KIWI HOUSE INSPECTIONS

NZIBI
NZ Institute of Building Inspectors

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INTRODUCTION

Weathertightness & Building Inspection Report on

267B Glenfield Road, Glenfield

This report has been prepared at the request of
Rebeca Benaiah Alavander

Rebeca Benaiah Alavander are the owners of the property and have 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 5th February 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.

INSPECTION DETAILS

Date:	5th February 2026
Inspector:	Scott Findlay
Client Name:	Rebeca Benaiah Alavander Phone: 0061 405 181 029
Address of Property:	267B Glenfield Road Glenfield Auckland
Contact Name & Phone:	As above
Others Present at the Time of Inspection:	Tenants
Weather Conditions At Time of Inspection:	Fine

5th February 2026

To: Rebeca Benaiah Alavander

INDEPENDENT BUILDING INSPECTION
267B Glenfield Road

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

DESCRIPTION

A freestanding, four-bedroom, two-bathroom dwelling of modern design, built in a two-level configuration, with an attached double garage.
Circa. 1996.

Construction consists of a pressed metal tile roof, in a gable, hip and valley roof formation, with metal integrated fascia guttering and PVC downpipes.

The exterior cladding is a combination of brick veneer, and texture-coated, fibre cement sheets, sprayed with an acrylic, pre-coloured spray system, fixed directly to the framing **(no cavity).**

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

Generally, the dwelling appears to be in reasonably 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.

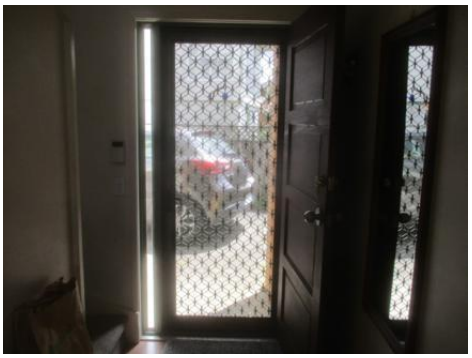
This inspection is conducted using non-invasive methods and does not directly sample the moisture content of the framing timber; but determines the likelihood of any areas having a moisture content at or above the New Zealand Standard 3602. A Capacitance Meter was used throughout the dwelling to obtain 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: 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.

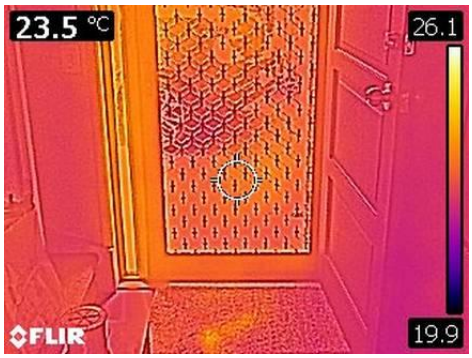
In excess of 300 moisture content readings were taken using a Tro Tec T660 capacitive non-invasive moisture meter. 14 thermal imaging scans were taken using a Flir C5 thermal imaging camera. Generally, moisture content readings of internal framing that read between 20 and 60 are considered to be dry, 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 39. All readings returned figures of between 27 and 40, ***indicating there was no excess moisture present in the internal framing in these areas tested at the time of inspection.***

No thermal anomalies were detected.

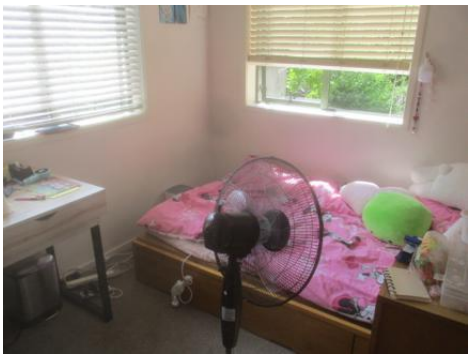
Entrance: Acceptable

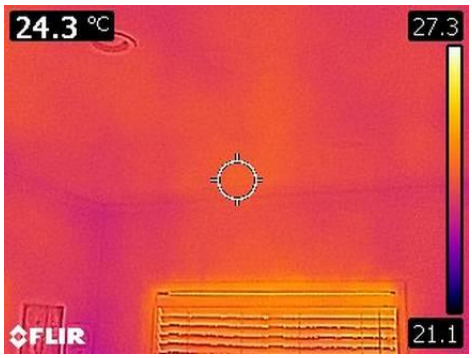




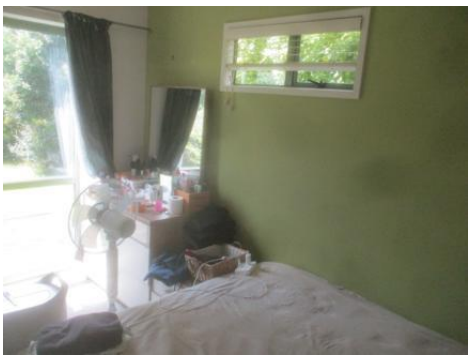
Bedroom 1: Acceptable

Bedroom 2: Acceptable

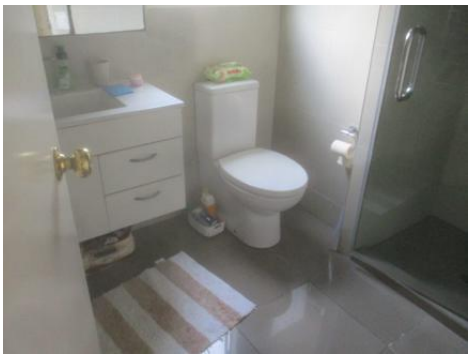




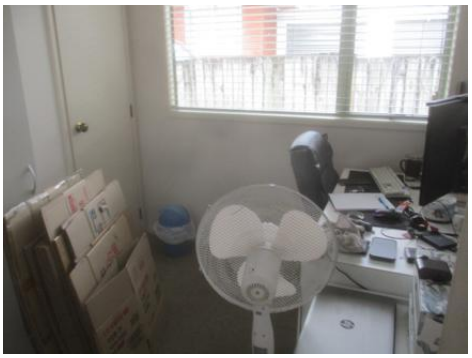
Master Bedroom: Acceptable

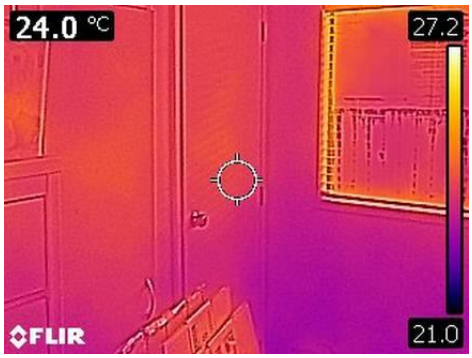


Ensuite: Acceptable



Bedroom 4: Acceptable



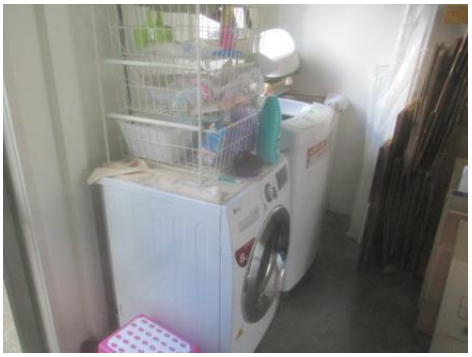


Family Bathroom: Acceptable

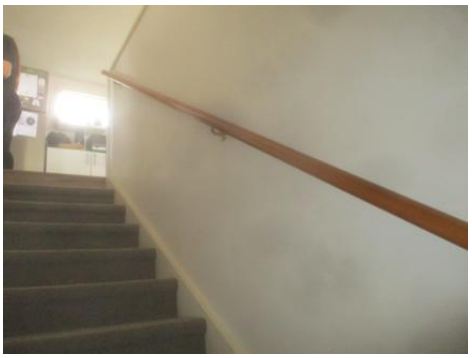
Separate Toilet: Acceptable

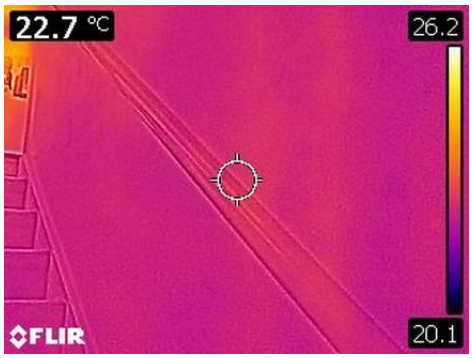
Garage: Acceptable

Laundry: Acceptable

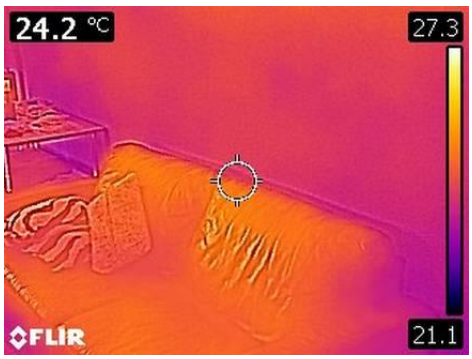


Stairwell: Acceptable





Living: Acceptable



Kitchen: Acceptable

Dining: Acceptable

FOUNDATIONS AND SUBFLOOR

The dwelling is built on a series of reinforced concrete slabs to the lower level, encased within solid poured masonry blockwork, founded on concrete strip footings to the entire dwelling.

The foundations appear to have been well constructed, there were no visible signs of stress movement either vertically or horizontally, or any deterioration at the time of inspection.

The midfloor is built using beams and the standard grid pattern of timber joists and particle board flooring.

CLADDING

The majority of the exterior cladding is a TCFC ‘textured-coated fibre cement sheet type system of fibre cement sheets (Harditex or similar), fixed directly to the framing **(no cavity system)** over breather type building paper. The edges of the sheets are tapered, and the joints are finished with a reinforced plaster being installed in the taper and flushed off to the smooth face of the sheet. The cladding is finished with a textured acrylic pre-coloured plaster system applied to the exterior face of the sheets.

The cladding system is considered to be a monolithic cladding and, as a result, monolithic claddings require that a paint finish is to be maintained to a relatively high standard, as the paint finish acts as the waterproof membrane for the entire cladding. It is generally accepted that exterior claddings of this type need to be repainted every 7 years with an elasto meric paint system (Resene X-200 or similar) and re-sealing the joinery to the cladding at the same time to ensure the system remains watertight.

Also, it is imperative that all penetrations through the cladding are kept well sealed as these are potential areas for moisture ingress to occur over time – these penetrations include wastepipes, vents and ventilation grills, overflow pipes, electrical meter board, exterior joinery, etc.

We recommend that you undertake your own research on this cladding system enabling you to fully understand how this cladding system works and to understand the need and type of ongoing maintenance requirements to ensure weathertightness is not compromised.

The cladding on this dwelling has been fixed directly to the framing without a cavity, and should any moisture penetrate through the cladding system or at the location of any junctions, penetrations or flashings then there is potential that damage may occur to other building elements.

The cladding is generally in good condition for its age and type, having been maintained to a good standard. There was no evidence of cracking. Control joints are installed.

No cavity

Control joint

Keep penetrations well sealed

CLADDING CONT'D

The remainder of the exterior cladding to the dwelling is of brick veneer, installed over a timber frame, with a 45-70mm drained and vented cavity.

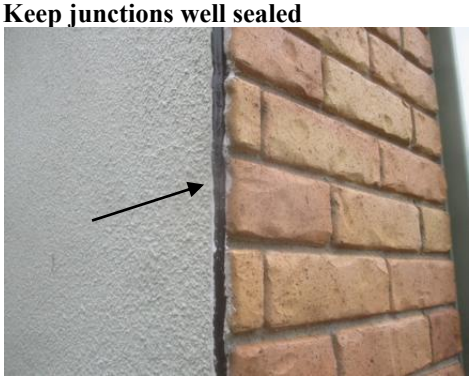
The exterior cladding appears to have been well installed and is generally in very good condition for its type and age.

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

NOTE: Please ensure junctions between the cladding types are kept well sealed.

Cavity system

Keep junctions well sealed



FRAMING

NOTE: Given the era that the dwelling was built (Circa. 1996), we assume the internal timber framing is treated. (see statement below).

Please check the council file for the materials used.

Wet boric or boron salts timber treatments were first introduced in 1952 – before that, native timber and some of the first radiata pine framing was used untreated. From 11 September 1995, NZS 3602:1995 Timber and wood-based products for use in building allowed the use of untreated timber for framing provided it was kiln-dried and that its in-service moisture content did not exceed 18%. The change in the standard was cited in Building Code compliance document B2/AS1 on 28 February 1998. (Any use of untreated kiln-dried timber before this would have to have been consented as an Alternative Solution.)
On 9 March 2003, the Building Industry Authority (BIA – the forerunner to both MBIE and DBH) issued BIA directive 23, which required that treated timber be used for all consents issued from 1 April 2004. Consents already issued that included use of untreated timber remained valid as long as the buildings were completed before 1 April 2005.

In April 2011, Amendment 7 to B2/AS1 further amended the treatment requirements of NZS 3602 to allow the use of H1.2 boron-treated radiata pine and Douglas fir framing within a closed space, except for cantilevered balcony floor joists and associated enclosed balcony wall framing where H3.2-treated timber was required. The amendment allowed the use of untreated Douglas fir in buildings with very low weathertightness risk.

ROOF, FASCIA & GUTTERS

Note: Full access to the upper roof was not possible due to Health & Safety Laws; however, the pressed metal tile roof appears to be in good condition for its type and age, with no signs of excessive foot traffic damage.

Roof flashings are well installed, suitably fixed and sealed appropriately in accordance with good trade practice. NOTE: Kick-out flashings have been retrospectively installed. Please ensure roof-to-wall junctions remain well sealed as this is a critical junction.

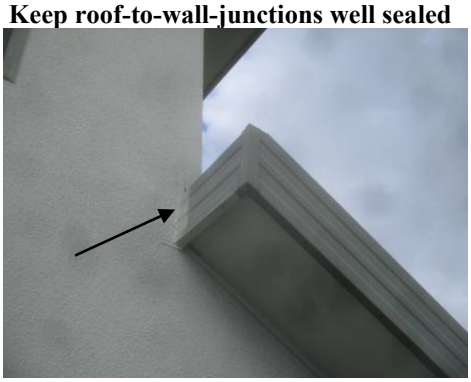
Roof penetrations, vent pipes, etc are flashed and sealed appropriately.

Metal integrated fascia guttering, and PVC downpipes are well fixed and in good condition controlling the roof water runoff and discharging into the main storm water system. **NOTE: This fascia/ spouting design must be well maintained.** Integrated gutters require regular maintenance due to their design - they are known to have caused issues due to a lack of fall, blocked or no overflows and inadequate downpipes, more so in areas with minimal eaves width. These gutters need regular cleaning. If gutters aren't cleaned and free flowing this can affect the life of the gutter and make it more prone to failing or overflowing into the wall framing. Routine maintenance is required to ensure gutters are free of debris at all times and ensure that water falls the correct way.

Note: The southern face of the roof has some lichen/ moss - a chemical soft wash has been carried out as part of general maintenance – this will take a few weeks to take effect.

Kick-out flashings

Keep roof-to-wall-junctions well sealed



No eaves in some locations

ROOF, FASCIA & GUTTERS (CONT'D)

Access to all areas of the roof cavity was unavailable at the time of inspection due to the nature of construction. Therefore, we are unable to comment on the condition of the roof framing and insulation present in these concealed areas.

Conventional, specific design manufactured roof trusses in a gable/hip/valley formation form the roof.

Trusses are skew-nailed and "z" nailed to comply with NZS3604 and are in good condition.

The flat ceiling areas have been well insulated with R3.6 Earthwool blanket type insulation.

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.

HOT WATER

A wall mounted, bottle-fed gas Rinnai 26ltr infinity type system has been installed to the exterior wall on the western elevation.

The unit appears to have been professionally installed and is currently in good working condition.

ELECTRICAL

A standard meter box has been professionally installed to the exterior of the dwelling.

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

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

EXTERNAL JOINERY

The powder-coated aluminum joinery is in good condition throughout the dwelling, with head flashings fitted, affording adequate protection from the elements.

Good camber of the brick sills observed, directing water away from the units.

Doors, windows and catches are generally operating correctly, although some latches are seized and will need to be eased.

NOTE: Although head flashings have been installed, there is no adequate jamb flashing to the sill or side of the windows, and there is no air gap between the flashing and cladding; therefore, silicone sealant is relied on to form the weather seal. Cracks may appear between the joinery and cladding, due to variation in thermal expansion rates between the aluminium and plaster. Re-sealing the joinery to the cladding should be undertaken as part of the maintenance plan. Mitered corner junction also must be kept well sealed.

Areas to Note: The heat pump appears to have been installed through the lintel – this is a structural member.

Keep well sealed

Heat pump through lintel

DRAINAGE & PLUMBING

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

Wastepipes are correctly fitted to gully traps. The gully traps are installed correctly with cement haunching. 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.

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

NOTE: A tiled shower has been installed in the ensuite. We are unable to comment on the condition of the waterproofing as it is concealed; however, all moisture readings were within acceptable limits at the time of inspection, and there was no visual damage.

Tiled shower

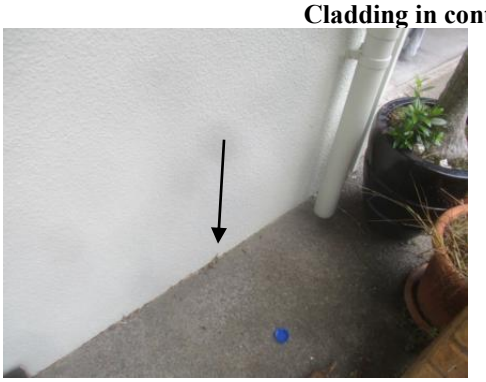
EXTERIOR FINISHED GROUND LEVELS

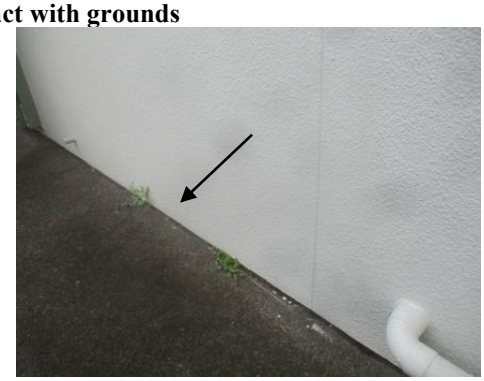
The current exterior finished ground levels of the eastern side of the dwelling are satisfactory to prevent any moisture ingress by means of capillary action.

NOTE: Vegetation should be kept well clear of the dwelling.

NOTE: The cladding system has been taken down to the ground in some locations. It is now generally accepted that the bottom edges of plaster systems of this type should be kept clear of finished exterior ground levels to ensure that surface water is not absorbed into the back edges of the plaster and transferred into the internal framing by means of capillary action. Installing a channel drain along here is an acceptable solution. Moisture readings were within acceptable limits at the time of inspection.

Cladding in contact with grounds





FENCING & RETAINING WALLS

There is timber paling and trellis type fencing to part of the boundaries of the property.

Fences have been constructed using the correct materials and methods.

Areas to Note: Fences are in average condition - several sections are on a lean and unstable – these will require repair. Some trellis is damaged.

Fences on a lean

CONCRETED & PAVED AREAS

Concreted areas consist of the driveway and paths, which is an exposed aggregate finish concrete, evenly and professionally laid, with surface water being channeled appropriately into the drainage and cesspits installed.

Expansion joins have been installed at the correct centres.

Concreted areas are mostly in good condition for their type and age.

Area to Note: There is movement and cracking at the end of the driveway.

Cracking

TIMBER DECKING

There is timber decking installed off the eastern elevation dwelling downstairs.

The deck is mostly in good condition for its type and age.

There is adequate height separation between the deck and internal floor height.

INTERNAL DECK

There is an internal deck installed off the dwelling upstairs. **NOTE: This deck was built in accordance with the building code at the time of construction; however, has several features that are now known to have the potential to cause moisture ingress if not well maintained.** The deck partly acts as the roof for the room/s below; which are inside the building line; therefore, if leakage does occur, it will likely cause damage to other elements.

NOTES: There is not adequate height separation from the internal finished floor levels to the finished deck level - current building code requires a threshold with a minimum height of 100 mm above the highest point of the waterproof deck. Also, there is only minimal, if any, height separation from the internal finished floor level to the bottom edges of the joinery. As such, there is always the potential for moisture ingress to occur by way of capillary action should the silicone/ membrane break down over time. This will require constant monitoring.

There is not adequate clearance between the bottom edges of the cladding and the deck; therefore, there is potential for moisture ingress to occur via capillary action up through the cladding and be transferred into the internal timber framing.

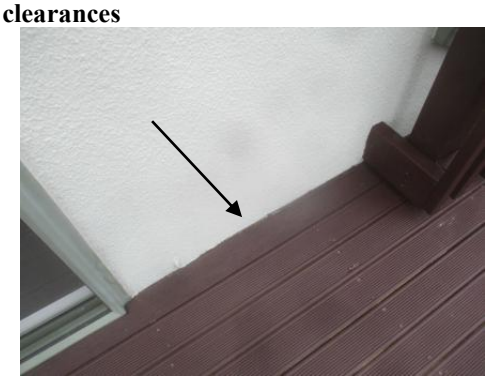
The deck has been waterproofed with a Butynol membrane. NOTE: We are unable to comment on the condition of the membrane or outlets as they are concealed. The falls are less than the current acceptable limits. There are no drip edges. The downpipe runs inside the building envelope; therefore, if leakage occurs it will enter the dwelling.

It is important that the tops of the balustrade walls and intersections where they meet the cladding, are kept well sealed at all times as these are well known areas for moisture ingress to occur if not well maintained. You should consider having cap flashings installed to the tops of the balustrade walls. Balustrades and timber facings have been direct fixed to the TCFC cladding.

There is no evidence to suggest there is currently any leakages occurring with the deck. All moisture readings returned were well within acceptable limits, no thermal anomalies were observed, and there was no water marking etc when viewed from below.

Areas to Note: Butynol generally has a maximum lifespan of 25 years; therefore, it is due for replacement. The position the heat pump unit is located is not compliant as it can be climbed.

Inadequate clearances



No flashing to parapets

Butynol beyond intended lifespan

Internally routed outlet

Direct fixed railing

Non-compliant location

INTERIOR

The interior to the dwelling is generally in good condition throughout.

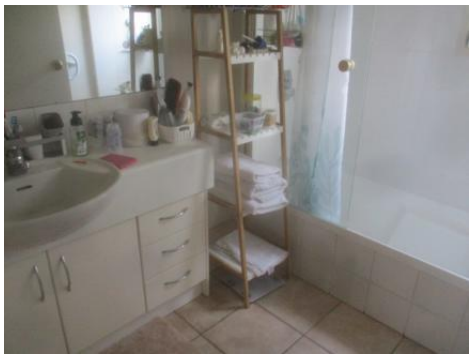
The bathrooms, kitchen units and bench tops are in good/ average condition, with some swelling of cabinetry.

Walls and ceilings to the interior consist of plasterboard, stopped and finished to a reasonable standard, with cosmetic imperfections.

Internal doors are operating correctly.

Light fittings appear to be operating well.

Flooring consists of vinyl, ceramic tiles and carpet. Flooring is in good condition, with some marking. Some older tiles have cracks.



SUMMARY

In conclusion, it is our professional opinion that the dwelling is in good condition when compared with other dwellings of a similar age and design - **subject to any comments on remedial work and notes above,** this was from a **visual assessment only**. It has some features which were once compliant at the time of construction but would not be in today's NZ Building code, which are now considered risk areas in regard to weathertightness.

Maintenance: Don't forget maintenance is an important and ongoing requirement. It will be necessary to maintain this condition and we recommend that a maintenance program be developed to ensure that on-going weathertightness and the general upkeep is maintained.

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 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.*

Yours faithfully
KIWI HOUSE INSPECTIONS

Scott Findlay
BUILDING CONSULTANT

Please quote reference number **9897** 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.