

Welcome to 21 Devon Street.

The property has recently undergone a professional modernisation by its current owners, Takapuna Construction. As experienced builders, their objective was to enhance the dwelling's modern coastal aesthetic and structural longevity. Because they have approached this project with long-term quality in mind, we want to proactively highlight the results of the independent inspections, provide clear context around standard coastal maintenance items, and invite your own independent verification.

1. A Structurally Sound, Highly "Dry" Home

The finding of the independent builder's report (conducted by Kiwi House Inspections on 25 July 2026) is the weathertightness of the home.

- **Extensive Non-Invasive Testing:** The inspector took over 350 capacitance moisture readings across the internal and external framing, wardrobes, corridors, and high-risk window junctions.
- **Zero Elevated Moisture:** Every single reading returned figures between 24 and 39. In building inspection standards, readings up to 60 are considered completely dry and acceptable.
- **Thermal Imaging Verification:** Seventeen thermal imaging scans were conducted alongside the moisture meter, confirming zero thermal anomalies or hidden moisture ingress anywhere in the dwelling.
- **Solid Construction:** The home's H5 timber pole foundations, steel mid-floor beams, and pitched timber roof framing are straight, true, and in very good condition.

2. Contextualising Title & Consent History

To assist your solicitor's review of the LIM and Title, we offer the following clarifications on historical notations:

- **Title Easements:** Lot 2 underwent a formal boundary adjustment in 2023 (RC 220260). As part of this modern subdivision, a standard sewage drainage easement (Area A, DP 588826) was granted to service the neighbouring title. The wastewater infrastructure is fully connected to the Mangawhai municipal scheme.
- **Council Compliance (COA CA0304):** In July 2021, the Kaipara District Council issued a formal Certificate of Acceptance (COA) for the property's wastewater connection. This certificate confirms that all drainage work has been fully inspected, verified, and accepted as compliant with the New Zealand Building Code by council officers.
- **Lapsed Deck Consent (BC 160690):** You may note an historical 2017 consent for a deck addition that lapsed in 2021. Please be assured that the existing decking and stairs were fully permitted and signed off under Code Compliance Certificate 010854. The lapsed file simply represents an unexecuted design idea by a previous owner that was never built.

3. Proactive Maintenance & Minor Recommendations

As part of buying a substantial coastal home constructed in the 1990s, the builder's report outlines minor, routine maintenance items typical for the sea-spray zone:

- **Stormwater & Footings:** The inspector noted a local blockage in the stormwater line and minor sand displacement near the front retaining repair. Takapuna Construction has maintained the grounds to a high standard, and routine clearing of spouting and drainage lines will ensure surface water continues to channel appropriately into the council cesspits.
- **Cladding Care:** The rusticated cedar weatherboards and brick veneer are in very good condition. While built to the standard direct-fix methods of the 1990s, the timber is well-protected. A standard, ongoing application of penetrating oil (such as Wood-X) will maintain the cedar's durability for decades to come.
- **General Awareness:** The report notes minor items such as oxidisation on older copper pipe sections and an upper opening door on the southern elevation. These have been inspected, deemed functional, and simply require standard homeowner awareness (e.g., keeping the elevated door securely closed).

Summary: Outstanding Value & Low Risk

It is exceptionally rare to find a substantial five-bedroom coastal home that boasts modern cosmetic finishing and verified 100% dry moisture report. Takapuna Construction's careful modernisation ensures that buyers are acquiring a low-risk, turnkey asset at an outstanding market price.⁴

Reach out to coordinate property access for your independent inspectors at a time that suits you.

Speak soon

Megan