

Building Report with Weathertightness Risk Assessment



***14A Riverlea Road
Hamilton***

15 June 2026

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INSPECTION INFORMATION

Property Address	14A Riverlea Road, Hamilton
Client's Name	Simon Leen
Name of Inspector	Paul Maravillas
Qualification of Inspector	Accredited Building Surveyor, BOINZ/ Member – Engineering NZ/ National Cert in Passive Fire Protection
Others Present	
Weather Conditions	Cloudy/slight showers
Date of Inspection	15 June 2026
Scope of Report	The inspection and report has been conducted in accordance with NZS 4306:2005 and in accordance with Enell Inspections Ltd.'s terms and conditions

Brief

To carry out a visual inspection of the dwelling at the above address on the basis of pre-purchase inspection.

For clarity purposes, the extent of the instructions for this report is as follows

- Visit the site and undertake an internal and external inspection
- Take non-invasive moisture readings in areas that have a high-risk damage being caused if elevated moisture levels are present.
- Provide a written report based on the findings and observations.

Methodology

The site inspection has been undertaken using visual aids only. Access was gained with a ladder wherever possible and safe, otherwise all elements were inspected from ground level.

Photos were taken with a digital camera, copies of which have been included throughout this report.

A moisture meter was used in detecting water content of building materials in high-risk areas. It is not possible however to guarantee that all areas of water penetration have been identified due to the possibility of leaks from hidden pipework, blocked drains etc. which are not readily evident during the inspection.

The report has been compiled on an element-by-element basis, describing the elements current condition and if appropriate any recommendations should a defect be noted or suspected.

Limitations

This report is based on a non-invasive visual inspection only of the areas that were readily accessible of property on the day of inspection. The inspection does not include areas or components that were hidden behind finished surfaces (such as plumbing, drainage, heating systems, 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).

This report does not guarantee that all defects, or potential defects, with the dwelling have been identified on the day of inspection.

The report does not guarantee that the dwelling met all the requirements under the Building Act at the time of construction or meets the requirements of the Building Act at the time of inspection. The purpose of the report is to identify areas of interest/concern, not to provide independent expert advice on specific elements and not to recommend solutions to faults identified.

Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy.

The inspection does not cover any temporary fixtures, fittings or chattels on or at the property.

No testing of electrical, gas, water or other mechanical appliances or services have been carried out as part of this inspection.

Comments relating to electrical systems are included for guidance only and cannot be considered to confirm the electrical wiring installations is installed in accordance with the Electricity Regulations 1993 or 1997 or Electrical Wiring Regulations 1961 or 1976

Enell Inspections Ltd recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the report for a more specific qualification of comments made by the inspector in the report, regarding any faults/defects identified, if more intrusive investigation is desired or simply in relation to any comment made. This also applies to any verbal communication made by the inspectors regarding any faults or defects identified or comments made.

This report is submitted as THE WRITER'S OBSERVATIONS.

If there are any questions, please do not hesitate to contact the writer.

Exclusions

This report does not include comment about the following:

- a. The design of the house.
- b. Code of compliance issues
- c. Illegal works
- d. Resource Management Act issues
- e. The surrounding neighborhood.
- f. The value of the property

No search has been made of:

- a. Local authority rates.
- b. Government valuation.
- c. Local authority files

Moisture Meter

With the Trotec T660 moisture meter, audio nonabrasive device moisture readings were taken throughout the dwelling.



This device as seen above displays a number scale from 0 to 200.

Readings recorded from this meter will be interpreted as:

0 to 40 indicates dry conditions.

40 to 80 indicate damp conditions.

80 and above indicates wet conditions.

The displayed measurement values are not a qualified moisture measurement in accordance with or applicable professional regulations. The measured values are only to be interpreted as indicators (dry, damp, and wet).

The moisture readings recorded with this moisture meter is an indication of the moisture within the building materials tested. Further destructive moisture testing is recommended where moisture levels recorded with this moisture meter exceed the wet conditions as noted above.

Summary

Overall Condition

The overall condition of the property is average with regards to its age. The house has been maintained through the years.

Weathertightness issues were found in some areas in the interior of the dwelling.

Site

Sub-Floor

Exterior

Major Defects

Several cracks and damages on the textured fibre cement cladding system. Cracking in this style of cladding system can hold moisture and can allow moisture to enter the building envelope. We are not certain on the condition of the timber frame behind these affected walls. Further investigation would be recommended. **Repairing any cracks or damage on the cladding system would be recommended to prevent moisture ingress into the dwelling. Regular inspection of the cladding system is required as part of the maintenance to ensure that any cracking or damage is urgently repaired.**

The unpaved ground is covering or touching lower part of the cladding. This is another weathertightness risk. **Textured fibre cement cladding must maintain a minimum bottom edge clearance of 100 mm from paved ground and 175 mm from unpaved (soil/earth) ground. These clearances are required by BRANZ and the Acceptable Solution NZBC E2/AS1 to prevent moisture ingress, capillary action, and wood rot.**

The girders of the pergola and roof frame of the deck had been directly attached to the cladding. This is a high weathertightness risk that could breach the NZ Building Code. We are not certain if this had been approved by the Council. **Further investigation would be recommended.**

Minor Defects

The paint system to the exterior of the dwelling appears dull and faded. **We recommend repainting the exterior cladding.**

The timber deck has sagged. The floor frame and foundations of the deck could be damaged. **We recommend the repair of the sagging timber slats of the deck.**

Roof

Minor Defects

Moss and lichen growth on the roofing iron. **We recommend treating the moss and lichen growth to remove from the roofing iron.**

Popped roofing nails. **We recommend the reseating any popped roofing nails.**

Rusted nail heads and washers. This could affect and damage the roofing iron in the future. **We recommend replacement of the roof nails with tex-screw that compatible with the roofing iron.**

Debris in the gutters. Grass has grown in the gutters. **We recommend cleaning the gutters of debris.**

No eaves and soffits. This a high weathertightness risk. Without soffits and eaves on direct-fixed textured fibre cement cladding removes the primary weather protection on the cladding. This could lead to moisture ingress, failed joinery flashing and hidden timber rot. **Under the Ministry of Business, Innovation and Employment (MBIE) Risk Matrix, zero eaves combined with direct-fixed cladding exceeds the acceptable weathertightness risk threshold for most habitable buildings.**

Roof Space

Minor Defects

The blown insulation has shrunk. **We recommend topping up the old blown insulation with blanket or bulk insulation such as polyester, fiberglass and glasswool.**

Interior

Major Defects

Very high moisture readings were recorded in the wall lining below the window sill in the dining indicating wet conditions. This could be due to leaks from the aluminium joinery. **Further investigation would be recommended.**

Decayed door sill in the living room. **We recommend the repair of any decaying door sill.**

Very high moisture readings were recorded in the wall lining at the lower left corner of the shower cubicle in the ensuite indicating wet conditions. This could be due leaks from the internal corner of the shower cubicle. The wall lining and skirting appears soft and damaged. We are not certain on the condition of the timber frame behind the wall. **Further investigation would be recommended.**

Minor Defects

Cracks on the wall linings in the living room. This is normally due to settlement of the dwelling and thermal expansion/shrinkage. **We recommend the repair of any cracks or damage in the wall lining.**

Horizontal crack on the wall lining in bedroom 2. A horizontal crack indicates movement of the ground. **We recommend the repair of any crack or damage in the wall lining.**

Elevated moisture readings were recorded in various parts of the interior of the dwelling indicating damp conditions.

Services

Minor Defect

The meter board housing had been detached from the cladding. We recommend reattaching the meter board housing.

Weathertightness Risk Assessment

The dwelling has a Weathertightness Risk Assessment overall score of **10** with **Medium** level of risk.

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Yours sincerely,



Paul Maravillas

Enell Inspections Limited, Building Consultant

Accredited Building Surveyor, Building Officials Institute of New Zealand

Member – Engineering NZ

National Certificate in Passive Fire Protection

Insurance - Professional Indemnity: LAUPI-NZ59590

Insurer: London Australia Underwriter (LAUW)

2.01 SITE DESCRIPTION

Orientation of Living Space: North

Site Exposure: Medium (BRANZ MAPS)

Age of Building: 1998

Contour: Flat

Vegetation: Grass and trees



Driveway: Concrete

Retaining Walls: None

Fencing: Timber



Surface Water Control: On the day of inspection there were no obvious sign of water ponding around the house site indicating that there is adequate site drainage to remove any surface water from around the dwelling.

3.00 SUB FLOOR – N/A

The house is built on concrete slab foundation.



4.00 EXTERIOR

Building Type: Residential. Single storey.

Base Cladding: Concrete slab foundation.



Cladding Type: Textured fibre cement. It is basically fibre cement sheets fixed to the exterior of the dwelling with a reinforced plaster coating applied to the exterior of the sheet. The plaster coating is then painted to create a weatherproofing membrane to the exterior of the plaster. The writer cannot comment on the sheet fixings or layout as the sheets and fixings cannot visually be seen.



Notes:

What is a Fibre-cement sheet ("Harditex")?

These are usually 2.4 x 1.2 sheets 7.5 mm thick with rebated edges which are filled with a reinforced plaster mix to create a uniform finish. Sometimes just the finish paint is added, in other cases the entire surface is plastered. "Harditex" is actually a proprietary product produced by James Hardie. When this became popular during the 1990s, a number of competing products appeared on the market, it is not always easy to figure out whose product you have on your house.

The problem with direct fixed cladding is that if water gets past the outer surface it cannot escape fast enough, so the framing starts rotting. Harditex cladding is also very difficult to install in accordance with the manufacturer's instructions. The effect of this is that often you can have problems with the framing if it is clad with Harditex.

Water generally gets past the cladding around gaps, holes and cracks in the outer skin - wherever there is a window or a door, for instance. Water sneaks in at the junction between the cladding and the window or door and it cannot escape or dry out quickly so it soaks into the framing. Water may soak up from the ground outside, or run in from the edge of the roof.

Fibre-cement sheets are also not water proof and water may also soak through the sheets if it has not been kept painted.

The cladding appears to have been fixed directly to the timber frame.



This has complied with the regulations in force during the time of its construction. However, this is a high weathertightness risk assessment as moisture could penetrate through the cracks in the cladding and into the timber frame.

Defect: Several cracks and damages on the textured fibre cement cladding system. Cracking in this style of cladding system can hold moisture and can allow moisture to enter the building envelope. We are not certain on the condition of the timber frame behind these affected walls. Further investigation would be recommended.







Repairing any cracks or damage on the cladding system would be recommended to prevent moisture ingress into the dwelling. Regular inspection of the cladding system is required as part of the maintenance to ensure that any cracking or damage is urgently repaired.

Defect: The unpaved ground is covering or touching lower part of the cladding. This is another weathertightness risk.



Textured fibre cement cladding must maintain a minimum bottom edge clearance of 100 mm from paved ground and 175 mm from unpaved (soil/earth) ground. These clearances are required by BRANZ and the Acceptable Solution NZBC E2/AS1 to prevent moisture ingress, capillary action, and wood rot. (From BRANZ)

Paint Finish of the Cladding: The paint system to the exterior of the dwelling appears dull and faded.



We recommend repainting the exterior cladding.

Notes on repainting:

Repainting of a plastered cladding system is recommended every five to eight years depending on prior surface preparation, application, on going maintenance, exposure and the quality of paint used.

When the dwelling is repainted, the use of a good quality paint system designed for this style of cladding would be recommended keeping in mind the role that the paint system plays, this being the primary form of waterproofing of the cladding system. **Elastomeric and 100% acrylic** paints are examples of good quality paint for this kind of cladding.

The compliance document for the New Zealand building code clause E2 external moisture states in sections;

2.4 Cladding finish colours

Finish colours for **flush-finished fibre cement sheet** and EIFS shall have a reflectivity of 40% or more when measured in accordance with ASTM C1549.

Comment:

Dark colours cause claddings to reach higher temperatures, which results in more thermal expansion and a greater risk of cracking of joints in monolithic wall claddings. Risks of cracking are also associated with dark colours on painted timber wall claddings and trim. Expansion of metal roofing and flashings are affected by dark colours.

Colour cards from some coating manufacturers may include reflectance values.

Every colour has a LRV to it. LRV is an acronym that stands for Light Reflectance Value. Value is often confused with the term intensity. Intensity deals with the brightness or dullness of a colour, how clear or muted a colour is. Value is an important term used in colour and it speaks strictly to the lightness or darkness of a colour.

LRV is a measurement that tells you how much light a colour reflects, and conversely how much it absorbs. LRV runs on a scale from 0% to 100%. Zero being absolute black and 100% being a perfectly reflective white. An absolute black or perfectly reflecting white do not exist in our everyday terms. The average blackest black has a LRV of approximately 5% and the whitest white is approximately 85%. Some yellows can measure up into the 80's or 90's as well.

Dark colours can cause cladding systems to reach higher temperatures that result in more thermal expansion and a greater risk of cracking in joints of monolithic wall claddings.

As part of the maintenance required by any building, washing the exterior of the building once a year is also recommended to remove organic growth, dirt and grime from the surface of the building materials. The buildup of any dirt and grime can cause the paint to prematurely deteriorate. High pressure cleaning (water blasting) is not recommended as high pressure cleaning can force water through the protective coating of the cladding causing damage of the building materials. Washing the exterior of the dwelling with high volume of water at low pressure with a soft brush is recommended.

Doors and Windows: Single glazed aluminium joinery.



Chimney: None

Exterior stairs: None

Balconies/Verandas: Timber decks.



Defect: The timber deck has sagged. The floor frame and foundations of the deck could be damaged.



We recommend the repair of the sagging timber slats of the deck.

Defect: The girders of the pergola and roof frame of the deck had been directly attached to the cladding. This is a high weathertightness risk that could breach the NZ Building Code. We are not certain if this had been approved by the Council. Further investigation would be recommended.



5.00 ROOF

Roof Access: The writer did not walk on the roof. The inspection was done from the safety of a ladder.

Roofing material: Trapezoidal profile roofing iron. Pre-painted. The pitch of the roof is acceptable for trapezoidal roofing iron (Approximately 18 to 20 degree angle).



Defect: Moss and lichen growth on the roofing iron



We recommend treating the moss and lichen growth to remove from the roofing iron.

Roof fixing: Roof nails.

Defect: Popped roofing nails.



We recommend the reseating any popped roofing nails.

Defect: Rusted nail heads and washers. This could affect and damage the roofing iron in the future.



We recommend replacement of the roof nails with tex-screw that compatible with the roofing iron.

Ridge Flashing: Metal ridge with soft edge flashing.

Flashing for Roof Penetrations: No roof penetrations.

Roof water collection: External fitted metal gutter

Defects: Debris in the gutters. Grass has grown in the gutters.



We recommend cleaning the gutters of debris.

Downpipe: PVC downpipes discharges into the stormwater drainage system.

Soffit: No eaves and soffits. This a high weathertightness risk. Without soffits and eaves on direct-fixed textured fibre cement cladding removes the primary weather protection on the cladding. This could lead to moisture ingress, failed joinery flashing and hidden timber rot.



Under the Ministry of Business, Innovation and Employment (MBIE) Risk Matrix, zero eaves combined with direct-fixed cladding exceeds the acceptable weathertightness risk threshold for most habitable buildings.

6.00 ROOF SPACE

Accessibility: Accessibility to the access hatch is sufficient. The ceiling space is accessed through the access hatch located in the closet of one of the bedrooms.



Roof Cladding: Trapezoidal profile roofing iron

Sarking: None

Party walls: None

Roof Underlay and Support: Building paper.



Obvious Structural Alteration: None

Insulation: The ceiling over habitable spaces has been insulated with blown insulation.

Defect: The blown insulation has shrunk.



We recommend topping up the old blown insulation with blanket or bulk insulation such as polyester, fiberglass and glasswool.

Roof Framing: Timber framing. Timber trusses. Approximately 18 to 20 degree angle.



Connections: Metal brackets with nailed fixings.

Ceiling Construction: The visible ceiling construction appears straight and leveled.

Ducting Pipe: None

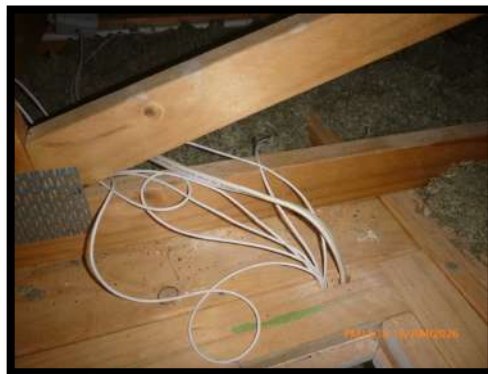
Insect/Pest Infestation: No borer infestation

Discharges into Roof Space: None

Plumbing: Copper and PVC pipes



Electrical Wiring: Plastic insulated



Tile/Roof Fixing: Nailed to the battens

7.00 INTERIOR

Entrance/Foyer



Ceiling: Plasterboard

Walls: Wall paper on plasterboard

Floors: Carpeted concrete

Entrance Door: Single glazed aluminium joinery

Dressing: Curtains

Door Jamb/Frame: Timber

Lights and Switches: Functional.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.



Dining Room



Walls: Wallpaper on plasterboard

Ceiling: Textured

Floors: Carpet on concrete slab.

Windows: Single glazed aluminium joinery.

Window Dressing: Curtain

Window sill/jamb: Timber

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Very high moisture readings were recorded in the wall lining below the window sill indicating wet conditions. This could be due to leaks from the aluminium joinery. Further investigation would be recommended.



Living Room



Walls: Plasterboard

Defect: Cracks on the wall linings in the living room. This is normally due to settlement of the dwelling and thermal expansion/shrinkage.



We recommend the repair of any cracks or damage in the wall lining.

Ceiling: Plasterboard

Floors: Carpet on concrete slab.

Doors and Windows: Single glazed aluminium joinery.

Window Dressing: Curtains

Door and Window sill/jamb: Timber

Defect: Decayed door sill in the living room.



We recommend the repair of any decaying door sill.

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Elevated moisture readings were recorded in the wall linings in the living room indicating damp conditions.



Kitchen



Ceiling: Plasterboard

Bench Top: Formica

Wall lining: Plasterboard

Dishwasher: Not tested

Air Extract System: Rangehood that vents through the wall.

Window: Single glazed aluminium joinery with venetian blinds

Cabinetry: Timber.

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.

Floors: Linoleum on concrete

Sink: Stainless steel

Waste Disposal: None

Stove: Electric. Not tested.



Bedroom 1



Ceiling: Plasterboard

Walls: Plasterboard

Floors: Carpet on concrete slab.

Door: Hollow core flush door.

Windows: Single glazed aluminium joinery.

Window Dressing: Curtains

Window sill/jamb: Timber

Closet: Walk-in wardrobe

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.



Ensuite



Floor: Linoleum

Ceiling: Plaster board

Shower lining: Wet wall

Vanity: Acrylic

Ventilation: Heat extractor fan. Discharges through the wall.

Windows: Single glazed aluminium joinery.

Cistern: Porcelain with plastic cover.

Capacity: Approximately 4-6 liters

Flush: Single/double flush

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Very high moisture readings were recorded in the wall lining at the lower left corner of the shower cubicle indicating wet conditions. This could be due leaks from the internal corner of the shower cubicle. The wall lining and skirting appears soft and damaged. We are not certain on the condition of the timber frame behind the wall. Further investigation would be recommended.



Bedroom 2



Ceiling: Plasterboard

Walls: Plasterboard

Defect: Horizontal crack on the wall lining in bedroom 2. A horizontal crack indicates movement of the ground.



We recommend the repair of any crack or damage in the wall lining.

Floors: Carpet on concrete slab.

Door: Hollow core flush door.

Windows: Single glazed aluminium joinery.

Window Dressing: Curtains

Window sill/jamb: Timber

Closet: Single sliding door

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.



Bedroom 3



Ceiling: Plasterboard

Walls: Plasterboard

Floors: Carpet on concrete slab.

Door: Hollow core flush door.

Windows: Single glazed aluminium joinery.

Window Dressing: Curtains

Window sill/jamb: Timber

Closet: Single sliding door

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.



Main Toilet



Floor: Linoleum

Wall lining: Plasterboard.

Ceiling: Plasterboard.

Cistern: Porcelain with plastic cover.

Capacity: Approximately 4-6 liters

Flush: Single/double flush

Lights and Switches: Functional.

Door: Hollow core

Moisture Readings: Low moisture readings were recorded indicating dry conditions.



Main Bathroom



Floor: Linoleum

Door: Hollow Core

Ceiling: Plaster board

Shower lining: Wet wall

Vanity: Acrylic

Bathtub: Acrylic

Ventilation: Heat extractor fan. Discharges through the wall.

Windows: Single glazed aluminium joinery.

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Elevated moisture readings were recorded in the door frame and skirting indicating damp conditions. This could be due to moisture from leaks in the shower cubicle. Further investigation would be recommended.

Walls: Plaster board

Shower Door: None



Garage



Ceiling: Plasterboard

Walls: Plasterboard

Floor: Concrete

Garage Door: Automatic/remote controlled sectional door.

Lights and Switches: Functional.

Power Outlets: Not tested.

Moisture Readings: Elevated moisture readings were recorded in the lower part of the wall lining at the right side of the garage door indicating damp conditions. This could be due to moisture wicking from the driveway. Further investigation would be recommended.



Laundry



Floor: Concrete

Ceiling: Plasterboard

Wall: Plasterboard

Cabinetry: Metal

Back Door: Single glazed aluminium joinery

Window: Single glazed aluminium joinery

Lights and Switches: Functional.

Moisture Readings: Low moisture readings were recorded indicating dry conditions.

Tub: Stainless

Ventilation: Natural ventilation.

Power Outlets: Not tested.



8.0 SERVICES

Fire Warning and Control Services: Battery operated smoke alarm. Not tested. This should be tested prior to settlement of the property.

Heating: Heat pump. Functional. This should be re-tested prior to settlement of the property.



Central Vacuum System: None.

Security Systems: Keypad at the foyer.



Ventilation System: None

Electricity Services: Meter board at the front of the dwelling.



Gas Services: Meter board at the right side of the dwelling.

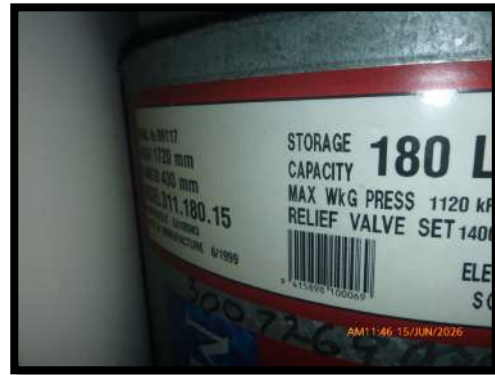
Defect: The meter board housing had been detached from the cladding.



We recommend reattaching the meter board housing.

Water Services: Public.

Hot Water Services: 180L capacity mains pressure electric hot water cylinder.
Date of manufacture: 6/1999.



Foul Water Disposal System: PVC gully traps



Grey Water Recycling System: None

Rain Water Collection Systems: None

Solar Heating: None

Shading System: None

Telecommunications: Not inspected

Lifts: None.

Aerials and Antennas: Satellite dish and antenna attached to and supported with galvanized iron pipes.

Chimney: None

8.00 Weathertightness Risk Assessment Factors

Table 1. Definitions of risk levels

Risk Factor	Score(s)	Risk Severity	Comments
A. Wind zone	0	Low risk	Low wind zone as described by NZS 3604
	0	Medium risk	Medium risk zone as described by NZS 3604
	1	High risk	High wind as described by NZS 3604
	2	Very high risk	Very high wind zone as described by NZS 3604
B. Number of storeys	0	Low risk	One storey
	1	Medium risk	Two storeys in part
	2	High risk	Two storeys
	4	Very high risk	More than two storeys
C. Roof/wall junctions	0	Low risk	Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)
	1	Medium risk	Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)
	3	High risk	Roof-to-wall intersection fully exposed (e.g. parapets, enclosed balustrades or eaves at greater than 90deg to vertical with soffit lining)
	5	Very high risk	Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys, dormers, etc.)
D. Eaves width	0	Low risk	Greater than 600mm for single storey
	1	Medium risk	451-600mm for single storey, or over 600mm for two-storey
	2	High risk	101-450mm for single storey, or 451-600mm for two storey, or greater than 600mm above two storey
	5	Very high risk	0-100mm for single storey, 0-450mm for two-storey, or less than 600mm above two storey
E. Envelope Complexity	0	Low risk	Simple rectangular, L, T or boomerang shape, with single cladding type
	1	Medium risk	More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type
	3	High risk	Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
	6	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. Decks	0	Low risk	None, timber slat deck or porch at ground level
	2	Medium risk	Fully covered in plan by roof, or timber slat deck attached at first or second floor level
	4	High risk	Enclosed deck exposed in plan or cantilevered at first floor level
	6	Very high risk	Enclosed deck exposed in plan or cantilevered at second floor level or above
NOTES:			
(1) Eaves width measured horizontally from external face of wall to outer of overhang, including fascias and external gutters/spoutings.			
(2) Balustrades and parapets counts as 0mm eaves.			
(3) The term deck includes balconies, as described in the Definitions.			

Source of Table: www.building.govt.nz/building-code-complia

Table 2. Building envelope risk scores

Risk factor	Risk severity								Subtotals for each risk factor
	Low	Score	Medium	Score	High	Score	Very high	Score	
Wind zone	0		0	0	1		2		0
Number of storeys	0	0	1		2		4		0
Roof/wall junction design	0		1		3		5	5	5
Eaves width	0		1		2		5	5	5
Envelope complexity	0	0	1		3		6		0
Deck design	0	0	2		4		6		0
TOTAL RISK SCORE									10

Source of Table: www.building.govt.nz/building-code-compliance

Over-all Risk Score

Score	Risk Severity
0 - 6	Low risk
7 - 12	Medium risk
13 - 20	High risk
Over 20	Very high risk

Source of Table: www.building.govt.nz/building-code-compliance

The dwelling has a Weathertightness Risk Assessment overall score of **10** with **Medium** level of risk.

TERMS AND CONDITIONS

1. Payment is due 7 days after the date of invoice. Accounts not paid by the due date shall incur a late payment interest charge of 10% of the total amount owing for each calendar month the account is overdue, together with all debt collection costs.
2. All work in progress will be billed monthly, with a final invoice issued on completion.
3. Any recoverable expenses, additional to the above quotation, will be on the basis of cost to **Enell Inspections Limited**, plus 12.5% margin for handling.
4. Subsequent quotation/estimate, if any additional work is found to be required, the Client will be contacted for their approval before any further work is carried out.
5. The provision of any inspections or the issue of a report does not imply approval by **Enell Inspections Limited** of any particular purpose and therefore no statement or advertising shall state or imply approval by **Enell Inspections Limited**.
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 - a) Any extract or abridgement of the report is published;
 - b) The report is used in or referred to in connection with any company prospectus or publicly issued report;
 - c) Any statement is made that the item is the subject of a report by **Enell Inspections Limited**.
7. **Enell Inspections Limited** will exercise reasonable skill, care and diligence in the performance of its obligations under this Agreement.
8. **Enell Inspections Limited** shall not be liable for the commercial performance of the project or any of the consequences of the Client's commercial decisions, nor shall **Enell Inspections Limited** be held to have given or implied any warranty as to the commercial performance of the project.
9. **Enell Inspections Limited** has no responsibility for or liability of costs, loss or damage arising from:
 - a) Any errors or omissions from data, documents etc, not prepared by **Enell Inspections Limited** or **Enell Inspections Limited's** employees or other persons under the direct control of **Enell Inspections Limited**.
 - b) Any act or omission or lack of performance or any negligent or fraudulent act or omission by the client or any other consultant, contractor or supplier.
10. The Client shall not make claim against any individual employee or employees of **Enell Inspections Limited** for any costs, losses or damages sustained by the Client arising from the project.
11. Both the parties shall keep all commercially sensitive information obtained by them in the context of the Agreement confidential and shall not divulge it without the written approval of the other party.
12. The contents of any written report or other work prepared by **Enell Inspections Limited** is confidential and has been prepared solely for the Client and shall not be relied upon by any other third parties. **Enell Inspections Limited** accepts no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of **Enell Inspections Limited's** advice.
13. All reports have been prepared on the basis of the information supplied by the client which has not been verified by **Enell Inspections Limited**. **Enell Inspections Limited** does not accept liability for any omissions or error in this report arising from any deficiencies or mistakes in the information provided by the Client.
14. The Client agrees the maximum amount payable by **Enell Inspections Limited** as a result of any claims or proceedings arising out of work undertaken under this agreement shall be five times the amount invoiced (or quoted, where greater). This limit shall apply notwithstanding any other rights or obligations that may arise. The maximum applies to the aggregate of any and all claims including costs.
15. Neither the Client nor **Enell Inspections Limited** shall be considered liable for any loss or damage resulting from any occurrence unless the claim is formally made on him or her within six years from completion of the inspections.
16. The Terms and Conditions of this Agreement are to be read in conjunction with any conditions, assumptions or limitations contained in the report or other written advice prepared by **Enell Inspections Limited**.
17. The Client agrees to indemnify **Enell Inspections Limited** against any liability or costs incurred by **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
18. Nothing in this Agreement shall be construed as limiting the ability of **Enell Inspections Limited** as a result of any breach of this Agreement by the Client.
19. The parties agree that the laws of New Zealand shall govern the rights and obligations of the Client and **Enell Inspections Limited** in relation to this Agreement.

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Simon Leen

Site Address: 14A Riverlea Road, Hamilton

Inspector – Name: Paul Maravillas

Company: Enell Inspections Ltd.

Qualifications: Accredited Building Surveyor, BOINZ/

Member-Engineering NZ/

National Certificate in Passive Fire Protection-Level 3

Date of Inspection: 15 June 2026

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	☒	☐
(b) Subfloor	☐	☒
(c) Exterior	☒	☐
(d) Roof Exterior	☒	☐
(e) Roof Space	☒	☐
(f) Interior	☒	☐
(g) Services	☒	☐
(h) Accessory units, ancillary spaces and buildings	☒	☐

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property inspection – and I am competent to undertake this inspection.

Signature:  Date: 15 June 2026

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 NZ:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable)

Inspected
Y N N/A**SITE**

Orientation of living spaces	✓		
Site exposure, contour and vegetation	✓		
Retaining walls			✓
Paths, steps, handrails & driveways	✓		
Fencing	✓		
Surface water control	✓		

SUBFLOOR

Location of access point			✓
Accessibility			✓
Foundation type and condition			✓
Foundation walls			✓
Ground condition			✓
Ground vapour barrier			✓
Drainage			✓
Ventilation adequacy			✓
Pile type, instability and condition			✓
Pile to bearer connections			✓
Obvious structural alteration			✓
Ground clearance of timber framing			✓
Floor type (timber or suspended concrete)			✓
Timber framing and bracing			✓
Insulation type, approximate thickness, coverage and condition			✓
Plumbing – material types, leakage and support			✓
Electrical –wiring type and support			✓
Insect and pest infestation			✓
Rotting Timbers			✓
Debris			✓

EXTERIOR

Construction type	✓		
Cladding	✓		
Chimneys			✓
Exterior stairs	✓		
Balconies, verandahs, patios, etc.	✓		

ROOF

Roof material	✓		
Roof condition	✓		
Roof water collection	✓		
Downpipes	✓		
Eaves, fascia, soffits	✓		

Inspected
Y N N/A

ROOF SPACE

Accessibility	✓		
Roof cladding	✓		
Thermal insulation type, clearances, approximate thickness and coverage	✓		
Sarking			✓
Party walls, fire proofing			✓
Roof underlay and support	✓		
Roof frame construction and connections	✓		
Ceiling construction	✓		
Obvious structural alteration			✓
Insect and pest infestation	✓		
Rotting timbers	✓		
Discharges into roof space	✓		
Plumbing-material types, leakage and support	✓		
Electrical – wiring type and support	✓		
Tile Fixings	✓		

INTERIOR

Ceiling	✓		
Walls	✓		
Timber Floors			✓
Concrete Floors	✓		
Doors and Frames	✓		
Electrical – operation of switches, etc.	✓		
Heating systems	✓		
Kitchen – Bench top	✓		
Cabinetry	✓		
Sink	✓		
Tiles	✓		
Air extraction system	✓		
Bathroom, WC, ensuite -	✓		
Floor	✓		
Cistern, pan and bidet	✓		
Tiles	✓		
Bath	✓		
Shower	✓		
Vanity/washbasin	✓		
Ventilation	✓		
Special Features			✓
Laundry – Location	✓		
Floor	✓		
Tubs/cabinet	✓		
Tiles	✓		
Ventilation			✓
Storage	✓		
Stairs			✓
Exterior windows and doors	✓		

Inspected
Y N N/A

SERVICES

Fire warning and control systems	✓		
Heating systems	✓		
Central vacuum systems			✓
Ventilation systems			✓
Security systems	✓		
Electricity services	✓		
Gas services	✓		
Water services	✓		
Hot water services	✓		
Foul water disposal	✓		
Grey water recycling system			✓
Rain water collection system			✓
Solar heating	✓		
Aerials and antennas			✓
Shading systems			✓
Telecommunications	✓		
Lifts			✓

GARAGE

Exterior claddings	✓		
Floors	✓		
Roofs	✓		
Subfloor			✓

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005