

Control joints - No control joints were observed to visible areas.

Vertical cracking - Sheet join cracking visible.

Cracking at window corners - None visible.

Horizontal cracking - Sheet join cracking visible.

Window flashing details - Rebated window and door joinery with the insulated panel trim around edge. The windows are entirely sealed around all sides, fully reliant on sealant.

Penetrations - Maintain all penetrations as required.

Fascia junctions - Penetrate cladding or coating. Refer to photo.

Cladding to roof flashings and junctions - Adequate clearance above flashings.

Base of cladding to ground clearances - Adequate ground clearances around the dwelling.

Clay brick.

Finish - Factory finish.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Loose bricks - None visible.

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

Weep-holes - Areas covered by vegetation or foliage.

Movement or cracking - None visible at the time of the inspection.

Penetrations - No visible issues at the time of inspection.

Dampness or moisture damage - None visible at the time of inspection.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Recommendations:

The exterior paint system of the home is showing signs of deterioration. This degradation compromises the protective barrier provided by the paint, leaving the underlying materials vulnerable to environmental elements such as moisture and temperature fluctuations. Over time, this can lead to more severe issues, including water ingress, rot, or corrosion.

To restore the integrity of the exterior, we recommend repainting of the home.

It is recommended to keep garden vegetation clear of the exterior cladding. Adequate clearance is essential for the cladding system to function properly and to prevent moisture intrusion through capillary action. Maintaining this separation helps protect the cladding's integrity and reduces the risk of water damage.

This type of monolithic (a sheet cladding material, such as fibrous cement, that is plastered and coated to give a seamless finish) cladding is not permitted without a cavity at present date due to the inherent weathertightness risks. There are several defects noted to the external walls which could be allowing moisture ingress at present or in the future. The extent of damage, if any, is unknown and further investigations are required to ensure no moisture damage has occurred.

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.

It is recommended that painted surfaces are regularly maintained in accordance with the manufacturer's recommendations for the specific cladding type. Proper maintenance is essential to preserving weathertightness.



Photo 13
South gable of exterior cladding.



Photo 14
Sheet cracking visible on south gable.
Seal, monitor and maintain.



Photo 15
South elevation of exterior cladding.



Photo 16

Seal and maintain all cladding and joinery junctions.



Photo 17

Mortar cracking visible on window sill.



Photo 18

East elevation of exterior cladding.



Photo 19
Northeast elevation of exterior cladding.



Photo 20
Sheet cracking visible below meter box.

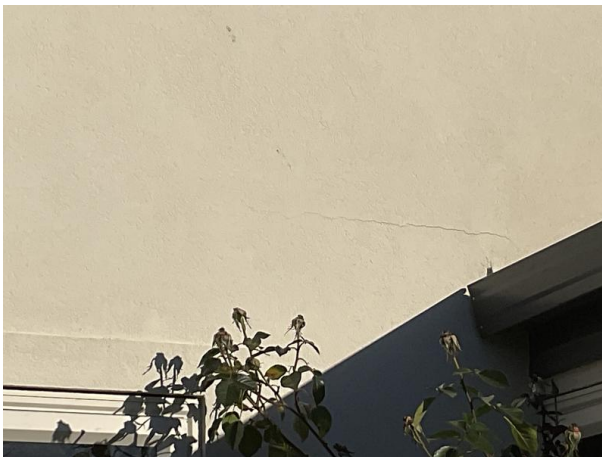


Photo 21
Sheet cracking visible on north gable.
Seal, monitor and maintain.



Photo 22
Northwest elevation of exterior
cladding.



Photo 23
Fascia board and guttering is
penetrating the cladding above garage
back door. Monitor and maintain
sealants.



Photo 24
Seal any chips or cracks
recommended.



Photo 25

Keep garden beds and vegetation clear of the exterior cladding. Remedial work recommended.

EXTERIOR JOINERY

Single-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 - Repairs or maintenance required (refer to the photos below).

Tracks, drainage channels & weep-holes - Clear of debris.

Reveals - Timber.

Finish - Polyurethaned. Maintenance recommended.

Damage - Refer to the photos below.

Exterior flashings - Some joinery would benefit from the installation of head flashings.

Exterior brick sills - No visible issues.

Scribers and/or seals - Sealing recommended.

Entrance doors - Timber door with aluminium frame with sidelight.

Garage joinery - Single-glazed.

Recommendations:

There is moisture staining to the timber reveals. However, when tested with the non-invasive moisture metre it indicated a normal reading where spot tested at the time of the inspection. This should be monitored for signs of moisture. This may be due to wind-driven rain or condensation.



Photo 26
Typical window reveal.



Photo 27
Sliding door in living room opening onto patio.



Photo 28
Boxed window in living room.

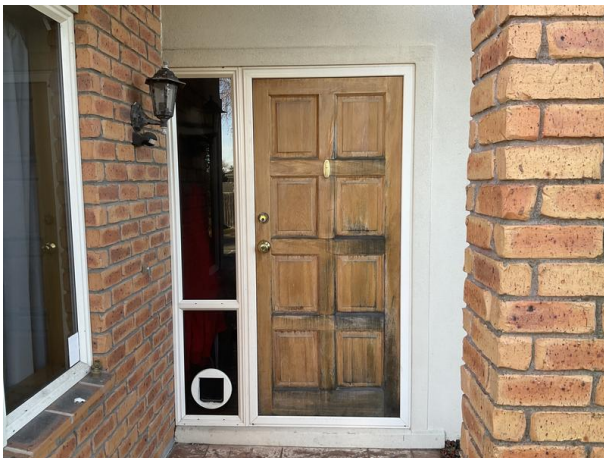


Photo 29
Entrance door and frame. Weathering to timber door visible, maintenance recommended.

FOUNDATION

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.

Cracking - As observed in the garage.

Dampness - None visible at the time of the inspection.

Concrete slab floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements 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 tolerance ranges noted are provided as general guidance only and are commonly referenced for new concrete slabs within the early period after construction. In the sampled areas inspected, no significant faults or defects were identified at the time of the inspection. The overall level difference measured was approximately 18mm.

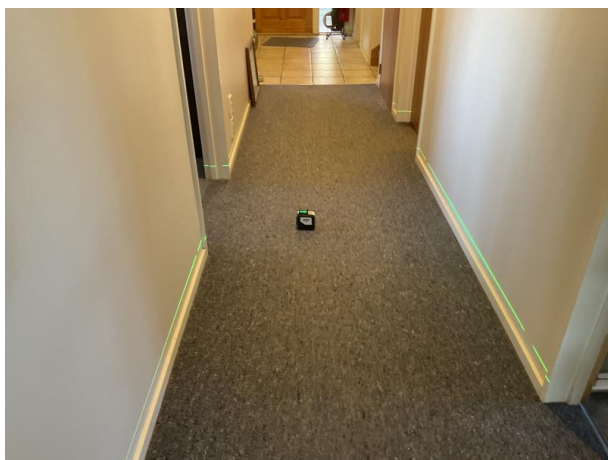


Photo 30

Floor levels were checked using a self-levelling laser.

ROOF SPACE

The ceiling space was viewed from via a manhole located in the bedroom and landing cupboards.
Access hatch size - 1520 x 520mm.

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 - Manufactured timber trusses. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - No visible issues.

Structural alterations - None visible.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

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

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

Plumbing type - Glued uPVC.

Insulation - Glass wool.

Thickness of insulation visible - 50 mm. No insulation over the garage area.

Coverage - Segments - Should be fitted tightly between ceiling timbers - Full coverage where visible.

Discharges into the roof space - None.

Stored items - Yes.

Recommendations:

For improved thermal performance, consider upgrading ceiling insulation toward current H1 guidance levels for your climate zone. Engage an LBP/insulation contractor to advise appropriate R-values for this existing dwelling.

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 31
Manufactured trusses over garage,
timber ceiling battens visible.



Photo 32
Manufactured trusses with glasswool
insulation. Fibrous cement sheeting
visible on gable.



Photo 33
Log burner flue penetration visible.



Photo 34

Insulation visible in upper level walls.

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 35

Base reading on internal wall.



Photo 36

Supplementary photo.



Photo 37
Supplementary photo.



Photo 38
Supplementary photo.



Photo 39
Supplementary photo.



Photo 40
Supplementary photo.



Photo 41
Supplementary photo.



Photo 42
Supplementary photo.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a wallpaper and paint finish, timber trims and doors with a paint and polyurethane finish, carpet, vinyl and tile 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-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Entrance door - Timber door with aluminium frame with sidelight.

Internal doors - Hollow core.

Floor coverings - Tiles.



Photo 43
Entrance.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Safety & standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - Refer to photos.



Photo 44
Living room.



Photo 45
Window reveal maintenance recommended.

Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Not applicable.

Floor coverings - Carpet.



Photo 46
Dining room.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Not applicable.

Benchtop - Sealed to cabinet/wall junction - No.

Benchtop material - Laminate and timber.

Benchtops level - Yes.

Damage - General wear & tear.

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.

Cooktop - Induction - Unable to test induction top, powered on only.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - Clear-coated timber.

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.

Recommendations:

The junction between the kitchen benchtop and the adjoining wall is not sealed. Without proper sealing, water from regular use may track into concealed areas, leading to deterioration of wall linings, cabinetry, and adjacent floor finishes. To mitigate this risk, it is recommended that a durable, flexible sealant be applied and maintained at this junction to provide a watertight seal and protect the surrounding materials from moisture damage.



Photo 47
Kitchen.



Photo 48
Sealant recommended between
benchtop and wall.



Photo 49
Edging tape damage visible in sink
cupboard.



Photo 50

Panel above oven is loose,
maintenance recommended.

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Not applicable.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.



Photo 51

Hallway.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Square stopped.
Wall linings - Plasterboard - Paint and wallpaper.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Wardrobe - Double - Doors - Panel.
Defects - Refer to photos.



Photo 52
Bedroom 2.



Photo 53
Window reveal maintenance recommended.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.

Defects - Refer to photos.



Photo 54
Bedroom 3.



Photo 55
Carpet deterioration visible.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.



Photo 56
Bedroom 4.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard and timber - Paint and varnished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes. Not closing off.

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 - Upstand.

Shower - Tiled with glass surround.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Mechanical extraction not installed.

Heating - Yes.

Heated towel rail - No.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

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

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:

There is no externally vented mechanical ventilation system installed in the bathroom. It is recommended to install an externally vented mechanical extraction system suitable for the size and use of the bathroom.



Photo 57
Bathroom.

Stairway

Ceiling linings - Plasterboard - Paint finished.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Not applicable.
Type of stairs - Closed.
Construction material - Timber.
Handrail - Secure.
Height of handrail - Over 1000 mm.
Internal doors - Not applicable.
Floor coverings - Carpet.

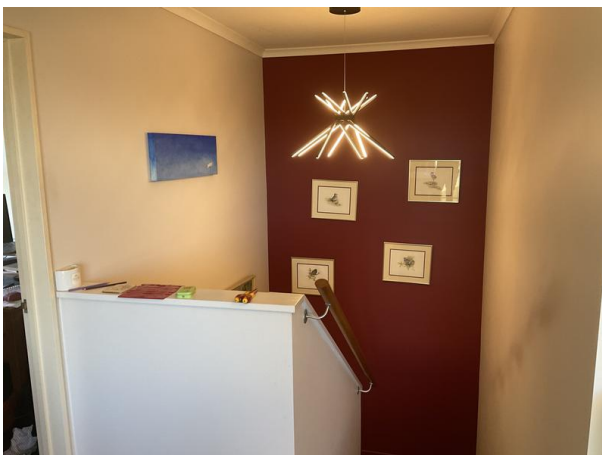


Photo 58
Stairway.

Office

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - Refer to photos.



Photo 59
Office.



Photo 60
Sheet cracking below window visible.

Landing

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.



Photo 61
Landing.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Wardrobe - Double - Doors - Panel.

Defects - Refer to photos.



Photo 62
Bedroom 1.



Photo 63
Window latch is missing.

Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard and timber - Paint and varnished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Internal doors - Hollow core.

Flooring - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes.

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 - Upstand.

Bath - Spa bath - Spa function not tested. Taps and waste functional - Yes.

Shower - Acrylic tray and walls.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - Yes.

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

Heating - Wall-mounted electric fan heater.

Heated towel rail - Functional - 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.

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 64
Ensuite.



Photo 65
Moisture damage to vanity fronts visible.

Garage with laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.

Garage door - Sectional - Double - Steel - Automatic opener functional - Yes.

Internal doors - Hollow core.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Washing machine discharge - To the waste under the sink.

Water hammer - No noise or vibration noted.

Cabinets - None.

Ventilation - Mechanical extraction not installed.

Floor coverings - Vinyl and none.

Defects - Refer to photos.



Photo 66
Garage.



Photo 67
Laundry area in garage.



Photo 68
Crack visible in garage floor.



Photo 69
Sheet cracking between window and door visible.

BALCONY

Balcony

Construction - Timber-framed.

Constructed over - Bedroom 2.

Flooring substrate - Unknown.

Waterproofing membrane - Butynol® (glue fixed)

Condition of membrane - Areas requiring maintenance.

Membrane covered at the deck to wall junction - Not visible.

Flooring - None.

Drainage - Areas requiring maintenance. No overflow visible, minimal-sized drain.

Fall to drains - Adequate.

Handrail and balustrade - Secure at the time of the inspection.

Handrail and/or balustrade height - 1m.

Identified areas of weathertight risk:

- Clad balustrade/wall junction
- Clad balustrade top
- Deck drainage/ no overflows
- Balustrade/deck junction
- Rainwater outlets



Photo 70

Balcony on east elevation.



Photo 71

Minimal clearance between cladding and membrane and minimal - sized drain visible.



Photo 72

Deferred maintenance to top of and at balustrade and wall junction. Maintenance required.



Photo 73

Cracking visible around balustrade. Seal, monitor and maintain.

REMEDIAL

Remedial exterior, refer to photos.



Photo 74

Gutters have been cleared.



Photo 75

Sills has been repaired.



Photo 76

Plastered sill has been sealed.



Photo 77
Garden vegetation has been cleared
from exterior cladding.

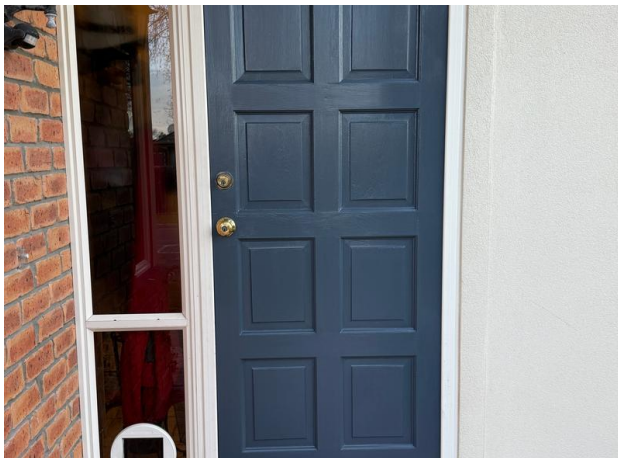


Photo 78
Entrance door has been recoated.



Photo 79
Balcony and drain have been cleaned.

Remedial interior, Refer to photos



Photo 80
New cistern and seat to bathroom toilet.



Photo 81
Bathroom towel rail.



Photo 82
Ensuite shower head repaired.



Photo 83
Ensuite cistern replaced.



Photo 84
Window reveal maintenance completed.



Photo 85
Benchtop sealed to wall.



Photo 86
Kitchen shelf edge sealed.



Photo 87
Panel above oven has been secured.



Photo 88
Window reveal maintenance completed.



Photo 89

Window latch to bedroom 1 replaced.

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
Patio	Concrete
Electrical	Electrical system
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps and stormwater risers
Heating	Solid fuel burner Heat pump
Services	Data, smoke detection, aerals and security
Remedial	Remedial

DRIVEWAY

Stamped concrete
Cracking visible - Yes.
Control joints - No.

Recommendations:

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

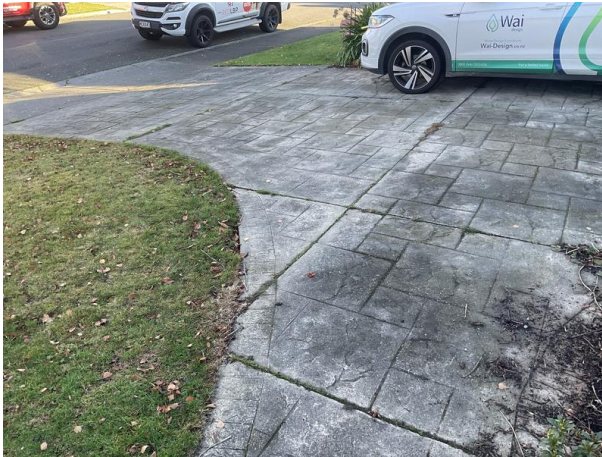


Photo 90

Coloured stamped concrete driveway.

BOUNDARY FENCES

Painted 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.

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 91
North boundary fence.

PATHS

Plain concrete paths. Coloured stamped concrete paths

Recommendations:

General upkeep and maintenance.



Photo 92

Concrete path leading to entrance.



Photo 93

Concrete path along north elevation.



Photo 94

Concrete path along west elevation.

DECK

Hardwood timber deck over timber substrate with nail fixings.
Connected to dwelling - No.
Condition of visible timbers - No visible deterioration of timbers.

Recommendations:

General upkeep and maintenance.



Photo 95

Timber deck on west elevation.

PATIO

Plain concrete patio

Recommendations:

General upkeep and maintenance.



Photo 96

Concrete patio on west elevation.

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 - Laundry.

Earth stake - Location - Unable to be located.

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

Electrical connection - Underground supply.



Photo 97
Switchboard in laundry.



Photo 98
Switchboard in garage.



Photo 99
Solar panels on west elevation of roof.



Photo 100
Meterbox on east elevation.



Photo 101
All accessible sockets were tested.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps and stormwater risers.

Water source - Town supply.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 300L.

Manufacture/installation date - 1999.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Any visible defects - None visible.

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.

Maintenance 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 102

Stormwater riser and downpipe.



Photo 103
Kitchen gully trap.



Photo 104
Stormwater riser and downpipe.



Photo 105
Bathroom and laundry gully trap.

HEATING

Solid fuel burner.
Brand - Masport.
Location - Dining room.

Heat pump - Power connected at the time of the inspection, full operation not tested.
Manufacturer - Mitsubishi.
Location - Dining room.
Kilowatt rating - Heating - 6.5kW - Cooling - 6.1kW

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.

It is recommended to have the wood burner flue professionally cleaned and inspected annually to ensure safe and efficient operation. Regular maintenance helps to prevent the buildup of creosote, which can pose a fire hazard, and ensures that the flue remains clear of obstructions that could affect ventilation. An annual inspection also allows for the early detection of any damage or wear that may require repairs, prolonging the lifespan of the system and maintaining compliance with safety regulations.

It is recommended to engage a qualified heating specialist to thoroughly inspect and assess the condition of the firebox. This evaluation will help identify any signs of wear, corrosion, cracks, or damage that could compromise the efficiency and safety of the unit. A professional assessment will determine whether repairs or replacements are necessary to ensure the firebox continues to function effectively and in compliance with safety standards.

Maintenance recommendations:

Regularly clean the filters of your heat pump to maintain optimal performance. The frequency of cleaning depends on the unit's location and usage, typically ranging from every 4 to 12 weeks. Units placed in areas with higher dust or debris accumulation may require more frequent cleaning, while those in cleaner environments may need less frequent maintenance. This ensures efficient operation.



Photo 106
Log burner in dining room.



Photo 107
Heat pump inside unit in dining room.



Photo 108
Heat pump outside unit.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Tested - No.
Central vacuum systems - Not applicable.
Ventilation systems - Not applicable.
Heat transfer system - Not applicable.
Security systems - Tested - No.
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 - Tested - No.
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 - Tested - No.
Distribution board - Tested - No.
Header tank - Not applicable.
Communications hub - Tested - No.
Automatic garage door opener - Tested - Yes.
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 109
Garage door opener operational.



Photo 110
Security box in laundry.



Photo 111
Security keypad in entrance.



Photo 112

TV aerial and dish on north elevation.



Photo 113

Security light beside entrance.

REMEDIAL

Remedial, refer to photos



Photo 114
Gully trap cleared and grate replaced.



Photo 115
Stormwater riser cleared.



Photo 116
Timber deck cleaned and recoated.



Photo 117
Driveway and path cleaned.



Photo 118
Earth stake connection below meter box.

CONCLUSION

Under the Building Act, work requiring building consent that affects structural performance or weathertightness must be designed and/or supervised by an appropriately Licensed Building Practitioner (LBP). Examples include framing systems, foundations, cladding systems, roof coverings and waterproofing membranes. Routine maintenance and non-restricted repairs may be completed by any competent tradesperson. RedLBP references LBPs where work involves building envelope risk or falls within licensing scopes requiring competency and traceable accountability, consistent with the intent of the LBP scheme and MBIE oversight principles.

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 judgements.

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.

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 have been issued and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

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.

Should issues arise, they should be rectified promptly to reduce the risk of consequential damage.

The dwelling is clad in a direct-fixed monolithic system, which is recognised as a weathertightness risk in New Zealand construction due to its limited drainage and ventilation capacity. While no invasive testing was undertaken, the system's design characteristics inherently increase the potential for concealed moisture retention within the wall structure. Ongoing monitoring and proactive maintenance are recommended to manage this risk and help prevent deterioration of the cladding or underlying framing. Should any indications of moisture ingress or coating failure arise, a registered building surveyor should be engaged to undertake further investigation and provide recommendations for remediation.

The property is in a condition that would be expected for the age and location.