

KIWI HOUSE INSPECTIONS



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INTRODUCTION

Independent Building Inspection Report on 21 Devon Street, Mangawhai



This report has been prepared at the request of
Takapuna Construction

Takapuna Construction is the owner of the property and has engaged Kiwi House Inspections to inspect the dwelling and provide an independent building assessment inspection report on the dwelling.

The inspection was carried out on the 25th July 2026 by Scott Findlay, being a registered member of the **New Zealand Institute of Building Inspectors Inc.**

Membership #NZIBI-071 and a building consultant with practical building experience, both commercial and residential in New Zealand and offshore.

SCOPE OF WORK

Limitations of this report: The purpose of this report is to provide indicative information on its durability, weathertightness, and the likelihood of any areas having a moisture content at or above the New Zealand Standard 3602. This inspection is conducted using non-invasive methods and does not directly sample the moisture content of the framing timber. This report is not a guarantee or warranty as to the state of the building or any product, system or feature in the building. It is a guide only, not an all-encompassing report dealing with the property from every aspect. The report's specific purpose is to impartially assess the general condition of the building and to identify defects that are readily apparent at the time of inspection. All efforts have been made to identify possible defects (and/or future defects) based on a ***visual non-invasive, above ground inspection***. The inspector in most instances will not comment on or note areas of no consequence or concern. Where there is safe, unobstructed access, or where there is unobstructed line of sight, inspection has occurred. The report does not include areas or components that were inaccessible at the time of inspection. These may include drainage, heating, wiring or framing or items beneath floor coverings, furniture, vegetation or vehicles. Kiwi House Inspections Inspectors do not open up, uncover or dismantle any part of the building or undertake any internal inspection of the building. Items that were inspected have been specifically identified and commented on.

The report does not: Provide a warranty to any defects not apparent to visual inspection at the time, including waterproofing, underground services, soil stability or moisture content of the interior or exterior of the building.

Constitute an environmental report and no representation is made as to the existence or absence of any hazard or hazardous substance or contaminant (including methamphetamine contamination - unless this option has been specifically asked for) present in the building or property. Assess compliance with the requirements of any legislation (including any act, code, regulation or bylaw).

Kiwi House Inspections Ltd has not undertaken any title search on the property.

Provide a geotechnical report.

Include an investigation of the condition and location of underground drainage and services or of electrical, gas, tanks systems, plumbing and heating systems except those specifically described.

Include any information concerning the siting of the building in relation to the site boundaries or improvements on the property.

Cover soil conditions, local authority scheme violations, septic tanks, specialised electronic controls of any kind, elevators, solar systems, water purification systems or dump waiters.

Cover the adequacy, efficiency or life expectancy of any appliances or systems in the building. Areas of the building that the inspector believes to be potential problem areas for moisture ingress are checked with a combination of a non-invasive moisture meter and thermal imaging camera. Examples of areas that cannot be assessed by non-invasive means are: the height of flashing returns for decks or behind a wall; depth of footings; waterproofing of block retaining wall which have now been backfilled unless there are obvious signs of dampness, and straps securing boundary joists to frame and frame/lintels to trusses. (as these are now covered by the cladding). Rotting timber and/or the presence of toxic mould can only be determined by invasive testing which is outside the scope of this report. Some examples of this would be; walking on impressed metal tiles, steep pitch roof, possible asbestos contamination. The inspector who undertook the inspection can be contacted so that any implications or unresolved issues can be explained and clarified. Kiwi House

Inspections accepts no responsibility or liability for any omission in its Report related to defects or irregularities that were not reasonably visible at the time of inspection. Some defects may only occur intermittently, therefore Kiwi House Inspections cannot be held liable for any such omission if it was not present at the time of inspection. The report is intended only for the use of the person to whom the report is addressed.

Certification: I hereby certify that I have carried out a Weathertightness Inspection in reasonable accordance with/as recommended by the New Zealand Institute of Building Inspectors (NZIBI) at the above address and is also in reasonable accordance with **NZS4306:2005** NZ Standard residential property inspection; and that apart from carrying out this inspection I have no other interest in this property whatsoever.



Scott Findlay
Kiwi House Inspections

INSPECTION DETAILS

Date:	25 th July 2026
Inspector:	Scott Findlay
Client Name:	Takapuna Construction
Address of Property:	21 Devon Street Mangawhai Auckland
Contact Name & Phone:	As above
Others Present at the Time of Inspection:	N/A
Weather Conditions At Time of Inspection:	Mixed

25th July 2026

To: Takapuna Construction

INDEPENDENT BUILDING INSPECTION
21 Devon Street

Following recent inspection of the above property, we are pleased to submit our report and findings as follows:

DESCRIPTION

A substantial, freestanding five-bedroom, three-bathroom, double living dwelling of modern design, built in a three-level configuration, with an attached double garage.

Circa. 1994.

Construction consists of timber framing, with a Longrun iron roof, in a combination roof formation, timber fascia and barge boards, external PVC guttering and PVC downpipes.

The exterior cladding is of cedar weatherboards fixed horizontally, finished with stain.

The joinery is powder-coated aluminum windows and doors, with architraves to the interior.

Generally, the dwelling is in very good condition for its type and age, having been well maintained to date.

MOISTURE CONTENT READINGS & THERMAL IMAGING

Moisture content readings and thermal imaging scans were taken throughout the dwelling internally (including wardrobes and corridors) and externally at well-known areas for moisture ingress to potentially occur.

If moisture ingress occurs in these areas, the moisture is generally detectable above and below the windows and the bottom plates directly below windows; internally directly behind apron flashings and fascia/cladding intersections.

This inspection is conducted using non-invasive methods and does not directly sample the moisture content of the framing timber; but determines the likelihood of any areas having a moisture content at or above the New Zealand Standard 3602.

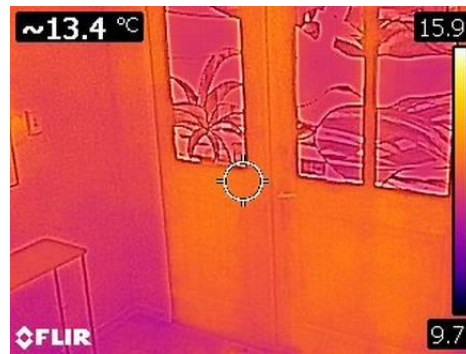
In excess of 350 moisture content readings were taken using a Tro Tec T660 capacitive non-invasive moisture meter. 17 thermal imaging scans were taken using a Flir C5 thermal imaging camera.

Generally, moisture content readings of internal framing that read between 20 and 60 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 60 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and air temperatures.

A base reading was taken on an internal wall at the entry which is known to be dry giving a reading of 24. All readings returned figures of between 24 and 39, ***suggesting there was no excess moisture present in the internal framing in these areas tested at the time of inspection.***

No thermal anomalies were detected.

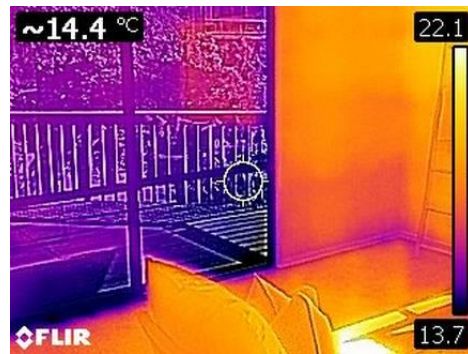
Entrance: Acceptable



Bedroom 1: Acceptable



Main Living: Acceptable



Dining: Acceptable



Kitchen: Acceptable



Garage: Acceptable



Laundry: Acceptable



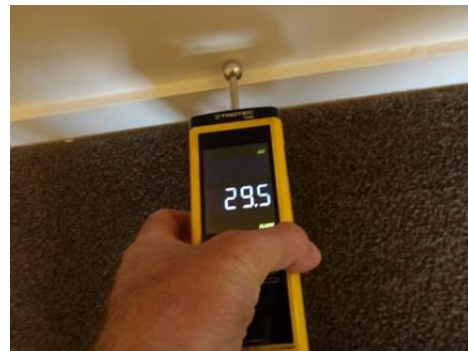
Family Bathroom: Acceptable



Family Room: Acceptable



Bedroom 2: Acceptable



Lower Stairwell: Acceptable



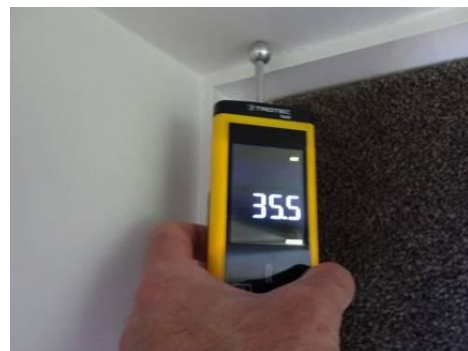
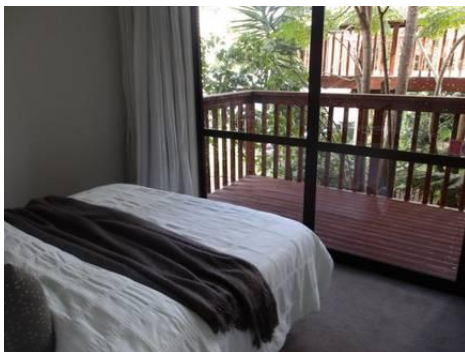
Bedroom 3: Acceptable



Ensuite Bathroom: Acceptable



Bedroom 4: Acceptable



Master Bedroom: Acceptable



Master Ensuite: Acceptable



WIR: Acceptable



DISCLAIMER – MOISTURE READINGS

A Capacitance Meter was used throughout the dwelling to obtain indicative moisture content readings only of the framing. This device requires the presence of moisture in the framing (or other members) to provide a reading. It must be understood that there are situations where framing will dry out depending on the frequency and degree of wetness that the framing has been exposed too (i.e. seasonal changes). At the time of undertaking an assessment, the framing could well be in a dry state and therefore not present as elevated readings:

Like us, most Pre-Purchase inspection companies use one of the scanning / capacitance type meters as they are the only means of obtaining a reading without damaging wall surfaces. In most instances' property owners will not permit invasive testing as this not only marks walls necessitating repairs but also gives every indication of a potential problem to other interested parties.

It must be understood that the readings obtained by the capacitance meter and listed in this report are not actual moisture content readings of the framing at the time of the assessment. The readings are useful as all the readings are relative to each other and any extra high or low readings compared to the rest will indicate a potential moisture related problem requiring further investigation. The readings used in isolation can mean virtually nothing in terms of decay and damage.

Should for any reason an area has dried due to the situation/conditions then the readings will reflect that level of dryness bearing in mind what has been stated above. This does not mean that timber decay is not present or that moisture ingress will not occur with the right weather conditions. This form of testing is only indicative as at the time the readings were taken, we can give no guarantees.

FOUNDATIONS AND SUBFLOOR

Foundations and sub floor area of the dwelling is built on H5 treated timber poles, timber bearers and joists, with timber bracing in place and particle board flooring.

Expol type underfloor insulation has been installed (excluding the storage areas). NOTE: The insulation has been installed directly over the sisalation (foil). Best practice is to remove the foil prior to ensure moisture does not become trapped.

The subfloor area was dry and well-ventilated at the time of inspection.

The midfloor is built using steel beams and the standard grid pattern of timber joist construction.

Generally, the foundations appear to have been well constructed using the correct materials and are in good condition, showing no obvious signs of excessive movement either vertically or horizontally.

Note: The dwelling is built on a sand base. There has been some erosion around the footings – this will need to be monitored.



Erosion



Insulation over foil



Only insulation to storage areas



CLADDING

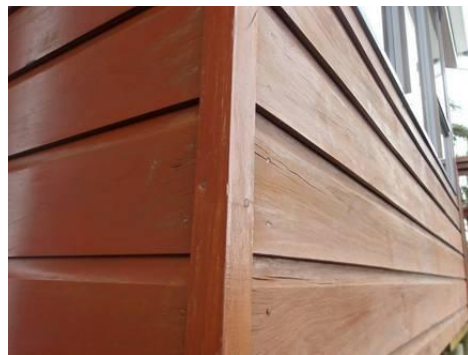
The majority of the exterior cladding is rusticated cedar weatherboards, fixed horizontally, then stained.

The whole of the exterior cladding has been installed and finished to a good standard and is mostly in very good condition for its type and age.

Timber corner soakers have been installed to the external corners.

The weatherboard cladding system has been installed over a building substrate, fixed directly to the framing (no cavity)

Cedar weatherboards can continue to be maintained, with a regular program of oiling using Wood-X or similar.



CLADDING CONT'D

A small portion of the exterior cladding to the dwelling is of brick veneer, installed over a timber frame, with a 45-70mm cavity.

The exterior cladding appears to have been well installed and is generally in very good condition for its type and age.

There were no signs of excessive stress movement either vertically or horizontally.

Note: There is no air gap between the bottom of the timber cladding and the brick cladding (this is consistent with methods used at the time of construction); therefore, there is potential for moisture to be drawn in via capillary action.



Cavity system



No air gap



ROOF, FASCIA & GUTTERS

Note: Full access to the roof was not possible due to Health & Safety laws; however, the Longrun iron roof generally appears to be in good condition for its age, showing no signs of foot traffic damage. The roof has been painted in the recent past.

Roof flashings appear to be well installed, suitably fixed and sealed appropriately in accordance with good trade practice. NOTE: Kick-out flashings have not been installed – this was not a requirement at the time of construction. Please ensure roof-to-wall junctions remain well sealed as this is a critical junction.

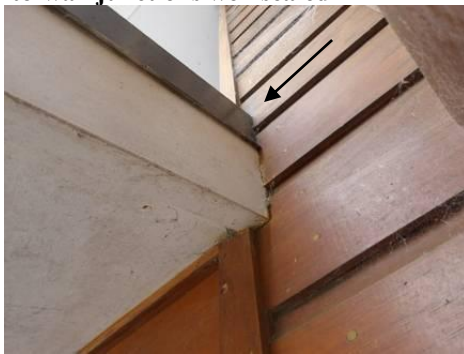
Timber fascia, PVC spouting and PVC downpipes have been well fixed in accordance with good trade practice, with spouting generally controlling the roof water run-off with most downpipes connected appropriately. NOTE: Spouting will require regular maintenance as there are no eaves in some locations; this entails regular cleaning of all debris. Blocked spouting's can overflow as the back face of the spouting is generally lower than the front face.



No eaves in areas



No kick-out flashings - Keep roof-to-wall junctions well sealed

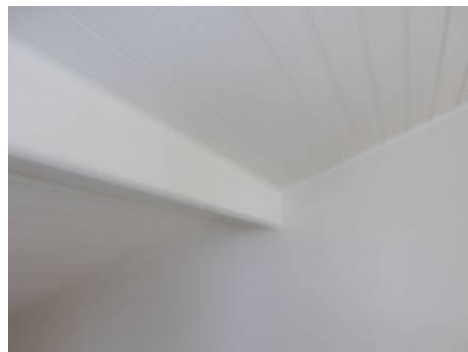


ROOF, FASCIA & GUTTERS (CONT'D)

Access to the roof cavity was not possible, due to the nature of construction; therefore, we are unable to comment on the condition of the roof framing and insulation present.

We assume the roof has been constructed using pitched timber rafters.

The roof structure appears to have been well constructed, in that, it is showing no obvious signs of deterioration/sagging as the roof plane viewed externally and the ceilings internally appear to be straight and true.



EXTERNAL JOINERY

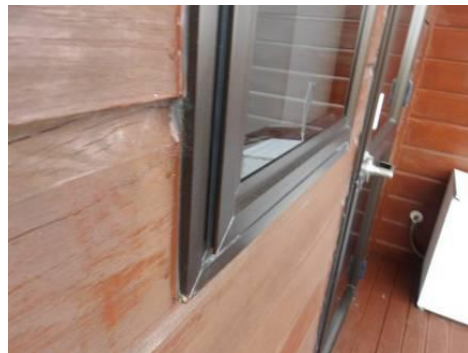
The powder coated aluminum joinery is generally in good/ average condition throughout.

Head flashings have been installed. Good falls from the masonry bottom sills observed, directing water away from the units.

Note: Please ensure weep holes and running tracks are kept clear of debris to ensure any internal moisture can readily drain to the exterior.

Doors and windows are generally operating correctly.

Note: There is a door off the lower bedroom on the southern elevation which opens from a height – this must be kept permanently and securely closed.



Door from a height



Minor leakage into bay windows (dry reading)



PLUMBING

The vanities, showers, basins and kitchen installed in the dwelling have been fitted with the appropriate PVC wastes and traps. Adequate falls have been obtained from the units to the discharge point and gully traps.

Wastepipes are correctly fitted to gully traps. Gully dish is clear of potential blockages and complies with current council requirements.

The finished height above ground level of the gully trap is adequate to prevent the ingress of surface water entering the sewer system.

The toilets have been fitted correctly to a terminal vent and discharges into the Sanitary Sewer system.

Pressure of faucets, good. Plumbing fittings are in good working order.

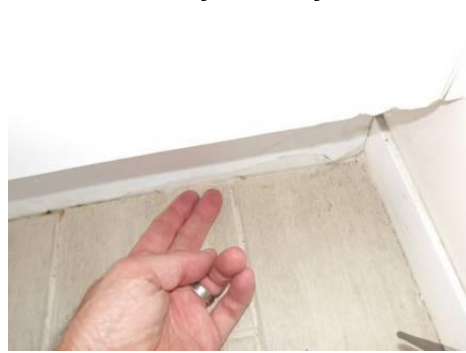
Areas to Note: The copper pipework is oxidizing – please monitor.
The laundry cabinetry is swollen – this is likely due to water spillage. Please monitor.



Oxidizing copper



Swollen cabinetry - laundry



DRAINAGE & EXTERIOR FINISHED GROUND LEVELS

The current exterior finished ground levels are generally satisfactory to prevent any moisture ingress by means of capillary action, with concreted and paved areas having the correct falls away from the dwelling and/or channeled into the appropriate cesspits.

NOTE: Please ensure vegetation is kept well clear of the dwelling.

NOTE: Please check the LIM report to see if the property is located in a flood sensitive area.



FENCING & RETAINING WALLS

There is timber paling type fencing to part of the boundaries of the property, and timber retaining walls.

Retaining walls and fences have been well constructed using the correct materials and methods.

There were no visible signs of excessive movement in the retaining walls or fences at the time of inspection.

Note: There has been a repair to the retaining wall by the front of the dwelling – the works appear to have completed to a satisfactory standard.



Repair



CONCRETED & PAVED AREAS

Concreted areas consist of the driveway, which is a Hotmix/ asphalt, professionally and evenly laid, falling away from the dwelling and/or channeled into the drainage and cesspits installed.

Concreted areas are in average condition for their age.

Areas to Note: The drainage is currently blocked, and the outlet is expelling directly onto the ground.



Expelling onto the ground



ELECTRICAL

A dual meter board has been installed to the exterior of the dwelling.

A distribution board has been professionally installed to the interior of the garage.

There were no obvious signs of excess heat buildup at either the boards or power points.

NOTE: There have been new circuits added and a new distribution board installed. All new electrical installations require an Electrical Certificate of Compliance which is issued by the electrician completing the work – this certificate is required whether or not an inspection is required and details the electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and the Electricity Regulations 1997.



HOT WATER

A 180 litre, Mains Pressure hot water cylinder has been professionally installed to the subfloor area. It appears to be in good condition and operating correctly. It was manufactured in 2023.

A 135 litre, LOW Pressure hot water cylinder has been professionally installed to the subfloor area. It appears to be operating correctly. It was manufactured in 2015

The cylinders have been fitted with seismic restraints in order to meet current council requirements.

Area to Note: The smaller, Low pressure unit has rust developing – please monitor.



Rust



DECKING

There is extensive timber decking and stairs installed off the dwelling, along with the parking deck, which have been reasonably well constructed using the correct materials and are in good condition.

NOTE: The decking has been built up against the cladding with no moisture break – this is consistent with methods used at the time of construction – current building code requires a 12mm gap to ensure moisture cannot become trapped.

NOTE: The height of the handrails are less than 1m, but would have been acceptable at the time of construction. However, as the building code has changed since the construction, should the handrails be altered or replaced as part of general maintenance, then the handrail would be required to meet the current building code, particularly; - the top rail needs to be a minimum of 1m from the deck, with vertical balusters and spacings no greater than 100mm. (this also applies to the internal stairs balustrade).

NOTE: Any decking or stairs which is more than 1.5m off the ground required a Building Permit. Please check the property file.



No capillary break



INTERIOR

The interior to the dwelling is in very good condition throughout, having been well maintained to date.

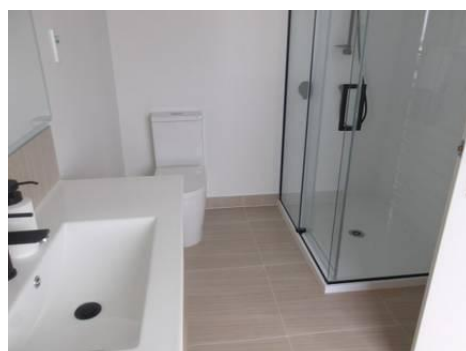
The master ensuite is in excellent condition. Lower bathrooms are in very good condition. The kitchen benchtops and units are in average condition.

Walls and ceilings to the interior consist of plasterboard, stopped and finished to a high standard, freshly painted.

Internal doors are operating correctly.

Light fittings, both surface mounted and recessed, are in good condition and functioning well.

Flooring consists of timber laminate, vinyl, tiles and carpet. Flooring is generally in excellent/ good condition.



SUMMARY

In conclusion, it is our professional opinion that the dwelling is generally sound and of good construction, methods and workmanship, **subject to any comments on remedial work – this was from a visual inspection only.**

NOTE: The council files must be checked to ensure that the CCC has been issued, and the “as-built” plan corresponds with plans held on council files, as any work involving structural issues, new plumbing fixtures, decking/ stairs more than 1.5m off the ground, wood burners etc require the appropriate consents and inspections to be carried out prior to work being undertaken.

Maintenance: Don’t forget maintenance is an important and ongoing requirement – as the property is situated in the sea spray zone, maintenance requirements will be higher.

We trust this information is sufficient for your requirements, but should you have any query regarding this report, or should there be any matter arising therein, please feel free to contact me further.

Certification: *I hereby certify that I have carried out an Inspection in reasonable accordance with/as recommended by the New Zealand Institute of Building Inspectors (NZIBI) at the above address and is also in reasonable accordance with **NZS4306:2005** NZ Standard residential property inspection; and that apart from carrying out this inspection I have no other interest in this property whatsoever.*

Yours faithfully
KIWI HOUSE INSPECTIONS



Scott Findlay
BUILDING CONSULTANT

Please quote reference number **9993b** for any future matters concerning this report.

KIWI HOUSE INSPECTIONS

STATEMENT OF POLICIES

General: This inspection report is based on a limited visual inspection of the dwelling in general. The intention of the inspection is to identify any current or potential areas that may lead to further deterioration if left unattended. The report will generally include; foundations & subfloor, exterior finished ground levels, exterior cladding, roof & roofing elements, insulation, external joinery, decks, fencing & retaining walls, concreted areas and the interior, etc. Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins or dry rot, etc. The inspection will be in reasonable accordance with NZS4306:2005 NZ Standard residential property inspection.

Limitations: Any areas which are inaccessible, cannot be seen or are concealed including walls, ceilings, floors, insulation, locked or inaccessible rooms, have not been inspected or any comments offered therein and the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

The information in this report and any attached pages is intended for the use of the addressee only and cannot be relied upon by any person other than to whom it is addressed. The information it contains is classified as "In Confidence" and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited.

Access: Access is deemed to be that which is safe, unobstructed, with a minimum of 450x450mm access to subfloor through an opening that can be easily accessed, a minimum of 600x600mm access to ceiling cavities and roofs which can be safely accessed from a 3.6m ladder.

Natural disasters/ Flooding: In light of the 2023 extreme weather events, and/or any other natural disasters – we have asked the vendor and/or agent as to whether the property was affected, to which they have stated 'No'. Please be aware that insurance companies paid out lump sums during these events, with no follow-up being carried out to ensure that the remedial works were in fact carried out, and there is the possibility that any damage may have since been covered up or concealed. Kiwi House Inspections takes no responsibility for any omissions or incorrect declarations by these parties. We suggest you ask the vendor for written confirmation and strongly advise that you ask if there was an insurance claim lodged, to see the relevant

documentation and proof that the remedial works were carried out. If remedial works were carried out, please be aware that any bracing panels which were cut, must be correctly reinstated, otherwise the building may be structurally compromised – these works must be carried out by a Licensed Building Practitioner.

Exclusions: We have not inspected and do not comment on geological stability, soil conditions, underground services and life expectancy of materials. This report does not include the structural engineering, electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, septic tanks, insect attack/borer. This report does not propose to be a full “Weather-tightness Survey”, and any non-invasive moisture content readings are indicative and only relevant at the time of inspection. We advise independent, professional advice in these areas.

We assume that all improvements lie within the title boundary, which we have not searched or provided any comment on. We have not obtained a LIM or inspected Council files and recommend that the owner obtain a LIM or consider engaging our LIS service.

It is likely that any dwelling constructed prior to the year 2000 may have been built using asbestos containing materials (fibre cement, textured ceilings, backing of vinyl flooring etc). Laboratory testing of such materials will be required to determine if there is any asbestos content – we have not conducted any such laboratory testing.

Liability Limitations & Disputes: We offer you our opinion as at the date of inspection and give no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas only which may not be included within the report. The addressee agrees to notify the inspector of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions no alterations, replacements or repairs shall be carried out before the inspector can re-inspect areas in dispute. The addressee understands and agrees that failure to notify the inspector as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

This report should not be construed as a full weather-tightness ‘survey’ as no destructive or invasive investigation methods have been undertaken. As no destructive or invasive investigation methods have been undertaken, it is not possible to comment on the condition of the internal framing. This report cannot be forwarded to or reissued to any third parties in the event of the resale of the dwelling.