Asset Property Inspections

59 Morningside Road, Morningside, Whangarei

Laura Welsby

Residential Property Inspection

Prepared for:	Laura Welsby
Inspection date:	11th April 2024
Inspection address:	59 Morningside Road, Morningside, Whangarei
Weather conditions:	Fine
Inspection carried out by:	Simon Watts – Asset Property Inspections

Attachments:

- Electrical Report – N/A
- Property Records from Whangarei District Council – N/A
- Methamphetamine Screen Test Report – N/A

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1. Disclaimer

Asset property inspections Ltd agrees to perform a visual inspection. The client, as listed above, engaged Asset Property Inspections Limited to prepare a residential property inspection report with the conditions and understanding as listed below.

The report is for the specific address and to the client only and to be used exclusively for the client's own information and may not be relied upon by any other person.

The client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part to a third party. The client may distribute copies of this report to the vendor and real estate agents directly involved, but said persons are not specifically intended beneficiaries of this agreement or the inspection report.

The client agrees to indemnify, defend and hold the inspector harmless from any third-party claims arising out of the clients unauthorised distribution of the inspection report.

This report remains property of Asset Property Inspections ltd and must not be reproduced in any way without our written permission.

These terms and conditions apply to the inspection undertaken by Asset property inspections and the Inspection Report to which these terms and conditions apply. Inspections are undertaken by Asset property inspections in accordance with Residential Property Inspection Standard NZS 4306:2005. Purpose of Inspection and Scope The inspection report prepared by Asset property inspections to which these terms and conditions apply (Inspection Report) is prepared for the client to whom the Inspection report is addressed (Client), and is based on an above ground visual non-invasive inspection of the building or dwelling to which the Inspection Report relates (building). The Inspection Report has been prepared to provide general comments on the condition of the components of the building at the time of the inspection only. The Inspection Report and the inspection are subject to any express instructions received from the Client. The Inspection Report is not a specific structural survey, engineer's report, weather tightness inspection or any form of guarantee or warranty as to the fitness of the building. If the Client requires a structural survey, engineer's report, weather tightness inspection or other inspection from a third-party specialist, Asset property inspections can assist with arranging such specialist third party inspection upon request. As the purpose of this inspection was to assess the general condition of the building based on a limited visual inspection described below, the inspection may not identify all past, present or future defects. Descriptions in the Inspection Report of systems or appliances relate to the existence of such systems or appliances only and not the adequacy or life expectancy of such systems or appliances. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was not included in the scope of the inspection. The Client accepts that Asset property inspections will not detect some faults because the fault only occurs intermittently; part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use); the type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection; the fault has been deliberately concealed; furnishing are obscuring the fault (see below); Asset property inspections has been given incorrect information by the Client, the vendor (if any), the real estate consultant, or another person; and/or the fault is/was not apparent on a visual inspection.

Visual Inspection

While all care and effort is taken to discover and record irregularities and defects in the building at the time of the inspection, Inspection Reports are based on a visual above-ground non-invasive inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always by visible at the time of the inspection. Asset property inspections accepts no responsibility or liability for an omission in the inspection or the Inspection Report related to defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building which are below ground. The Client accepts that the visual inspection is limited to those areas of the building which are reasonably and safely accessible at the time of the inspection. Asset property inspections has not opened up, uncovered or dismantled any part of the building part of the inspection or undertaken any internal inspection of the building. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor covering, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Asset property inspections did not move occupier-owned items for the purpose of undertaking the inspection. Asset property inspections is not responsible for inspecting, and the inspection will not cover, any part of the building or property to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities. High, constricted or dangerous areas cannot be inspected if in conflict with Occupational Safety and Health Regulations. Product names, materials and systems are generalized to help in reading and understanding the inspection Report. All materials and systems are assumed to be standard typical construction or materials when not able to be fully investigated (whether for the reasons stated above or for any other reason). Compliance with Statute Regulations, Territorial or Other Relevant Authorities Unless otherwise stated, Asset property inspections has not and will not make any inquiries or undertake any inspection of any third party, territorial or other relevant records in respect of the building. The Inspection Report does not replace and is not intended to replace a council issued Land Information Memorandum or Council file search. Asset property inspections recommends a Land Information Memorandum report is obtained and Council file search conducted. If the Inspection Report contains any information obtained from the Council, then such information in only as accurate as the Council information on which such information is based. Asset property inspections accepts no responsibility for any error or omission in such information as a result of inaccurate Council records. Asset property inspections makes no representation that the building complies with requirement of any legislation (including any act, regulation, by-laws, etc), including but not limited to the Building Act 2004, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Building Regulations 2006 or the Disabled Persons Community Welfare Act 1975. The Inspection Report is not a site or environmental report and ABI makes no representation as to the existence of or absence of any "contaminant" (as that term is defined in the Resource Management Act) or any "hazard" (as that term is defined in the Health and Safety in Employment Act) in the building or property. Title and Boundaries Asset property inspections has not undertaken a search of the title

Asset Property Inspections Limited

2. Referenced Documents

2.1 New Zealand Standards

NZS 3019:2004	Electrical installations – In service testing
NZS 3604:1999	Timber framed buildings
NZS 4218:1996	Energy efficiency – Housing and small building envelope
NZS 5261:2003	Gas installation

2.2 New Zealand Legislation

Building Act 2004
Unit Titles Act 1972

2.3 Other Documents

Department of Building and Housing: The New Zealand Building Code and Approved Documents of the building code, Clause E2/AS1 External Moisture (Version 1 2005)

2.4 Latest Revisions

The users of this Standard should ensure that their copies of the above-mentioned New Zealand Standards and referenced overseas Standards are the latest revisions or include the latest amendments. Such amendments are listed in the annual Standards New Zealand Catalogue which is supplemented by lists contained in the monthly magazine Standards, issued free of charge to the committee and subscribing members of Standards New Zealand.

3. Exclusions

Except as provided for in 4.3, this Standard does not cover the following:

1. Legal title;
2. Building warrant of fitness and services described on a compliance schedule;
3. Planning, resource consent issues;
4. Building consent issues;
5. Long term maintenance planning;
6. Rental property tenancy inspections;
7. Heritage obligations; and
8. Compliance with body corporate rules, the terms of a memorandum of cross lease or
9. A company title occupation agreement.

4. Definitions

For the purposes of this Standard, the following definitions shall apply:

Accessory Unit(s) (as defined in the Unit Titles Act). Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit.

Note – Costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose titles records their interest in the accessory unit. Such unit might be a garage, carport, carpark, and deck, garden, implement shed, landing, service area or access way.

Ancillary Spaces and Buildings. Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.

Common Property. An area that is owned collectively by all the unit owners and defined as such in the relevant documents.

Note – Individual owners have no particular right to any part of the common property and their interest is not recorded on their title; however, all unit owners are responsible for paying their proportionate share of the outgoings. Areas of common property can include gardens, driveways, access ways, roofs, the exterior fabric of the building, service areas, ducts, the unit occupied by the resident manager; shared building services such as lifts, boiler and water reticulation systems, fire protection and ventilation systems and recreation areas such as gym, tennis court, swimming pool or roof garden.

Inspector. A person, partnership or company qualified and experienced to undertake property inspections.

Minor Fault or Defect. 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.

Note – Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.

Multi-Unit Property (ies). Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations.

Note – Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.

Property Inspection. A non-invasive visual inspection of a residential building carried out in accordance with 2.3.

Reasonable Access. Areas where safe, unobstructed access is provided and the minimum clearances specified in table 1 are available; or where these clearances are not available, area within the inspector's unobstructed line of sight.

NOTE – It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.

4.1 Reasonable Access

Area	Access manhole (mm)	Crawl space (mm)	Height
Roof space	450 x 400	600 x 600	Accessible from a 3.6m ladder*
Subfloor	500 x 400	Vertical clearance • Timber floor: 400** • Concrete floor: 500	
Roof exterior			Accessible from a 3.6m ladder*

- *Or such other means of access that meet OSH requirements
- **From underside of bearer.

Significant Fault or Defect. A matter which requires substantial repairs or urgent attention and rectification.

Survey. A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert.

5. Interpretation

- The word “shall” identifies a mandatory requirement for compliance with the Standard.
- The word “should” refers to practices which are advised or recommended.
- When Cross-referencing to other clauses or clause subdivisions within this standard, the number is only quoted.
- The full titles of referenced documents cited in this Standard are given in the list of “Referenced Documents” immediately preceding the Foreword.

The terms “Normative” and “Informative” have been used in this Standard to define the application of the Appendix to which they apply. A ‘Normative” Appendix is an integral part of a Standard whereas an “Informative” Appendix is only for information and guidance. Informative provisions do not form part of the mandatory requirements of the Standard.

6. Equipment Used

Ladder	**Torch**
Moisture Meter – Trotec T660	**Camera**

7. The Property Inspection Report

7.1 Purpose of the property inspection

The purpose of the property inspection is to identify significant defects visible at the time of the inspection.

7.2 The property report

Section 3.2 of NZS 4306:2005 states that the Property Report shall include the following:	
Address of property the property report relates to	59 Morningside Road, Morningside, Whangarei
Name of person requesting report	Laura Welsby
Name of inspector	Simon watts LBP
Weather at time of inspection	Fine
Date or dates of the inspection	11th April 2024

- Any area or item which was not inspected and the reasons which prevented an inspection, and if appropriate, a recommendation for further investigation;
- A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties;
- A list of any significant faults or defects;
- Advice of any further inspections deemed necessary, such as those carried out by an electrical inspector, plumbing and drainage inspector, engineer, or surveyor; and

7.3 Summary of property details

Description	Details
Building Type	This is a residential dwelling
Year of construction	Not known the property files were not reviewed
Property Occupied	The property was occupied
Construction Type	Timber framed
Footings Type	Concrete piles with timber jack framing
Wall Cladding	Weatherboards
Roof Design	Timber framed
Roof Cladding	Corrugated profile metal
Storeys	Single storey
Direction that house faces	The living area faces west

8. Abbreviations

The following abbreviations are used in this Standard.

°	Degrees
CCTV	Closed Circuit Television
EIFS	External Insulation Finishing System
m	Metre
mm	Millimetre
OSH	Occupational Safety and Health
PCBs	Polychlorinated Biphenyls
RCD	Residual Current Device
uPVC	Unplasticised Polyvinyl Chloride
WC	Water Closet

9. Summary

General Summary

The dwelling is constructed on a slightly sloping site and is supported over concrete piles with timber jack studs.

It appears that the original dwelling has been re-piled in-situ and we did not see any significant issues around the piles however we cannot verify the size and suitability of any foundations that cannot be seen.

We did not see any significant damage or decay in the visible subfloor framing and the ground conditions are dry with no signs of surface water draining into the subfloor

The subfloor is installed with foil insulation, and this prevents a visible inspection of the underside of the flooring therefore we cannot confirm the condition of the flooring and framing above the foil sisalation.

The property is in reasonable original condition with remedial, cosmetic and maintenance issues that are consistent with age and should be addressed on an ongoing basis

It would be fair to say the dwelling has been partly renovated and the issues noted are consistent with a dwelling of this age and would be considered as fair and ongoing maintenance requirements to ensure and prolong durability.

The dwelling is timber framed with original native timber weatherboard cladding – we noted the walls are in alignment with no significant issues seen.

Structure is beyond the scope of this report however we did not see any signs of cracking or ground creep that would indicate there are any issues around the foundation design.

Surface water appears to be controlled onsite and does not appear to be an issue – we did not see the dwelling in a storm event.

All clearances to ground levels are fair and we did not see any issues in this area.

The front and rear decks are reasonable and have recently been renovated however we did note the piles supporting the rear decks are decaying and are due an upgrade for safety soon.

The corrugated roof cladding is not original and is in reasonable condition, all valleys, ridge and hip caps are secure and suitable for the wind zone. We have recommended some remedial maintenance and chemical washing to remove any lichen build up. This is considered ongoing maintenance to preserve condition and is not a defect.

The original external cladding has some areas with cosmetic splitting and paint deterioration however we noted no significant decay.

The timber windows are also original and are beginning to deteriorate in parts.

We advise that ongoing maintenance is critical to ensure weathertightness and prolong durability. The joinery is a mix of original sliding sash and later added timber casement windows are installed around the rear addition.

We did not detect any elevated moisture readings or note any visible signs of water ingress in or around the timber joinery.

We did not see or record any evidence of moisture at the sides of the showers.

The dwelling LIM report was not reviewed, and we recommend this is checked to ensure what is recorded on the property file matches what is constructed on site.

We recommend ongoing maintenance is critical to ensure durability and weathertightness around older timber framed dwellings.

10. Moisture Reading Report

The following indicators can be used for moisture orientation – recorded digits must b read in conjunction with the information below

Display (digits)	Building Material Moisture Range
Less than 40 digits	Dry
40 to 80 digits	Damp
Over 80 digits	Wet

Actual moisture readings

Bedrooms	36-45
Bathrooms	40-93
Lounge	32-36
Kitchen	39
Dining/living	23-31

Common Digit values for NZ conditions

Trotec T660 Moisture Meter is used for the testing of moisture levels in the dwelling.

The device is held up against the wall, timber or concrete and the unit scans up to 40mm from the surface.

Where moisture is located, the readings from the meter will increase significantly. (Note: Metal also increases the readings of capacitance meters)

Measurement Method: Capacitance - Di-electric Measurement Range: 0-200 digits.

The measurement is affected according to the dielectric measuring principle.

* The measurement results are only to be used as reference for a rough orientation.

* An important variable influencing the measured value is the bulk density of the goods to be measured. The higher the bulk density, the higher the measure value.

*If the material to be measured contains metals (e.g. nails, screws, lines, pipes etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.

*With material thicknesses of less than 20mm there is a danger of humidity values adjacent material layers affecting the measured value.

MEASURED VALUE ASSESSMENT FOR WOOD

0>50 = Dry

>80 = Limit to the saturated range.

Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.

MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL For building materials the measurement results of the dielectric measuring method can only be used as reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

Typical readings for Gib covered, radiata pine framed internal walls 30-40 digits

Typical common values for Skirted, gib covered radiata pine bottom plates 35-40 digits

Typical common values for carpet, underlay covered concrete floors 50 to 60 digits

Typical common values for bare or exposed concrete over 100 digits

Conversion of digits to %

Manufacturers do not have a conversion for this, however as an estimated guide, for a typical New Zealand Gib covered timber framed internal wall 40 digits = approx. 15% WM in the timber frame.

11. The Property Inspection

Property Photos

The main entry is located at the front south facing elevation

Side east facing elevation with driveway access and parking

The decks and gardens are located at the rear northern elevation

Western side elevation with damaged fencing and ancillary dwelling against the boundary

Property Photos

The cladding is original with some splitting and deterioration consistent with age and wear

Timber base boards with gaps allow good crossflow ventilation in the timber subfloor

Deterioration and missing glazing putty in the windows are now due for renovation and repairs

Deterioration and some decay in the external trims that will require ongoing maintenance and repair

The timber soffit lining is deteriorated the soffit are reasonable however maintenance is needed

Exposed outriggers and timber sarking soffits are reasonable with no significant defects noted

Property Photos

The front and rear decks are due some work around the foundations and jack framing

Decay and out of plumb piles noted below the rear elevation decks, repairs are due soon

Formed concreted drive with some deterioration and slumping requiring upgrades and repair

The timber fencing at the boundary has failed and is leaning into the property

This ancillary building is on the boundary and is discharging water runoff to the adjacent dwelling

Windows provide passive ventilation and natural light into the attic conversion

Property Photos

The corrugated roof is a reasonably new and is suitable for the design, location and wind zone

The roof should be cleaned and chemwashed to inhibit lichen growth and preserve condition

Back soakers trays, apron, ridge and hip flashing are securely fixed and suitable for the roof

The external Upvc gutters are clean and clear with suitable fall to the outlets

The apron flashings are face fixed and rely on silicone to be weathertight – maintain the silicone

The barge and ridge flashings are secure, and the soft edges are moulded down to the roof surface

Property Photos

Traditional timber framing with several old remedial repairs provides the roof support

Building paper is installed to control condensation from the underside of the new profile metal

A ventilation and heat recovery unit is installed to provide positive dry air pressure into the dwelling

Part of the original roof cavity has been converted into attic space – we cannot verify this old work

The walls and ceilings are correctly insulated around the bedroom with a sarked skillion roof

Our inspection is visible and from the access hatch we do not enter the roof cavity

Property Photos

concrete piles with timber jack studs provide the foundations, the dwelling has been re-piled

The visible subfloor framing is original and is dry and well ventilated with no significant issues seen

The subfloor is fitted with foil insulation which prohibits a view of the underside of the flooring

The concrete piles indicate a full re-pile, we did not feel any obvious deviation in the floors underfoot

A ground vapour barrier is fitted to inhibit rising damp and moisture below the dwelling

The dwelling appears to have been replied, we cannot verify the size or suitability of the footings

Property Photos

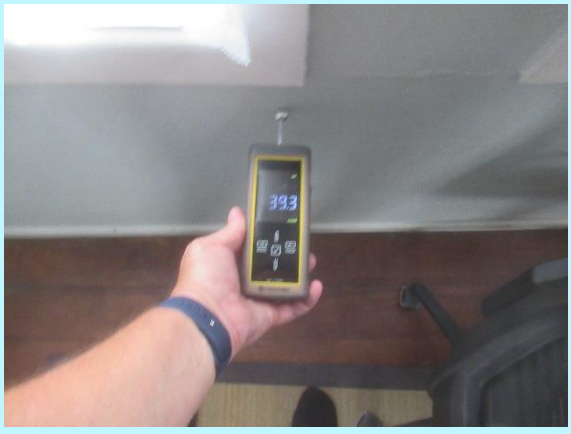
Bedroom 1

Dry moisture readings located around bedroom 1 windows

Bedroom 2

Dry moisture readings located around bedroom 2 window

Bedroom 3



Dry moisture readings located around bedroom 3 window

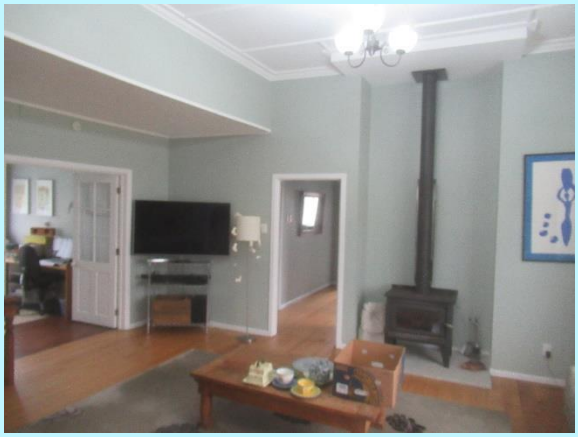
Property Photos

Bedroom 4

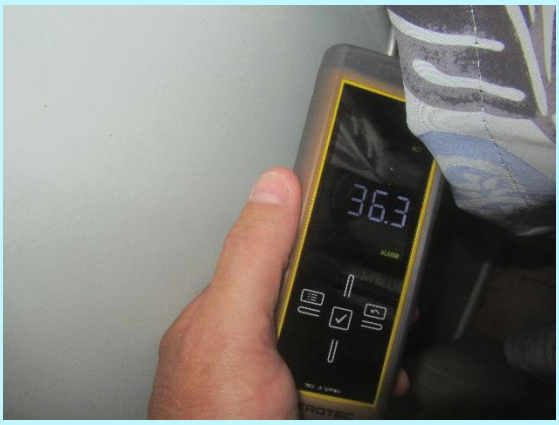
Dry moisture readings located around bedroom 4 window

Recently fitted mains pressure cylinder -consider adding seismic restraints and a safe tray here

Dry moisture readings in the flooring indicate no leaking from the cylinder or valves in this area



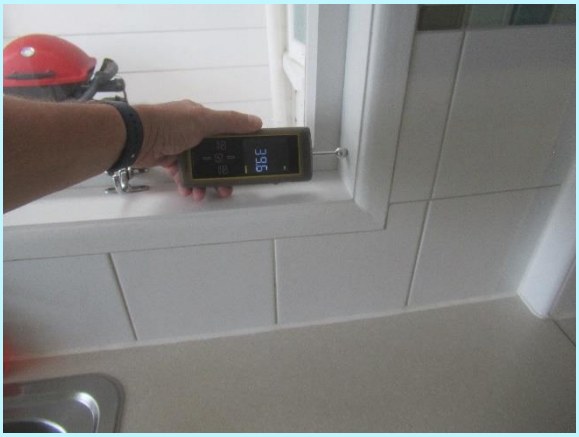
Lounge with free standing wood fire installed as the fixed heating and cooling



Dry moisture readings located around the lounge windows and walls below the flue

Property Photos

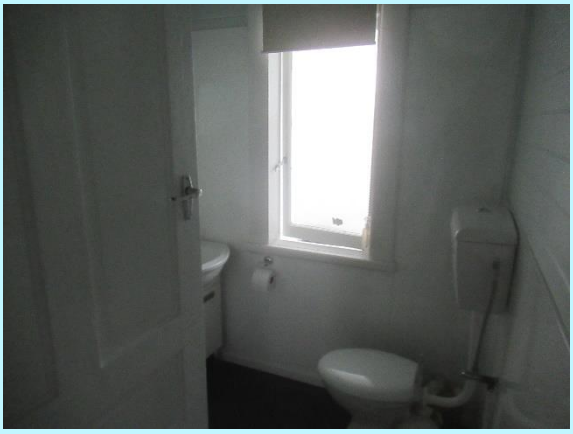
Kitchen with mechanical ventilation installed over the stove



Dry moisture readings located around the kitchen windows and cabinetry below the sink

Family bathroom with acrylic bath

Dry moisture readings located at the bath to wall junction indicating the liner is correctly sealed



Bathroom 2

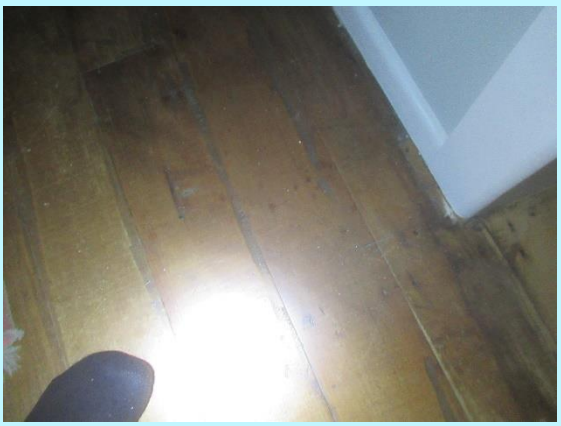
Elevated moisture at the shower to wall junction can indicate the liner is not correctly sealed here

Property Photos

Timber battened ceiling linings with diffuser providing filtered dry air into the dwelling

Heat recovery and ventilation system control panel

Wood fires must be checked and serviced annually by accredited installers



We did see old borer holes in the flooring, we did not see any live borer in the visible areas

12. Inspection Report detail

Key to inspection report

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

General Site Features

	Feature	Description
	Orientation of living area	The living areas are west facing
	Site exposure, contour and vegetation	The site is located in a high wind zone and low risk stability hazard zone. The property is also identified as flood susceptible however this is not accepted by WDC
	Paths steps and driveways	Formed concrete and asphalt drive and parking with cracking and displacement. This appears to be age and wear and not from a significant structural event
	Fencing	Timber fencing is installed along some of the boundary elevations We noted parts of the fencing are leaning out of plumb and failing the fencing will require repair and ongoing maintenance consistent with wear The ancillary building at the boundary is discharging its stormwater onto the neighbouring property and this should also be fire rated if it is to remain on the boundary There is some risk with this shed at the boundary
	Surface water control	Surface water appears to be controlled onsite and flows away from the dwelling. The dwelling is raised around 600mm off the ground, and we did not see any areas at risk of surface water ingress. The subfloor ground condition is dry however the site is identified as a potential flood risk

The Foundation / Subfloor Space

	Feature	Description
	Timber framing and bracing	The subfloor framing is in original condition and as the subfloor is fitted with foil sisalation which prohibits a view of the entire underside of the native timber flooring and framing therefore condition is unknown. We noted the original parts of the dwelling may have been re-piled insitu and are now supported over concrete piles with timber jack framing and not the original totara piles common at the time of construction This type of insitu re-pile difficult and generally does not keep the floors level and we did note some deviation in the original floors We cannot verify how effective or suitable any new foundation is as we did not complete the work however did not see any significant issues around movement We did note some deviation in level, and this is common in historic building that are well beyond their durability and structural requirements. We did not see any significant defects
	Plumbing and Electrical	uPVC / Copper water supply with associated wastewater pipes – we noted the new pipework is securely and neatly clipped back in the subfloor
	Insect and Pest Infestation	We did not see any obvious signs of borer in the visible areas however recommend that due to the amount of native timber in the dwelling it would be prudent to check for borer on a regular basis – we recommend DIY pest control is considered as a preventative measure
	Access point	Access is limited to crawl space only – the access hatch is located at the eastern elevation
	Adequacy of ventilation	Timber base boards with gaps to allow crossflow ventilation in the subfloor
	Ground vapour barrier and subfloor insulation	The dwelling is fitted with foils sisalation. Foil sisalation is now banned because of the risk of electrocution when repairing or replacing this product – we recommend a more efficient subfloor insulation is installed
	Pile type	The dwelling is fitted with concrete piles with timber jack framing, and this indicates the dwelling has been re-piled. A total re-pile requires an approved consent however this work is likely to predate the building Act 1993, check the LIM for this work
	Pile to bearer connections	Galvanised wire
	Obvious structural alteration	A standard inspection does not include a review of the council property file we recommend a review of the LIM or Property file is carried out by the purchaser to compare what is on site and recorded in the plans held by council.

The Exterior of the Building

Construction and Cladding Type Identification

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

	Construction type	Attributes & Possible Defects	Comments
	Construction type	Structural masonry Timber framed	Light timber framed construction, which is suitable for the design and location.

Construction type

	Construction type	Attributes & Possible Defects	Comments
	Timber framed	Dampness and moisture Verticality and alignment	Timber framing appears to be verticality aligned with no signs of moisture.

Cladding Condition

	Feature	Attributes & Possible Defects	Comments
	Condition of cladding		The timber weatherboards are in reasonable original condition and have clearly been renovated recently. We noted the paint finishes are deteriorated and due an upgrade and ongoing maintenance We did not see any significant defects that could present a weathertight risk. We did see some splitting and deterioration however did not see any evidence of borer or decay in the native timber weatherboards. The original external finishes have been renovated however with older buildings the provision for ongoing planned maintenance is critical to ensure durability and maintaining weathertightness and condition. We did see splitting and deterioration in parts of the external cladding and associated trims however we did not see any significant damage or decay in the visible areas. The dwelling is well beyond any durability requirement and is continuing to perform. Ongoing maintenance is critical with historic dwellings

Chimneys, Stairs, Balconies

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

	Feature	Attributes & Possible Defects	Comments
	Chimneys	Material type (if possible) Flashings Mortar erosion Verticality	The metal flue is correctly fitted with an aqua seal flashing and soaker tray to meet the current requirements – we recommend the flue and fire are serviced and swept prior to first use
	Balconies, verandas, patios, decks and pergolas including external stairs	Structure type Location (enclosed space below) Material type (if possible) Flashing Bracing Connection to structure Excessive springiness Balustrades Safety from falling Thresholds (steps down) Clearances of claddings from deck or balcony surfaces Drainage, falls and overflows Waterproofing membrane	The dwelling is fitted with original timber terrace along the main entry and a later added low level deck at the rear The piles supporting the rear deck are out of plumb and are decaying at ground level The decking timber is in reasonable condition and is fit for purpose The piles will require an upgrade soon

The Roof Exterior

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

Roof Material Identification

Feature	Attributes & Possible Defects	Comments
Profiled metal	Steel (coated) Aluminium	Corrugated profile metal which is suitable for the design and location.

Roof Condition – Specific Material Type

Feature	Attributes & Possible Defects	Comments
Condition – common to all roof systems		The corrugated profile metal roof cladding is not original and appear to have been installed withing the last 10 years The metal corrugated roof is in reasonable condition and all valleys, ridge and hip caps are secure and suitable for the wind zone. We did not see any physical damage or corrosion on the profile metal surfaces and all fixings are secure and correctly installed. We have recommend where the apron flashing are directly fixed to the cladding that the silicone seals are carefully maintained We also recommend the roof cladding is washed down annually with an oxygenated roof wash to remove corrosive salt and dirt build up. This is considered ongoing maintenance to preserve condition and is not a defect.

Other Roof Features

Feature	Attributes & Possible Defects	Comments
Roof water collection		The external Upvc gutters are clean and clear with suitable fall to the outlets
Downpipes		Upvc
Eaves, fascia and soffits		Painted timber sarking with timber fascia's and barges with some old surface deterioration and some damaged sarking

The Roof Space

Feature	Attributes & Possible Defects	Comments
Access		Access is provided in through the Attic, our inspection is visible and from the access hatch only
Thermal insulation		Polyester is installed throughout the visible roof cavity to provide R2.9 value insulation
Roof under and support		Building paper is installed below the new roof addition to control condensation from below the roof cladding. There is no building paper below the original dwelling and roof.
Roof frame construction and connections		Timber framed with associated purlins
Insect and pest infestation (e.g. borer, birds, rodents)		We noted no visible signs of live borer in the dwelling. As the dwelling is constructed using native timber framing, we recommend preventative pest control here.
Rotting timbers		No signs of rotting timbers however we did note old water staining in some of the roof members from the original roof. The water staining appears to be dry.

Building Interior

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

	Feature	Attributes & Possible Defects	Comments
	Ceilings	Material type (if possible) Sagging	Timber board and batten ceiling linings
	Walls	Material type (if possible) Bulging Nails popping	Plasterboard and original sarking – we cannot verify if there is any original scrim remaining in the walls
	Timber floors	Material type Damage Noticeably out of level Dampness and moisture damage	Native timber flooring. We did not see the entire floor due to floor coverings and subfloor insulation We did note slight deviation from level across some of the flooring however did not see any significant damage or decay in the original floors.
	Doors and frames	Door type Binding, lose or badly fitting doors Defective door hardware Damaged doors, frames and finishing's Door stops	Original solid timber doors – we did note some misalignment in isolated door casing, and this is likely to be from historic decay in the original piles and then later re-piling back to level. This is not an issue with significant structural failure
	Electrical (operation of)	Lights and switches Power outlets	Electricity to the dwelling was connected. Note: we do not carry out electrical inspections for wiring or safety. This must be, by law, carried out by a licenced electrician. We only test to see the electrical switches or lights have power to them at the time of inspection.
	Heating	Type: Wood fire Location: Lounge	We recommend the fire is checked by an accredited installer and then serviced annually. Further information can be found here https://www.nzhha.co.nz/find-a-service/

Interior - Kitchen

Feature	Attributes & Possible Defects	Comments
Bench top	Material type (if possible) Lifting or delamination Damage	Laminate
Cabinetry	Material type (if possible) Damage Fittings and hardware Operation of doors and drawers	Meltecca
Sink	Material type (if possible) Operation of taps Waste/traps Leakage Water hammer Waste disposal unit	Stainless steel.
Air extraction system	Mechanical or passive Point of discharge	Opening windows providing passive ventilation and a rangehood providing mechanical ventilation

Interior – Bathroom, WC, Ensuite

	Feature	Attributes & Possible Defects	Comments
	Cistern, pan and bidet	Type and capacity Dual flush Operation Cracking; leakage and staining	Dual flush toilets
	Bath		Acrylic bath with proprietary wet wall linings
	Showers	Leakage Adequacy of flow Wet wall linings Operation of taps and wastes Water hammer Screen material and operation	Acrylic showers with proprietary wet wall linings and glass surrounds. We recorded elevated moisture at the wall and floor junctions around the shower and this can indicate the liner is incorrectly sealed We cannot verify the condition of the framing or flooring in this area, and we recommend further investigation by an LBP or plumber
	Vanity/washbasin	Material type (if possible) Damage Leakage	Freestanding vanities
	Ventilation	Mechanical or passive Point of discharge	Passive ventilation by opening windows and mechanical ventilation ducted to the outside environment
	Flooring	Bathroom Adequate fall to floor waste Material	Seled native timber with vinyl overlay flooring

Exterior Windows and Doors

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

	Feature	Attributes & Possible Defects	Comments
	Condition – common to all joinery types	Material type (if possible) Glass type (e.g. safety glass, double glazing, noise reduction, coated) Broken glass Sash and door panel condition Operation and fit Sash and door panel fittings Hardware Security Passive ventilation Facings and trims Flashings	The single glazed timber casement and sash windows are in original condition and have had some renovation however we did note some of the joinery is stiff to operate and some of the windows have deterioration consistent with age and wear. We cannot verify if all of the sash cords are operating We did note that the paint finishes are beginning to deteriorate and some of the glazing putty will need remedial and cosmetic attention. We recommend due to the age of the dwelling the windows and associated facings and scribers are well maintained and the paint finishes remain in good order. This work is considered ongoing maintenance and should be expected with older timber windows – we did not see any major decay present in the windows, facings or trims. We did not see any visible water ingress in or around the windows and doors We recommend ongoing maintenance consistent with the age of the dwelling.

13. Other systems

	Not Inspected
	Satisfactory
	Cosmetic Only
	Some Risk Requires Maintenance or Monitoring
	Needs Repair

	Feature	Attributes & Possible Defects	Comments
	Fire warning and control systems. **Smoke detector**		Smoke detectors should be installed within 3 meters of all bedrooms and escape routes – we recommend smoke alarms are also fitted in all bedrooms
	Heating /ventilation systems		Ventilation system installed in the roof cavity and two high wall heat pumps
	Electricity services		Connected to supplier
	Water services		Reticulated supply
	Hot water services		Mains pressure hot water cylinder with seismic restraints and tempering valve correctly installed
	Foul water disposal		Reticulated council sewer

14. Definitions of Weathertightness

A: Wind zone	Low risk	Low wind zone as described by NZS 3604
	Medium risk	Medium wind zone as described by NZS 3604
	High risk	High wind zone as described by NZS 3604
	Very high risk	Very high wind zone as described by NZS 3604
B: Number of storeys	Low risk	One storey
	Medium risk	Two storeys in part
	High risk	Two storeys
	Very high risk	More than two storeys
C: Roof/wall intersection design	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	High risk	Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)
	Very high risk	Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)
D: Eaves width[1]	Low risk	Greater than 600mm at first floor level 450-600mm at first floor, or over
	Medium risk	600mm at second floor level 100-450mm at first floor, or over
	High risk	600mm at second floor level 0-100mm at first floor, or
	Very high risk	100-450mm at second floor level, or 450-600mm at third floor level[2]
E: Envelope complexity	Low risk	Simple rectangular, L, T or boomerang shape, with single cladding type
	Medium risk	More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	Very high risk	As for High risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc.)
F: Deck design	Low risk	None, timber slat deck or porch at ground level
	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor or above

14.1 Definitions Note

1. Eaves width measured from external face of wall cladding to outer edge of overhang, including gutters and fascia.
2. Balustrades and parapets count as 0mm eaves.

This is sourced from the Department of Building and Housing's Acceptable/solution to the New Zealand Building Code Clause E2/AS1 External Moisture.

15. Certificate of inspection in accordance with NZS4306:2005

Certificate of Inspection	
Client name	Laura Welsby
Site address	59 Morningside Road, Morningside, Whangarei
Inspectors name	Simon watts LBP
Company name	Asset property Inspections
Date of inspection	11th April 2024

Client name	
Site	Inspected / not inspected
Subfloor/floor	Inspected where visible / not inspected
exterior	Inspected / not inspected
Roof exterior	Inspected / not inspected
Roof space	Inspected where visible / not inspected
Interior	Inspected / not inspected
Services	Inspected / not inspected
Accessory units and outbuildings	Inspected / not inspected

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 inspection* - and I am competent to undertake this inspection.

Signature:  Date: 15th April 2024

Director/Owner Asset Property Inspections.

An inspection 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.