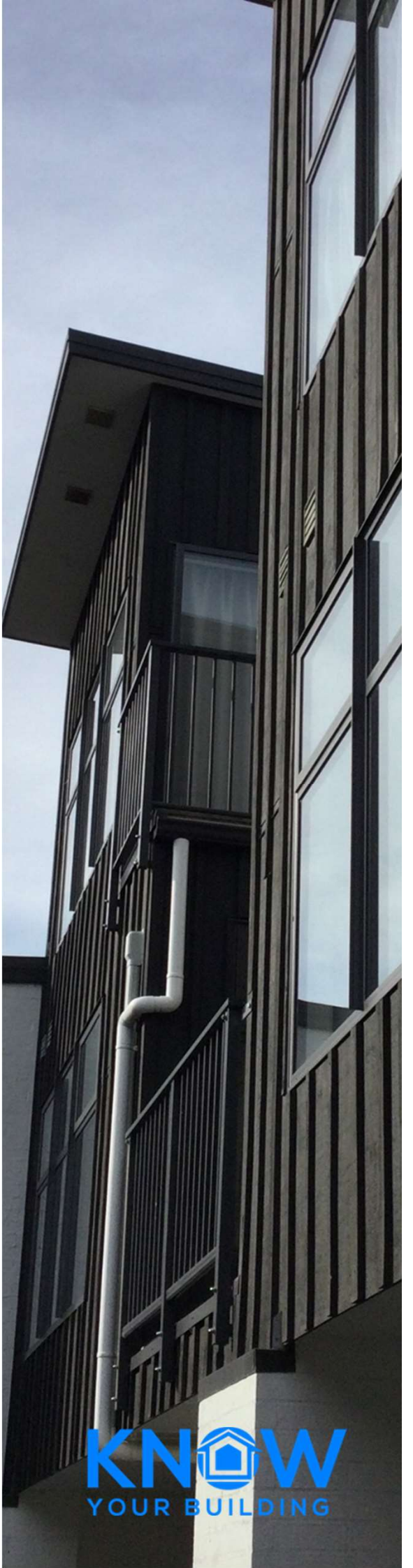
RESIDENTIAL PROPERTY INSPECTION REPORT

ADDRESS OF PROPERTY INSPECTED:

245 Bankwood Road, Chartwell
Hamilton

Report prepared for:

Barbara and Jim Monahan



PROPERTY INSPECTION DETAILS:

DATE OF INSPECTION:

19th December 2025

TIME OF INSPECTION:

9:00am

WEATHER CONDITIONS AT TIME OF INSPECTION:

Occasional light showers.
No significant rain present at the time of inspection

NAME OF BUILDING INSPECTOR:

Ryan Gulbransen

QUALIFICATIONS / EXPERIENCE:

Level 1 BOINZ Accredited Building Surveyor (Non-member)
NZIBI – Associate Member
NZQA – Certificate in Carpentry 2011
9 x Years experience of Residential Property Inspections

ANY OTHER PEOPLE PRESENT AT TIME OF INSPECTION:

2 x owners present during the inspection

SCOPE OF WORK

- The purpose of the inspection was to identify any visible significant defects and significant maintenance required that may relate to the current or future performance of the home that were visible and able to be inspected on the day and at the time of inspection.
- Following the inspection a report would be written and presented within 36hrs following the completion of the inspection. The report would encompass the standards as detailed in NZS 4306:2005 – NZ Standards for Residential Property Inspection.
- Prior to the inspection client was presented with the companies' terms and conditions and an agreed upon price to carry out the inspection and report.
- The person requesting the inspection was asked to specify any items and/or areas on the site which have to be inspected for defects, in addition to the items listed in Section 2.2 of NZS 4306:2005 which form part of the property inspection.
- Although it is necessary to inspect each of the areas in Section 2.3 of NZS 4306:2005, it is not necessary to report on each one. Inspectors may choose to report only on an 'exceptions or information basis's i.e., listing only significant defects, rather than also reporting items which are in an acceptable condition.
- For the purpose of the report only significant issues, defects or areas of significant maintenance will be noted. The inspector may choose to also note areas deemed to be 'general maintenance' or areas deemed to be noteworthy to ensure the positive performance of the area for the future.
- The condition and performance of areas inspected and reported on in the building report are based on their current state on the day and at the time of inspection. Properties renovated and upgraded can only be based on their current visible state. Previous state of these areas and reasons for work carried out cannot be determined unless information is provided by the vendor or agent.
- With multi-unit properties, the inspector shall inspect and assess only the condition of the interior and accessible parts of the immediate exterior of the particular unit, and all related accessory units.
- The person requesting the inspection shall arrange for the inspector to obtain reasonable access to the residential dwelling (including roof space and sub-floor space), together with any information that may be necessary to carry out the inspection and provide a property report.
- **Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: Footings; concealed damp proof membranes; concealed drainage; swimming pools; spa pools; saunas and associated equipment; the operation, performance or current state of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; structural stability; hazards; and hot water cylinders.**
- Whether or not services have been used for some time prior to an inspection being carried out may affect the ability to detect leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.
- A property report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. Whether or not a defect should be regarded as significant, depends to a large extent upon the age and type of building being inspected.
- A property report is not a Code of Compliance or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other act, regulation, or by-law. Nor is the property report a warranty against problems developing with the building after the date of report.
- Estimating the cost of remedying defects is not included in a property report.

PAGE

CONTENTS

1 Summary

1.1 Summary of current condition of property and areas requiring further inspection, repair or maintenance

Overall this home was found to be in a visibly solid state on the day of inspection. The age of the home should be taken into consideration when looking at its current state as with a home of this age wear and tear and weathering is generally expected. There were no areas identified that were deemed to be significant issues however there were areas identified that will need to be addressed in both the short and long term and areas that a new owner needs to be aware of.

The inspector deems that the maintenance required on the exterior weatherboards and timber joinery is fairly obvious. There were multiple areas of the cladding and joinery around the home where there was visible paint cracking which has exposed the natural timber. The current state of the exterior paint and timber cladding is now at the stage where preventative maintenance needs to be carried out.

Preventative maintenance means that these areas need to be sanded back and re-painted. Areas where the metal corner soakers have come loose need to be fixed back onto the weatherboards and areas where cracks are present may need to be filled and bogged to seal the gaps. This will be quite a large job as there are multiple areas requiring this work - as exampled in the multiple photos that have been provided in this section of the report.

It would be advised to engage a qualified painting company to inspect the exterior cladding and joinery to provide a full scope of works which would include the timeframe in which work should be done, costs associated and the extent of the work required.

One key area that needs to be addressed is detailed in Section 2.11. The flashing present on the first floor roof on the south side of the home has visible corrosion present around the edge of the flashing and sealant is in a poor state. It would be advised to engage a plumber to replace this flashing or carry out the necessary maintenance to ensure the corrosion does not spread and to ensure the flashing is sealed.

The other area that will need to be taken into consideration due to its size, current state and its on-going long term exposure to the natural elements was the large timber pergola outside the kitchen. Section 2.10 details the current state of the timber beam, timber framing and posts that support the beam. On the day of inspection there were multiple areas identified where rotten timber was visible.

There was visible rot, paint wear and gaps appearing between the timber on the tops of the pillars that support the beams. The rot was not deemed to be significant in term of size and is not visibly affecting the structural stability of the pillars. Further rot was found on various areas of the beam both on the inside and along the top of the beam.

The way the beams have been joined means that water will sit on the top of the beam and then track between the two beams that have been fixed together. Overtime, the timber has absorbed the moisture and this has resulted in rot forming. The extent of the rot is not easy to determine as the paint coating is reasonable and hides or covers softness in the timber. Access to all areas of the deck and beam was not achievable due to its design, furniture underneath and vegetation around the structure.

Whilst the extent of the rot issue does not appear to have significantly affected the structural integrity of the beam and structure it will get worse overtime and further rot will occur due to the design of the beam and its exposure to the elements. In the opinion of the inspector the beam does not have to be replaced in the next 0>2 years. For a new owner, the long term use of this structure may want to be thought about as there may be more rot present that is behind or between the beams and cannot be seen.

It would be advised to engage an LBP to carry out an assessment of this area and provide advice on what work could be done to protect the area or modify it to limit the rot damage that is currently present. Whilst bogging and filling can stop further growth it will not help the structural integrity of the beam which will slowly become

compromised with long term exposure to the elements.

As noted above, overall the home and property was found to be in a good visible state with no signs of any major issues that need to be addressed straight away however along with the areas notes above, there were other areas identified that will need to be addressed. These areas are detailed within Section 2 of this report. It is advised to read the report in full so all areas noted are understood and can be addressed within the recommended timeframes provided by Know Your Building or when able to by the new owners.

2 Areas Identified That Require Maintenance, Repair, Replacement Or Further Investigation

2.1 Area 1

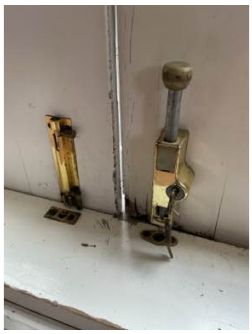
The photos provided in this section of the report show examples of areas that have what is deemed to be 'general wear & tear'. These are not deemed to be major or significant issues but are noted as they are likely to be identified during a standard inspection and may be noted.

Photos 2.1A-B show the timber flooring in front of the French doors on the eastern side of the kitchen. The varnish has worn quite significantly due to long term exposure to the sun and use from people walking in and out of the house. Timber could be re-varnished to protect the timber for the long term. This type of wear was also visible on the flooring of the laundry as shown in Photos 2.1H & I.

Photos 2.1C-G show areas of the joinery where paint has worn and exposed the timber. Timber being exposed can lead to increased degradation and general wear. If condensation is present it can sit and track between the timber which can lead to softness and damage if left overtime. It is deemed prudent to sand back areas where there is damaged paint and re-paint these areas to seal and protect them.

2.1 A

2.1 B



2.1 C

2.1 D

2.1 E

2.1 F

2.1 G

2.1 H

2.1 I

2.2 Area 2

Photos 2.2A-B show an area of the ceiling where there was a visible patch on the ceiling. The owner informed the inspector that this is due to repair work being carried out on the shower in the bathroom above this area. Whilst a new shower has been installed and repairs have been carried out, the ceiling is yet to be painted.

Moisture testing was carried out on the ceiling with levels returned indicating dryness at the time of inspection. Examples of the areas tested and results returned are shown in Photos 2.2C-F.

There was visible cracking present on the ceiling where it appears as though the plasterboard is joined. This cracking appears to be due natural movement of the ceiling and may be related to work being carried out above. This area was also moisture tested with levels returned indicating dryness at the time of inspection. Examples of the cracking, areas tested and results returned are shown in Photos 2.2G-K.

Photo 2.2L shows the shower box which is new.

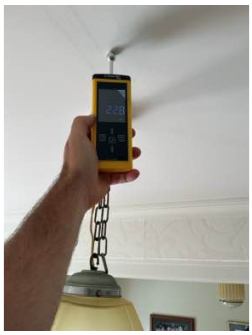
2.2 A

2.2 B

2.2 C

2.2 D

2.2 E

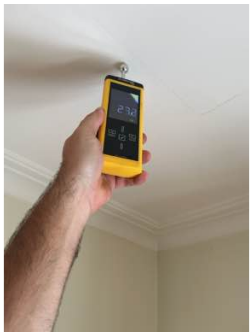


2.2 F

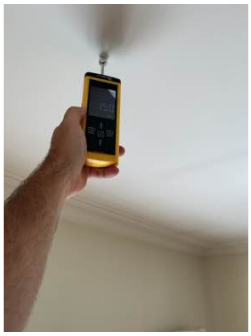
2.2 G

2.2 H

2.2 I



2.2 J



2.2 K

2.2 L

2.3 Area 3

Photos 2.3A-E show visible swelling and movement of the kickboard along the base of the kitchen cabinetry. This was not deemed to be significant damage and is not structural but was noted as general wear and tear of a kitchen area.

There was a section of the flooring where it was noticed it was not level. This may relate to natural movement or settling of the ground. There were no visible signs of significant issues outside or under the house at the time of inspection. The area is shown in Photo 2.3F.

Photos 2.3G-J show the current state of the laundry cabinetry which has visible damage and swelling at the base of the unit. According to the owner this relates to an historic issue with the tap that has since been replaced. The cabinetry was still operational and in a operational state. The crack across the base of the shelf does not appear to have broken right through.

2.3 A

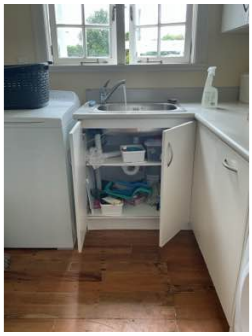
2.3 B

2.3 C

2.3 D

2.3 E

2.3 F



2.3 G

2.3 H

2.3 I

2.3 J

2.4 Area 4

Photo 2.4A shows two visible stains on the ceiling of the upstairs hallway. This area of the ceiling space was noticed able to be inspected due to a lack of access - shown in Photo 2.4B. Moisture testing carried out on one area that was accessible (stairwell is below) returned levels that indicated dryness.

Paint cracking was visible on the area of stain however it was not deemed to be significant cracking and the paint was not damaged. Cracking was very faint.

This area should be monitored, if staining gets worse or increases further investigation will need to be carried out which will involve the roof being physically accessed and inspected.

2.4 A

2.4 B

2.4 C

2.4 D

2.5 Area 5

Photos in this section of the report show areas of the window joinery inside the home where natural movement of the timber has occurred and small gaps have appeared between the timber window frame and the timber window sills and frames. These areas can allow moisture (from condensation) to track between the gaps and cause damage over time.

These areas were moisture tested with levels retuned indicating dryness at the time of inspection. Examples of the areas tested and results returned are shown in the photos provided in this section of the report. Timber was found to be in a solid state overall.

As part of preventative maintenance it is advised to bog and seal the gaps and then paint them to stop moisture penetrating. This is not deemed to be an urgent job to be carried out. It would be advised to carry this out in the next 0>24 months as part of preventative maintenance.

2.5 A

2.5 B

2.5 C

2.5 D

2.5 E

2.5 F

2.5 G

2.5 H

2.5 I

2.5 J

2.5 K

2.5 L

2.5 M

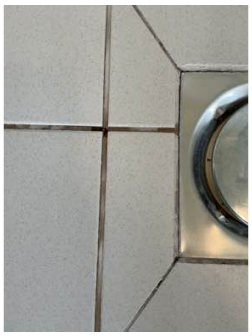
2.5 N

2.6 Area 6

Photo 2.6A shows the downstairs tiled bathroom shower. The grout between the tiles has started to break down and degrade. Its current state reflects maintenance that needs to be carried out to keep the shower sealed.

Photos 2.6B-G show examples of areas where the grout and sealant has broken down. According to the owner, this shower is scheduled for maintenance in the next month with re-sealing scheduled to be carried out. A suitably qualified tradesperson should be engaged to carry out this work to ensure a tidy, appropriate job.

2.6 A



2.6 B

2.6 C

2.6 D

2.6 E

2.6 F

2.6 G

2.7 Area 7

Photo 2.7A shows the large bay window on the northern side of the home. According to the owner there was a single glazed window present that was constructed out of aluminium joinery. This has since been replaced with a timber window to keep in style with the rest of the home.

When inspected, there was visible cracking present along the ceiling - between the timber scotia and top of the window frame. There was also visible cracking present between the window frame and the window sill - See Photos 2.7B-E.

These areas were moisture tested with levels retuned indicating dryness at the time of inspection. Examples of the areas tested and results returned are shown in the photos provided in this section of the report. Timber was found to be in a solid state overall.

As part of preventative maintenance it is advised to bog and seal the gaps between the window sill and window frame and then paint it to stop moisture penetrating. This is not deemed to be an urgent job to be carried out. It would be advised to carry this out in the next 0>24 months as part of preventative maintenance.

2.7 A

2.7 B

2.7 C

2.7 D

2.7 E

2.7 F

2.7 G

2.7 H

2.8 Area 8

There were multiple areas of the cladding around the home where there was visible paint cracking and movement of the timber boards. Photos provided in this section of the report show examples of these areas.

Photos 2.8A-C show the south western corner of the home (at the front) where the metal corner soakers has come loose and this has created a gap between the soaker where water can sit and penetrate behind. If it does penetrate behind it can lead to rot damage.

Photo 2.8D shows a visible gap along the bottom of the bottom weatherboard where its has incurred general movement. This type of movement was also visible on the right side of the entrance as shown in Photos 2.8E & F.

Photos 2.8G-AM show further areas of the cladding where there was visible paint cracking and splitting starting to occur on various weatherboards around the home. There were multiple areas like these and it reflects the current state of the exterior paint and timber cladding which is now at the stage where preventative maintenance needs to be carried out.

Preventative maintenance means that these areas need to be sanded back and re-painted. Areas where the metal corner soakers have come loose need to be fixed back onto the weatherboards and areas where cracks are present may need to be filled and bogged to seal the gaps. This will be quite a large job as there are

multiple areas requiring this work - as exampled in the multiple photos that have been provided in this section of the report.

It would be advised to engage a qualified painting company to inspect the exterior cladding and provide a full scope of works which would include the timeframe in which work should be done, costs associated and the extent of the work required.


2.8 A


2.8 B


2.8 C


2.8 D


2.8 E


2.8 F


2.8 G


2.8 H


2.8 I


2.8 J


2.8 K


2.8 L

2.8 M

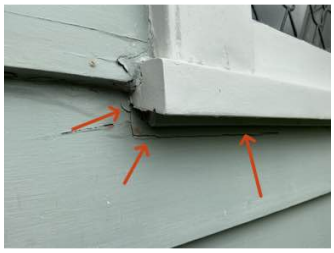
2.8 N

2.8 O

2.8 P

2.8 Q

2.8 R



2.8 S

2.8 T

2.8 U

2.8 V

2.8 W

2.8 X

2.8 Y

2.8 Z

2.8 AA

2.8 AB

2.8 AC

2.8 AD

2.8 AE

2.8 AF

2.8 AG

2.8 AH

2.8 AI

2.8 AJ

2.8 AK

2.8 AL

2.8 AM

2.9 Area 9

As well as the exterior timber weatherboard requiring maintenance the exterior of the joinery requires maintenance in order to address paint cracking and window putty cracking that was present around the exterior of the home. There were multiple areas of the joinery where there was visible paint cracking. Photos provided in this section of the report show examples of these areas.

The paint cracking is exposing the natural timber which, if left, can lead to rot damage overtime. Photos 2.8A-AH show examples of where there was visible paint cracking and splitting starting to occur on various windows

around the home. There were multiple areas like these and it reflects the current state of the exterior paint and joinery which is now at the stage where preventative maintenance needs to be carried out.

Preventative maintenance means that these areas need to be sanded back and re-painted. This will be quite a large job as there are multiple areas requiring this work - as exampled in the multiple photos that have been provided in this section of the report.

It would be advised to engage a qualified painting company to inspect the exterior cladding and provide a full scope of works which would include the timeframe in which work should be done, costs associated and the extent of the work required.

2.9 A

2.9 B

2.9 C

2.9 D

2.9 E

2.9 F

2.9 G

2.9 H

2.9 I

2.9 J

2.9 K

2.9 L

2.9 M

2.9 N

2.9 O

2.9 P

2.9 Q

2.9 R

2.9 S

2.9 T

2.9 U

2.9 V

2.9 W

2.9 X

2.9 Y

2.9 Z

2.9 AA

2.9 AB

2.9 AC

2.9 AD

2.9 AE

2.9 AF

2.9 AG

2.9 AH

2.10 Area 10

Photo 2.10A shows the timber pergola structure that is installed outside the kitchen area on the north side of the home.

There are two large beams installed along the top of the structure. These beams are fixed to each other using nails. Along the beam there were multiple areas where rotten timber was visible.

Photos 2.10A-C show areas at the front of the beam where rot (and softness in the timber) was present. Photos 2.10D-F show areas behind the face where rot (and softness in the timber) was present. There was also visible rot present on the top of the beam in this area which is shown in Photo 2.10G.

There was visible rot, paint wear and gaps appearing between the timber on the tops of the pillars that support the beams. The rot was not deemed to be significant in term of size and is not visibly affecting the structural stability of the pillars. See Photos 2.10H-L.

Further rot was found on various areas of the beam which are shown in Photos 2.10M-T. Photos 2.10M & N show where rot was present on the inside of the beam. Photos 2.10O-Q show where rot is present along the top of the beam. Photos 2.10R-T show where rot was present on the internal corner of the beams as well as on the top of the beam.

The way the beams have been joined means that water will sit on the top of the beam and then track between the two beams that have been fixed together. Overtime, the timber has absorbed the moisture and this has resulted in rot forming.

The extent of the rot is not easy to determine as the paint coating is reasonable and hides or covers softness in the timber. Access to all areas of the deck and beam was not achievable due to its design, furniture underneath and vegetation around the structure.

Whilst the extent of the rot issue does not appear to have significantly affected the structural integrity of the beam and structure it will get worse overtime and further rot will occur due to the design of the beam and its exposure to the elements. In the opinion of the inspector the beam does not have to be replaced in the next 0>2 years. For a new owner, the long term use of this structure may want to be thought about as there may be more rot present that is behind or between the beams and cannot be seen.

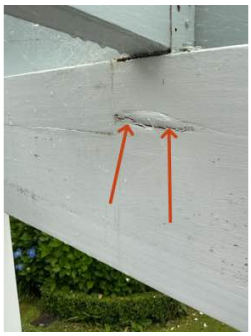
It would be advised to engage an LBP to carry out an assessment of this area and provide advice on what work could be done to protect the area or modify it to limit the rot damage that is currently present. Whilst bogging and filling can stop further growth it will not help the structural integrity of the beam which will slowly become compromised with long term exposure to the elements.

2.10 A

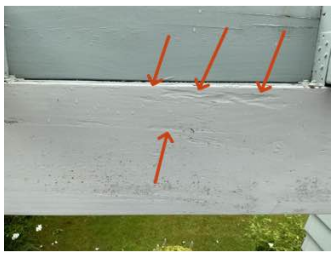
2.10 B

2.10 C

2.10 D



2.10 E

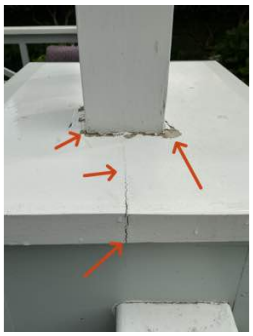


2.10 F

2.10 G

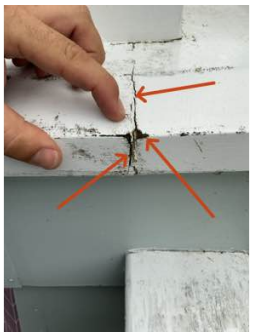
2.10 H

2.10 I



2.10 J

2.10 K



2.10 L

2.10 M

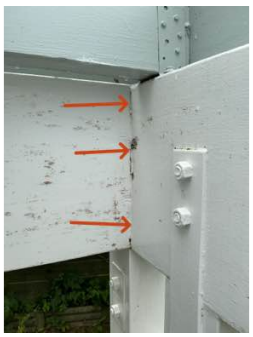
2.10 N

2.10 O

2.10 P

2.10 Q

2.10 R



2.10 S

2.10 T

2.11 Area 11

Photos 2.11A-D show the flashing present on the first floor roof on the south side of the home.
There is visible corrosion present around the edge of the flashing and sealant is in a poor state. It would be advised to engage a plumber to replace this flashing or carry out the necessary maintenance to ensure the corrosion does not spread and to ensure the flashing is sealed.

2.11 A

2.11 B

2.11 C

2.11 D

2.12 Area 12

Photos 2.12A-J show a build up of dirt and moss on the roof. This was mostly visible on the western and northern side of the roof. The contamination would not be deemed to be large or significant however roof maintenance should be carried out to remove the contaminants.

The roof should be washed every 8>12 months as part of preventative maintenance. It would be advised to engage a house washing/maintenance company to carry out a roof wash in the next 0>6 months to remove the moss and dirt build up on the roof. Leaving moss on the roof can lead it to become 'baked' on which can affect the integrity of the paint coating.

2.12 A

2.12 B

2.12 C

2.12 D

2.12 E

2.12 F

2.12 G

2.12 H

2.12 I

2.12 J

2.13 Area 13

Photo 2.13A shows the south western corner of the dwelling on the second storey.
Photos 2.13B-C show where the metal corner soaker has come loose with a nail missing at the bottom and this has created a gap between the soaker where water can sit and penetrate behind. If it does penetrate behind it can lead to rot damage. Sealant has been applied to the area - likely when the new flashings were installed - however gaps are still present and need to be sealed to stop moisture penetrating behind.

This area should be sealed in the next 0>6 months as part of preventative maintenance. This can be carried out by a competent person or home maintenance company.

2.13 A

2.13 B

2.13 C

2.14 Area 14

Photo 2.14A shows the front left side of the home where there was visible movement in the timber fascia along the top of the roofline. It is not able to be determined what has caused this movement - it may be related to the house being relocated on-site and may be natural movement.

Areas on the right of this fascia board show visible movement with paint cracking between the timber facing and the timber ribbon board. See Photos 2.14C-E.

Based on its visible state on the day and at the time of inspection the noticeable movement was not deemed to be a significant issue. The area should however be monitored and if there is a further increase of movement, further investigation should be carried out by an LBP or engineer.

2.14 A

2.14 B

2.14 C

2.14 D

2.14 E

2.15 Area 15

Photo 2.15A shows the timber deck on the north eastern side of the home. There is visible degradation of the timber decking boards with visible degradation and softness visible. Examples of these are shown in Photos 2.15B-D. The degradation and damage was not deemed to be significant damage and is deemed to be gradual

deterioration due to the age of the timber and its long term exposure to the natural elements.

Over the next 0>2 years various boards may need to be replaced.

2.15 A

2.15 B

2.15 C

2.15 D

2.16 Area 16

Photos 2.16A-L show examples of the current state of the timber deck, posts and cladding (where the large pergola and timber beam is installed).
Photos 2.16A-B show where there was visible rot present between the angle brace and bottom rung of handrail.
Photos 2.16C-E show where there was visible rot present at the base of the cladding. Moisture has likely been absorbed from the deck with the board sitting down on top of the decking boards. Photo 2.16E shows rot present at the base of the post.

Photos 2.16F & G show the underside of the handrail on top of the barrier where there was noticeable softness present. The timber was not significantly rotten however if left it will start to rot. The timber is exposed with paint worn and this has left the timber directly exposed to the natural elements which has lead to softness.

Photos 2.16F & H shows an area of the timber barrier where rot is starting to form on the bottom corner of the frame.
Photos 2.16I & J show the base of the post where rot is forming.
Photos 2.16K & L show the underside of the cap on top of the post next to the steps where there was noticeable softness present. The timber was not significantly rotten however if left it will start to rot. The timber is exposed with paint worn and this has left the timber directly exposed to the natural elements which has lead to softness.

The areas noted above are examples of areas where maintenance is required to address the presence of rot and stop further growth that will eventually lead to increased damage if left. It is advised to engage a competent person or home maintenance company to carry out the required repairs in the next 0>12 months.

2.16 A

2.16 B

2.16 C

2.16 D

2.16 E

2.16 F

2.16 G

2.16 H

2.16 I

2.16 J

2.16 K

2.16 L

2.17 Area 17

Photo 2.17A shows the small deck outside the western end bedroom. There is visible degradation of the timber decking boards with visible degradation and softness visible. There was also visible splitting and minor degradation on the timber facing boards.

Examples of these are shown in Photos 2.17B-D. The degradation and damage was not deemed to be significant damage and is deemed to be gradual deterioration due to the age of the timber and its long term exposure to the natural elements. Over the next 0>2 years various boards may need to be replaced.

2.17 A

2.17 B

2.17 C

2.17 D

2.18 Area 18

Areas of the timber fascia around the home have incurred paint degradation which is deemed to be natural wear and tear with long term exposure to the natural elements. It is advised to have the fascia sanded back and re-painted in the next 0>24 months as part of preventative maintenance.

2.18 A

2.18 B

2.18 C

2.19 Area 19

Photo 2.19A shows the large bay window on the western side of the home. The window putty along the edge of the glass (at the bottom) has deteriorated over time with long term exposure to the natural elements. Its current state is allowing water to track between the window putty and this will cause softness and possible rot on the timber frame.

The timber was found to be in a solid state at the time of inspection however it is advised that the window putty is replaced and re-painted so the glass and timber is sealed. This is deemed to be preventative maintenance.

This work can be carried out by a competent person or glazier.

2.19 A

2.19 B

2.19 C

2.20 Area 20

Photo 2.20A shows the front steps of the dwelling. It was visible that maintenance has been carried out on the deck in various areas. This maintenance work has been done to address rot that has been forming over time.

Photo 2.20B shows the bottom of the post where rot is forming and where the decking timber has started to deteriorate.
Photos 2.20C & D show where putty/bog has been applied to areas of the timber where rot has been forming. The bog has not been sanded right back and the timber has not yet been re-painted. The owner advised that this work is set to be carried out.

Photo 2.20E shows a small area of rot present.
Photo 2.20F shows the bottom rail of the barrier of the deck. The bottom board was found to be slightly loose.
Photos 2.20G-H shows an area of the decking timber where there was visible degradation of the decking board. This was not significant damage however it was noticeably soft and may need to be replaced in time.
Photo 2.2I shows a small area of rot present at the base of the board on the side of the steps.

The degradation and damage was not deemed to be significant damage and is deemed to be gradual deterioration due to the age of the timber and its long term exposure to the natural elements. Over the next 0>18 months these areas should be addressed as part of preventative maintenance.

2.20 A

2.20 B

2.20 C

2.20 D

2.20 E

2.20 F

2.20 G

2.20 H

2.20 I

2.21 Area 21

Photos 2.21A-D show areas of the timber weatherboard where paint is cracking and splitting on the garage.
Photos 2.21E-L shows visible deterioration of the window putty and paint on the exterior windows of the garage.
Photo 2.2M shows the side of the window on the western side, south end of the garage. This timber facing is slightly loose and there is a visible gap present between the timber scriber. These sections of timber need to be secured back onto the cladding so boards are secure and so gaps are sealed to stop moisture penetrating between these areas.

Photos 2.21N-P shows areas of the timber cladding where there was visible cracking across two areas of the weatherboards. Timber should be sealed to stop moisture penetrating between the gaps to stop any long term damage to the timber.

The wear and tear visible is not deemed to be significant however, as with the main house, maintenance on these areas should be carried out on these areas in the next 2>5 years as part of general maintenance.

2.21 A

2.21 B

2.21 C

2.21 D

2.21 E

2.21 F

2.21 G

2.21 H

2.21 I

2.21 J

2.21 K

2.21 L

2.21 M

2.21 N

2.21 O

2.21 P

2.22 Area 22

Photos 2.22A-C show the smaller timber retaining wall on the north end of the house. This wall supports the grassed land behind it. The wall has visible movement with the timber being pushed outwards. This indicates that pressure has been put on the wall and the posts are not adequately supporting the land behind it.

There is not a significant amount of soil behind the retaining wall however overtime it is likely that the wall will require maintenance and repair to ensure the soil is supported adequately. This wall will need to be monitored and when further movement occurs, or if damage occurs, repair work will be required.

2.22 A

2.22 B

2.22 C

3 Property / Site

3.1 Orientation of dwelling (facing outwards from front door)

South East facing from front door

3.2 Site Exposure, Contour & Surface Water Control

This section has varying ground levels with the dwelling itself being constructed on land that would be deemed to be flat whilst the areas around the property are varied with a sloped section present around the rear.

The driveway entrance has a gradual slope towards the roadside which will adequately allow surface water to fall away from the garage. Along the western side of the property, there is an exposed concrete path that provides access to the side and rear of the dwelling. There is an exposed concrete path that also leads up to the main front entrance of the dwelling where timber steps are present.

Land around the dwelling is deemed to be mostly flat however there are visible varying levels of the ground. These variances are likely to be natural and have likely ocurred overtime with natural settling of the ground and development of the area.

The home is elevated high off the ground and the grass land around the property should allow water to naturally fall through it. The performance of the home under heavy or consistent rain cannot be determined due to no significant rain being present at the time of inspection.

Around the north western, western, and south western side of the property there is a steep bank present with land directly around the property supported by timber retaining walls. Land on the north western corner has a steep slope downwards behind the brick wall. There are no visible formal drainage channels or system present around the exterior of the property.

3.2 A

3.2 B

3.2 C

3.2 D

3.2 E

3.2 F

3.3 Vegetation

There is a large amount of vegetation present at this property. There is a large tree present on the left side of the entrance of the driveway. Vegetation lines the front and eastern side of the property with more large trees and vegetation present.

Gardens and hedging is present along the left side of the property and extends around to the rear.

3.3 A

3.3 B

3.3 C

3.3 D

3.3 E

3.3 F

3.3 G

3.3 H

3.4 Driveway, Paths & Steps

Exposed concrete driveway
Exposed concrete paths
Exposed concrete steps
Brick steps
Timber steps and decking

3.4 A

3.4 B

3.4 C

3.4 D

3.4 E

3.4 F

3.5 Fencing

Powder coated aluminium fence and gates at the entrance of property.
Galvanised wire fencing present along the eastern side of the property.
Timber post and horizontal timber boards present along eastern side.
Brick wall present along north eastern side of the property.

3.5 A

3.5 B

3.5 C

3.5 D

3.5 E

3.6 Retaining Walls

Timber retaining walls present along the northern side of the property.

3.6 A

3.6 B

3.6 C

3.6 D

3.7 Deck (Including Handrail or Barriers)

Timber framing and timber decking boards
Timber steps present
Timber handrail present along the front of the deck
Timber baseboards around base of deck.

3.7 A

3.7 B

3.7 C

3.7 D

3.7 E

3.8 Other

N/A

4 Interior Features

4.1 Ceiling & Wall Linings (Material & Performance)

Ceiling: Plaster cove scotia
Plaster ceiling (possible fibrous plaster and plasterboard)

Walls: Painted plasterboard
Plasterboard with wallpaper applied overtop
Painted timber skirting board
Tiles in bathroom

Ceilings and walls were found to be in a good visible state at the time of inspection with no visible signs of any significant defects or damage visible.

4.1 A

4.1 B

4.1 C

4.1 D

4.2 Fire Warning Control Systems (Not Tested)

4.2A: Present on ceiling of entrance

4.2 A

4.3 Flooring Substrates (Material & Performance)

Varnished timber flooring
Carpet
Tiles in bathroom & toilet

Flooring was found to be in a good visible state at the time of inspection with no visible signs of any significant defects or damage visible.

4.3 A

4.3 B

4.3 C

4.4 Joinery & Frames (Door & Window Type & Performance)

Hollow core timber doors
Timber Windows, single glazed glass and timber framing
Timber frame

Overall, the joinery was found to be in a good state at the time of inspection with no visible signs of any major defects or damage visible. The age of the timber joinery and framing should be taken into consideration when looking at the current state of them and their operation.


4.4 A


4.4 B

4.5 Plumbing Systems (Taps, Shower Mixers/Hoses)

All visible plumbing fixtures within the home, including basin taps, and shower heads had good water flow and were operational at the time of inspection. There were no leaks observed from the visible pipework at the time of inspection. Insinkerator was not tested on the day of inspection.

The toilets were functional and secured to the floor. No leaks from visible pipework were observed when flushed at the time of inspection. Moisture testing carried out on the side of the toilets (where able) returned levels that indicated dryness at the time of inspection.


4.5 A


4.5 B


4.5 C


4.5 D

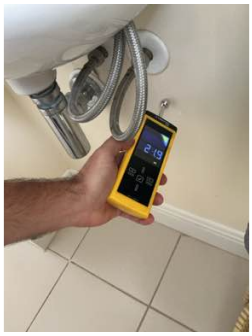
4.5 E

4.5 F

4.5 G

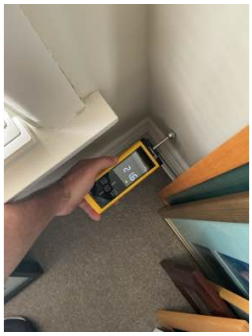
4.5 H

4.5 I

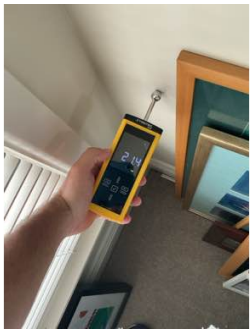


4.5 J

4.5 K



4.5 L



4.5 M

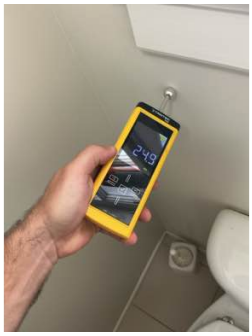
4.5 N

4.5 O

4.5 P

4.5 Q

4.5 R



4.5 S

4.5 T

4.5 U

4.5 V

4.6 Lighting Systems (lights operational?)

Lights in the home were operational at the time of inspection.
There were 3 x lights present on the rangehood. Only one was operational at the time of inspection.

4.6 A

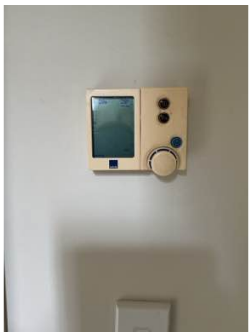
4.7 Heating Systems

Wood burning fire present in the living room. This was not tested and its operational status is not able to be determined. This does not appear to be operational.

Underfloor heating system present in the dwelling. Unit present under the house with ducting present and secured into the floor*
*Not tested

Please note: The performance and current state of heating systems is not reported on and cannot be determined by a building inspector. It would be advised to ask the owner when systems were last used and serviced. To ensure the systems are in a good working state they should be inspected and serviced by a registered plumber/chimney sweep/electrician.

4.7 A



4.7 B

4.7 C

4.8 Ventilation Systems

Rangehood, bathroom extraction fans present and ducted outside the dwelling.
*Operational at the property at the time of inspection.

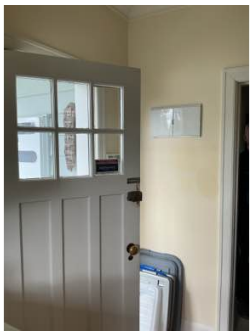
4.8 A

4.8 B

4.8 C

4.9 Electrical Meter Board

Electrical meter board present in the small hallway between side entrance and laundry.
No visible signs of any damage or defects present at the time of inspection.



4.9 A

4.9 B

5 Roof Space / Cavity

5.1 Location & Accessibility

Access to the ceiling space is located on the second floor in the front bedroom ceiling.
Full access into the ceiling space is not able to be achieved due to the new insulation that has been installed over the ceiling framing. Ceiling framing are covered by the insulation and there are also multiple items present in the ceiling space which restricts visible safe footing access.

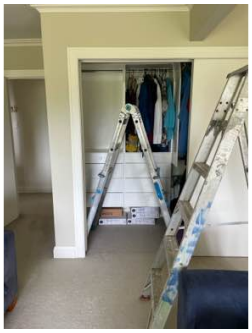
There are also very small gaps present between areas of the ceiling and roof framing that restricted the ability to access the ceiling. This was also the case between the first and second floor where there is minimal space available.

5.1 A

5.1 B

5.1 C

5.1 D



5.1 E

5.1 F

5.1 G

5.1 H

5.2 Roof Underlay & Support

Building paper & wire netting*
*New self-supporting paper has been installed. This was likely done when the new roof was installed.

5.3 Roof Framing & Supports

Timber frame and truss
Timber bracing & supports
Additional timber has been installed in the ceiling space to help support the framing. This may have been installed when the house was moved or when the new roof was installed.

5.3 A

5.3 B

5.3 C

5.3 D

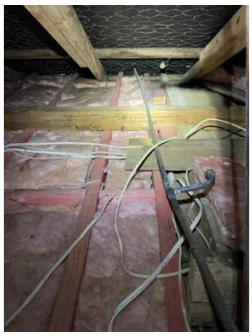
5.3 E

5.3 F

5.3 G

5.4 Obvious Structural Alteration

New timber framing and beams have been installed across the north end bathroom.
Bracing appears to be adequate and roof framing supported. It is not able to be determined when this work was carried out.
Additional timber has been installed in the ceiling space to help support the framing. This may have been installed when the house was moved or when the new roof was installed.



5.4 A

5.4 B

5.4 C

5.5 Insulation (Type, Approx. Thickness, Coverage, Safety Gaps, Condition)

Type: Pink Batts Insulation Segments
R-Rating: Not able to be determined
Coverage: 100% of ceiling space
Thickness: 100mm on average
Condition: Good

5.5 A

5.5 B

5.5 C

5.5 D

5.5 E

5.5 F

5.5 G

5.6 Electrical (Wiring Type & Support)

TPS Electrical wiring
Telecommunication wiring

5.6 A

5.6 B

5.6 C

5.7 Plumbing (Material Type, Leakage & Support)

PVC & Copper pipe
Clay/Metal pipe through ceiling

5.7 A

5.8 Insect & Pest Infestation

Photos 5.8A-C show a very large wasp/hornests nest that is present on the north end of the ceiling space on the second level.
This was not able to be closely inspected due to the lack of safe footing for access. The inspector is also highly allergic to bee stings so care was taken in this space.

There were no wasps/hornets visibly present at the time of inspection. This may no longer be in use however it is advised that a pest control professional is engaged to inspect this nest and provide a professional opinion on what should be done with this.

5.8 A

5.8 B

5.8 C

5.9 Party Walls. Fire Proofing

N/A

6 Sub-floor

6.1 Location of access point & accessibility

Access through door on north end of the home.
Full access to the sub-floor was not able to be achieved due to the ducting and pipework that is present under the house. Ducting and pipework that is present cannot be crawled over in case of causing any damage. The south side and south western end of the sub-floor was not able to be accessed.

6.1 A

6.1 B

6.1 C

6.1 D

6.1 E

Foundation & Pile Type (including connections)

6.2

Concrete foundation with timber piles
Galvanised wire set into concrete and connected to piles
Timber framing

6.2 A

6.2 B

6.2 C

6.3 Any Obvious Structural Alteration

None visible.

6.4 Ventilation / Base Boards or Foundation Base

Masonry vents present around base of the brick cladding
Adequate gaps present between baseboards

6.4 A

6.4 B

6.4 C

6.5 Ground Condition & Ground Vapour Barrier

Dry, dusty.
No ground vapour barrier.

6.6 Ground Clearance of Timber Framing

Acceptable

6.7 Insulation (Type, Approx. Thickness, Coverage & Condition)

Type: Polytyrene Panels
Thickness: 50-60mm (approximately)
Condition: Good
Coverage: 100% of sub-floor area
R-Rating: Not able to be determined

6.7 A

6.7 B

6.8 Floor Type

Timber *not visible from under the sub-floor with insulation present.

6.9 Plumbing (Material Type, Leakage & Support)

Copper pipe
Grey PVC pipe
Yellow Gas pipe
White PVC pipe
Black Iplex pipe

Pipework supported by galvanised channels and wire straps.

6.9 A

6.9 B

6.9 C

6.9 D

6.9 E

6.10 Electrical (Wiring Type & Support)

TPS Electrical Wiring
Ducting present for heating system
Blue telecommunications wiring

6.10 A

6.10 B

6.10 C

6.11 Insect or Pest Infestation

None visible

7 Exterior of Building

7.1 Age of Dwelling

According to website www.propertyvalue.co.nz this home was constructed in 1930.
*Please note: Actual dates may vary. Property files may be available through the vendor, real estate agent or through local council authorities.

7.2 Construction & Cladding Type

Cladding: Horizontal Timber Weatherboard (90%)
Brick cladding (10%)

7.2 A

7.2 B

7.2 C

7.2 D

7.2 E

7.3 Joinery Type & Relevant Flashings & Trims

Timber Window & Door Joinery
Timber sills
Timber facings & headers above windows
Head flashings present above windows

7.3 A

7.3 B

7.3 C

7.4 Balconies, Veranda's, Patios

Timber Verandah present at entrance of dwelling

7.4 A

7.4 B

7.5 Ground Clearances

Typical of the era of build the timber weatherboards are installed down to ground level and have minimal clearance between the base of the boards and the gardens around the exterior of the home. Whilst there are no visible signs of any significant damage or defects it means that the timber is exposed to moisture from the gardens and could result in moisture related damage (e.g absorption or rot) over time.

It is always advised to keep vegetation and soil away from the cladding as much as and where possible.

7.6 Areas of Risk or Areas to Observe and Carry Out On-Going Checks & Maintenance

The main area of the home that presents a risk of damage and degradation is the timber pergola that is constructed on the north side of the home outside the kitchen.

There are two large beams installed along the top of the structure. These beams are fixed to each other using nails. Along the beam there were multiple areas where rotten timber was visible.

The way the beams have been joined means that water will sit on the top of the beam and then track between the two beams that have been fixed together. Overtime, the timber has absorbed the moisture and this has resulted in rot forming.

There is rot present however the extent of the rot is not easy to determine as the paint coating is reasonable and hides or covers softness in the timber. Access to all areas of the deck and beam was not achievable due to its design, furniture underneath and vegetation around the structure.

Photo 7.6E shows the wall bearer that has been installed directly against the cladding. There is a small gap present at the top however the bottom is sealed. This means that this area is at risk of water tracking down the face of the weatherboard and getting trapped behind the timber. Due to it being sealed at the bottom any water that tracks behind it cannot drain away. The state of the timber weatherboard behind this board is not able to be determined. Its current design presents a risk and it should be modified when work is carried out to the beams, posts and framing.

7.6 A

7.6 B

7.6 C

7.6 D

7.6 E

7.6 F

8 Roof

8.1 Design & Cladding Type

Design: Hip & Valley design
Cladding Type: Corrugated Iron long run
Fixings: Roofing Tek Screws

8.1 A

8.1 B

8.1 C

8.2 Approximate Age of Roof & Protective Coating

Coating: Paint
Age: Original

Paint coating was found to be good overall with no visible signs of any significant defects or damage.

8.3 Flashing Systems (Types & Location)

Powdercoated factory painted aluminium ridge, hip and valley flashings
Dektight butynol flashings present around roof penetrations
Powdercoated factory painted barge and apron flashings

8.3 A

8.3 B

8.3 C

8.4 Roof Water Collection (Gutter Type, Downpipe - where do they disperse to?)

External Metal Gutters
PVC downpipes directed into ground

Please note: Performance of downpipes and drainage around the home cannot be determined as there was no rain present on the day of inspection. Performance of underground services cannot be determined as this is a visual, non-invasive inspection. Performance can only be determined by what is visible on the day and at the time of inspection.

8.5 Eaves, Fascia. Soffits

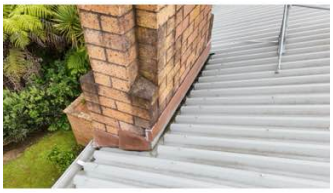
Timber fascia
Fibre Cement soffit boards

8.6 Chimney

Brick chimney
Powdercoated aluminium flashing present around the base of the chimney.

8.6 A

8.6 B



8.6 C

8.7 Aerials, Antennae, Satellites (Location)

Television aerial present.
Satellite dish present

9 Garage or Ancillary Space

9.1 Foundation / Floor

Concrete floor

9.1 A

9.2 Cladding

Timber weatherboard

9.2 A

9.2 B

9.3 Joinery

Timber frame
Single glazed

9.3 A

9.3 B

9.3 C

9.4 Roofing Material

Cladding Type: Corrugated Iron long run
Fixings: Roofing Tek Screws

9.4 A

9.4 B

9.4 C

9.5 Roof Water Collection (Gutters, Downpipes)

Downpipe: PVC
Gutter: External metal gutter

9.6 Electrical & Plumbing Services

Electric garage door present*
* Not tested at the time of inspection

9.6 A

9.7 Moisture Testing (Examples of Areas Tested and Average Results) - if applicable

No moisture testing carried out due to no wall linings being present and timber framing visible.

9.8 Other

N/A

10 Services

10.1 Plumbing System (Type, Location)

Type: Rinnai Infinity Hot Water Heating System
Supply: Gas
Pressure: Main
Location: Western side of home

10.1 A

10.2 Water Services (Mains location)

Not sighted

10.3 Solar Heating

N/A

10.4 Gas System (Location if present)

Gas mains present on western side of home.

10.4 A

10.5 Central Vacuum Systems

N/A

10.6 Security System

Present - not tested

10.6 A

10.7 Electrical System (Earth Location, other)

Electrical mains present
Earth located in ground on left of entrance.

10.7 A

10.7 B

10.8 Telecommunications (Broadband, Modem, other) N/A

10.9 Other N/A

11 Limitations

11.1 Limitations Present On The Day & Time Of Inspection

Within a building inspection there can be various limitations present which restrict a full inspection of the area concerned. Each team member of Know Your Building does their best to gain access, view areas and report on any visible areas of concern.

Various limitations can mean some areas are not able to be inspected. These are noted in the report and inspectors are often restricted with various health & safety laws relating to safe access at heights, restrictions of access in confined spaces and personal health & safety with exposure to unsanitary areas.

We will not move or touch personal belongings of a delicate nature and items that are too large and heavy. We expect the house to be left in the same state as it is presented. In various circumstances there are items that can be moved and put back and we do this with care and respect. There are however occasions when items or people cannot be moved or woken and this restricts access. When an inspection is booked it is done so with as much notice to the tenants or vendors as possible and it is expected that areas such as the ceiling space or sub-floor are free of items which may obstruct access. It is expected that the tenants, vendors or listing agents make these areas accessible prior to the inspection being carried out.

Photos provided in this section of the report show examples of areas within the home where access to walls or areas inside the home was limited due to personal items present inside the home.

The ability to gain access to all areas of the ceiling was restricted due to insulation being installed over the ceiling framing. There were also restrictions due to the lack of suitable space between the roof framing and ceiling.

The roof and second level of the home was inspected using a drone. Although this provides us with a view that would not otherwise be achieved due to the height of the building and current weather conditions this also presents limitations. Drone use is able to capture images and determine the current visible state of the roof but still has limitations in being able to get up close to the roof area, fixings and penetrations. Areas are only able to be viewed off a smart phone device which presents limitations.

A drone does not replace a physical inspection of the roof or the upper level of the cladding and we always advise having these areas checked by suitably qualified tradespeople as well as annual maintenance.

11.1 A

11.1 B

11.1 C

11.1 D

11.1 E

11.1 F

11.1 G

11.1 H

11.1 I

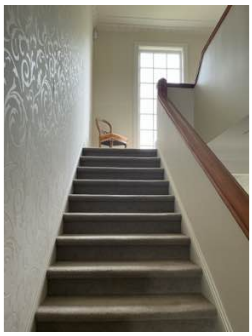
11.1 J

11.1 K

11.1 L

11.1 M

11.1 N



11.1 O

11.1 P

11.1 Q

11.1 R

11.1 S

11.1 T

11.1 U

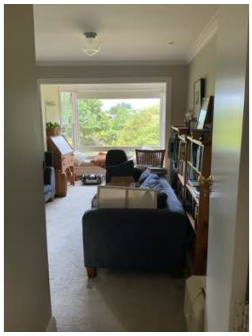
11.1 V

11.1 W

11.1 X

11.1 Y

11.1 Z



11.1 AA

11.1 AB

11.1 AC

11.1 AD

11.1 AE

11.1 AF

11.1 AG

11.1 AH

11.1 AI

11.1 AJ

11.1 AK

11.1 AL

11.1 AM

11.1 AN

11.1 AO

11.1 AP

11.2 Report Does Not Cover:

Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: Footings; concealed damp proof membranes; concealed drainage; swimming pools; spa pools; saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; structural stability; hazards; and hot water cylinders.

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

A property report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. Whether or not a defect should be regarded as significant, depends to a large extent upon the age and type of building being inspected.

A property report is not a Code of Compliance or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other act, regulation, or by-law. Nor is the property report a warranty against problems developing with the building after the date of report. Estimating the cost of remedying defects is not included in a property report.

11.3 Reasonable Access as per NZS 4306:2005

Area: Roof Space
Accessible Manhole: (mm) 450 x 400 Crawl Space: 600 x 600 Height: Accessible from a 3.6m ladder

Area: Subfloor
Accessible Manhole: (mm) 500 x 400 Crawl Space: Vertical Clearance: Timber Floor: 400, Concrete Floor: 500

Roof Exterior
Accessible from a 3.6m ladder (or such other means that meet OSH requirements)

12 Moisture Testing

12.1 Device Type

Trotec T660
Readings from moisture meters are not definitive but are used to help a professional make an informed judgement to the material's moisture condition. Conductive material such as salts, carbon and metal can give false positive readings.

TROTEC T660 MOISTURE METER
Trotec T660 Moisture Meter is used for the testing of moisture levels inside the dwelling.
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 effected 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 good 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.

12.2 Moisture Testing Results

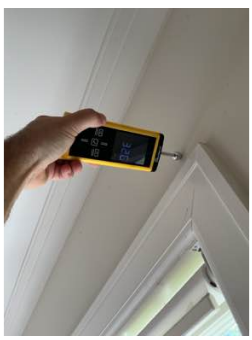
Moisture testing carried out throughout the home returned levels that were consistent and indicated dryness at the time of inspection.

Photos provided in this section of the report show examples of the areas that were tested and examples of the average readings returned. Photos do not show evidence of every test carried out but are provided as examples of the type of areas tested and average levels returned.


12.2 A


12.2 B


12.2 C

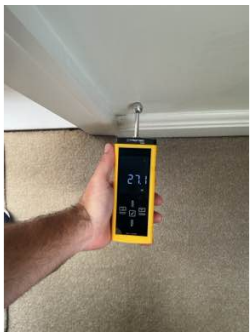

12.2 D


12.2 E


12.2 F

12.2 G

12.2 H



12.2 I

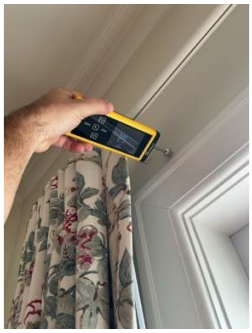
12.2 J

12.2 K

12.2 L

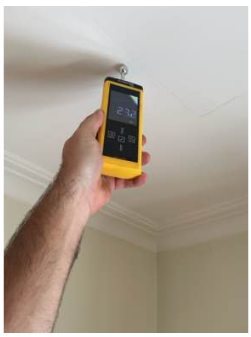
12.2 M

12.2 N



12.2 O

12.2 P



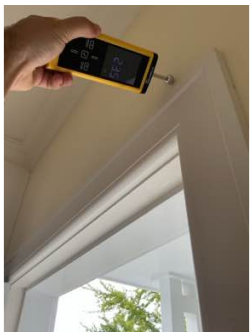
12.2 Q

12.2 R

12.2 S

12.2 T

12.2 U



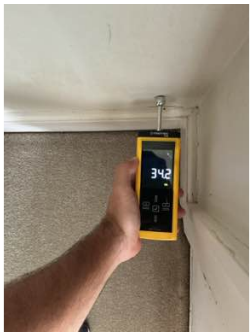
12.2 V

12.2 W

12.2 X

12.2 Y

12.2 Z



12.2 AA

12.2 AB

12.2 AC

12.2 AD

12.2 AE

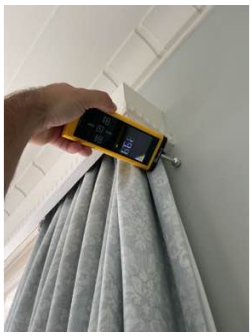
12.2 AF

12.2 AG

12.2 AH

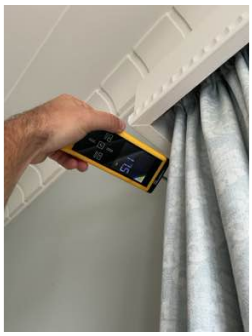
12.2 AI

12.2 AJ



12.2 AK

12.2 AL



12.2 AM

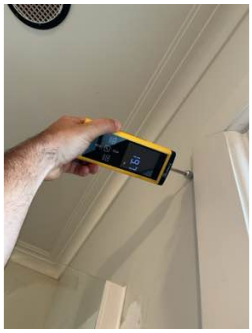
12.2 AN

12.2 AO

12.2 AP

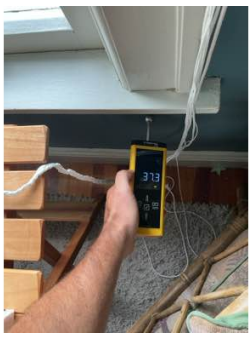
12.2 AQ

12.2 AR



12.2 AS

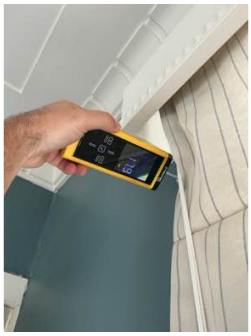
12.2 AT



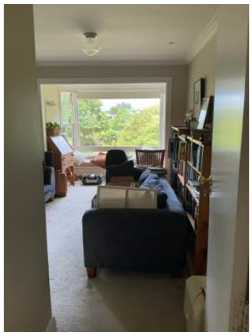
12.2 AU

12.2 AV

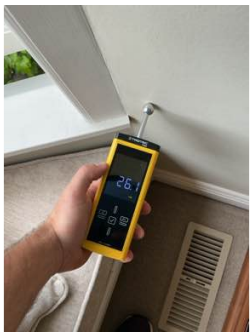
12.2 AW

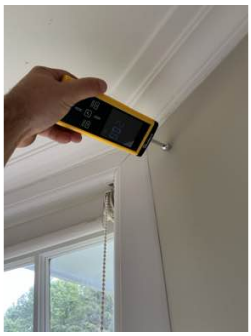


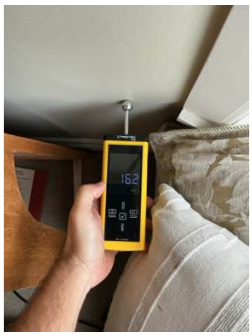
12.2 AX



12.2 AY


12.2 AZ


12.2 AZ

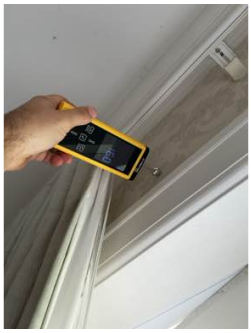

12.2 AZ

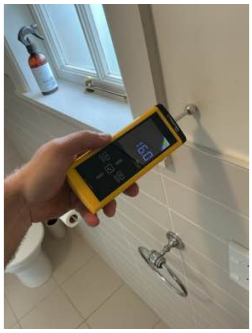

12.2 AZ

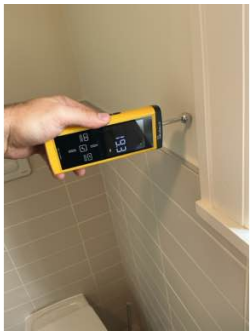

12.2 AZ


12.2 AZ


12.2 AZ


12.2 AZ

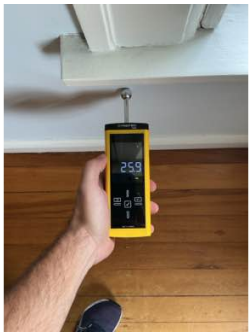

12.2 AZ


12.2 AZ

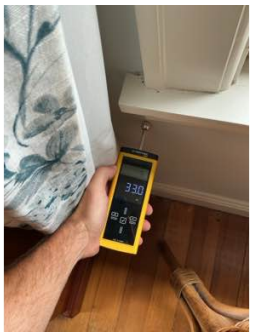

12.2 AZ


12.2 AZ


12.2 AZ


12.2 AZ


12.2 AZ



12.2 AZ

12.2 AZ

Final Comments

MAINTENANCE ADVICE FOR HOME OWNERS:

Maintenance on any home is essential. By carrying on maintenance on areas that are damaged or failing due to age or other contributing factors, you will increase the lifespan of the products and ensure the products are able to carry out their intended job and the house should perform as per its requirements. A lack of maintenance will likely cause areas to fail and could possibly cause issues overtime.

Every house needs maintenance and in any case we advise contacting the relevant qualified trades people to help form a maintenance plan relating to the materials and systems present on the home. In some cases certain products or materials may/will require specific methods for maintenance.

Homes should be regularly checked for any visible signs of change in size, colour or natural state of products or materials. Maintenance will help protect areas however products, materials and processes can fail and the ability to predict or detect a timeframe of issues or accidents is not possible. For example, a older hot water cylinder could leak as soon as the inspector walks out the door. It is imperative checks and maintenance are regularly carried out on a home.

Here are key areas that require regular attention for a home to meet its performance requirements over a 10-year period:

Roof: Regular inspection and maintenance of the roof are crucial to prevent leaks, ensure proper drainage, and identify any damaged or missing shingles. Clean gutters and downspouts to prevent water buildup.

Exterior Walls: Check for cracks, gaps, or signs of water damage on exterior walls. Repaint or touch up the paint as needed to protect against weathering.

Foundation: Regularly inspect the foundation for cracks or shifts. Address any issues promptly to prevent structural problems. Ensure proper drainage around the foundation to prevent water damage.

Windows and Doors: Check for drafts, leaks, or damaged seals around windows and doors. Replace weatherstripping and caulk as needed to improve energy efficiency.

HVAC System: Schedule regular maintenance for heating, ventilation, and air conditioning (HVAC) systems. Change air filters, clean ducts, and ensure that the system operates efficiently.

Plumbing: Inspect for leaks, clogs, or water damage in plumbing systems. Regularly flush water heaters, check for leaks under sinks, and address any issues with faucets or toilets.

Electrical Systems: Check for any signs of electrical issues, such as flickering lights or tripped circuit breakers. Ensure that wiring is in good condition and replace any outdated or faulty components.

Appliances: Maintain and service household appliances regularly. This includes cleaning filters, checking seals, and addressing any unusual noises or malfunctions.

Attic and Insulation: Inspect the attic for signs of leaks, pests, or insufficient insulation. Proper insulation helps regulate indoor temperatures and improve energy efficiency.

Landscaping and Drainage: Trim trees and bushes away from the house to prevent damage. Ensure that the grading around the house encourages water to flow away from the foundation to prevent water-related issues.

Pest Control: Regularly inspect for signs of pests, such as termites or rodents. Implement preventive measures and address infestations promptly.

Paint and Finishes: Exterior paint and finishes protect the home from the elements. Repaint or touch up as needed to prevent deterioration and maintain a fresh appearance.

Flooring: Regularly clean and inspect flooring for signs of wear or damage. Repair or replace flooring materials as necessary.
Safety Systems:

Test smoke detectors, carbon monoxide detectors, and security systems regularly. Replace batteries and address any malfunctions promptly.

Exterior Features (Deck, Patio, etc.): Inspect and maintain exterior features, such as decks, patios, and fences. Clean and seal surfaces to protect against weathering.

Regular, proactive maintenance in these areas helps prevent small issues from becoming major problems and ensures that a home continues to meet its performance requirements over the years. Create a maintenance schedule and address issues as soon as they arise to maintain the overall integrity and value of the property.

Asbestos
The presence of asbestos in building materials and some products like vinyl flooring products was common between 1920 and the early 1990's. It is not uncommon to find fibre cement fences,

claddings, panels & flooring products contain traces of asbestos. Houses built between 1930 and 1950 may have asbestos as insulation.

Generally, asbestos-containing materials that are in good condition will not release asbestos fibres. There is no danger unless fibres are released and inhaled into lungs. If you are not living in a home that contains asbestos, your exposure to asbestos is unlikely to present a high level of risk.

People can be exposed to higher levels of airborne asbestos inside their homes than levels in outdoor air, usually as a result of cutting or drilling through asbestos-cement materials or sanding down asbestos-containing surfaces, linoleum or tiles during home maintenance, renovating, repair and remodelling. Fibres are released when physical actions (deliberate or accidental) disturb the surface.

Exposure levels indoors depend on the type of asbestos and its condition. Constant exposure to crumbly or powdery (friable), damaged, exposed or poorly maintained asbestos materials may increase the health risk.

Source: https://www.health.govt.nz/your-health/healthy-living/environmental-health/hazardous-substances/asbestos/asbestos-home.

BORER:
Homes built from the later 1800's and early 1900's through to homes in the 1970-80's often show some form of borer being present. Older homes can often show borer in the floorboards which has been treated, sealed with a varnish and left as a feature. Some homes also have major borer problems.

Borer usually found is known as "Common NZ Borer". The larvae (woodworm), after 2 - 4 years spent tunnelling inside the wood will exit as the adult beetle via a round hole 1 - 2mm in diameter. Cutting out this trapdoor is their final wood destroying act. They emerge in order to breed, will not eat any more timber and will die within 3 - 4 weeks.

It is not always easy to identify if borer is currently active. When owners use the borer as features and paint over or varnish over top it is not always possible to see the dust or indicators of active borer. A visual, non-invasive inspection may not be able to determine if there is borer present at the time of inspection due to lack of time on-site, the issue falling outside the scope of a builders qualifications and/or experience as well as personal items and people being present at the time of inspection affecting the ability to access all areas easily...both physically and visually.

If holes are visible then a pest control expert should be engaged to inspect. Treating the areas despite visible evidence may also be a good way to ensure there is no issue. Visit a site like kiwicare.co.nz to source information relating to pest control.

GLOSSARY | TERMINOLOGY

It's not always easy to understand building "lingo" or the terms of the trade so to make things easier we have tried to explain what some of the common phrases or words mean. Below are some of the common words of references that will be found in a standard building report.

Ancillary Space	A separate building from the main dwelling. Usually a storage shed, garage or sleep-out
Architrave	The moulded frame around a doorway or window
Ballustrade	A railing supported by balusters, especially one forming an ornamental parapet to a balcony, bridge or terrace
BRANZ	Independent and impartial research, testing & consulting organisation.
Building Envelope	The "skin" of a building. It relates to the design and construction of the exterior of the house
Cavity	Refers to the space, or the gap between the cladding and framing structure
Cladding	Exterior materials used to clad or cover the framing. Commonly brick, plaster, timber weatherboard, fibre cement board
Condensation	Water which collects as droplets on a cold surface when humid air is in contact with it
Corrosion	Damage caused to metal, stone or other materials due to chemical and/or electrochemical reaction with their environment
Dwelling	The house or building
Eaves	Part of the roof that meets or overhangs the walls of the building
Flashings	A strip of metal or PVC plastic used to stop water penetrating the junction of a roof or wall with another surface
Foundation	The lowest load-bearing part of a building, typically below ground level
High-Risk	Areas at high risk of potential or further damage. Repair work required ASAP
IANZ Laboratory	Accredited Laboratory meeting international standards - NZS ISO/IEC 17025
Joinery	Windows, Doors, Conservatory etc
LBP	Licensed Building Practitioner
LIM Report	Land Information Memorandum. Document prepared by the local council authority. It provides a summary of the current property, information such as special features and collections services
Low Risk	Area is at a low risk of damage or further damage. Maintenance required to ensure protection of material/product/area
Maintenance Plan	A document formed that schedules in maintenance or repair work that needs to be annually carried out to protect materials, products or areas of the home
Medium Risk	An area that needs to be attended to in the next 3-12 months. Medium risk or further or future damage
Membrane	A thin pliable sheer of material forming a barrier or lining
NZS 4306:2005	NZ Standards for Residential Property Inspections

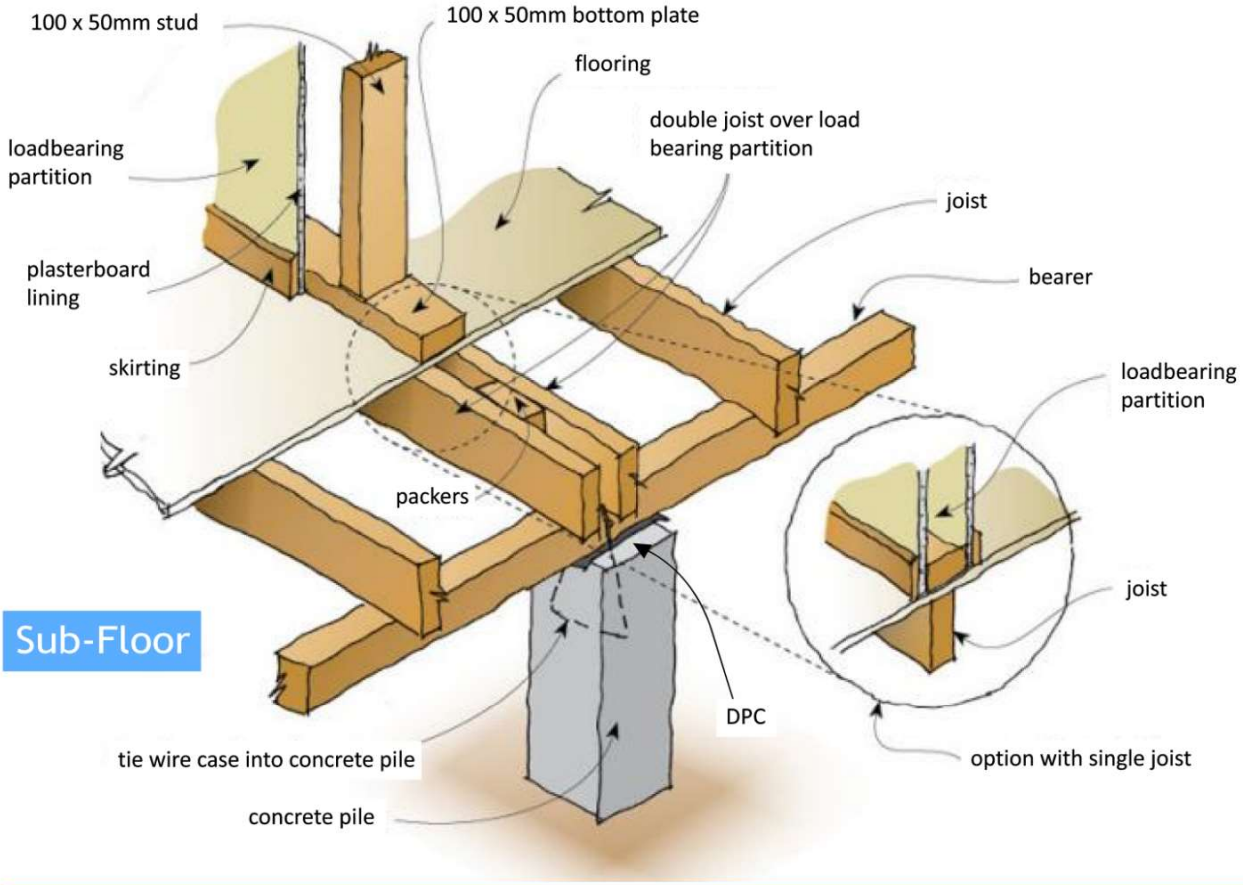
GLOSSARY | TERMINOLOGY

Parapet	A low protective wall along the edge of a roof, bridge or balcony. A barrier which is an extension of the wall at the edge of the roof, terrace, balcony, walkway or other structure
Penetrations	A item that penetrates the roof, wall or floor, (Toilet Vent, Water Tap, Overflow Pipes etc)
Pooling / Ponding	Water that gathers in a small puddle or pool. Often found on uneven ground where hollow areas are present
Poor State	An area not maintained well or not repaired. Area requiring maintenance, repair or replacement
Scotia	A concave moulding commonly found around the top of the wall where the wall intersects with the ceiling
Sealant	Product mainly used to seal areas for weathertightness (Silicone, No More Gaps etc)
Skirting	Usually a wooden board running along the base of the interior wall
Significant	Issue that needs to be addressed ASAP. If not further damage is immanent
Sub-floor	The foundation for a floor in a building
TPS / TRS Wiring	TPS - New Electrical Wiring TRS - Old Electrical wiring (usually black)
Water Toby	A water toby is the shut-off valve generally located at the boundary of the property. Sits between the council water main and the properties private water pipe.
Wear & Tear	Dents, scratches or small defects which are commonly found in homes that are lived in for a period of time
Weep Holes	Typically found in a masonry veneer or cavity wall. Weep holes are also found in joinery. Weep holes allow water to drain out from the cavity & allow airflow to circulate in the cavity

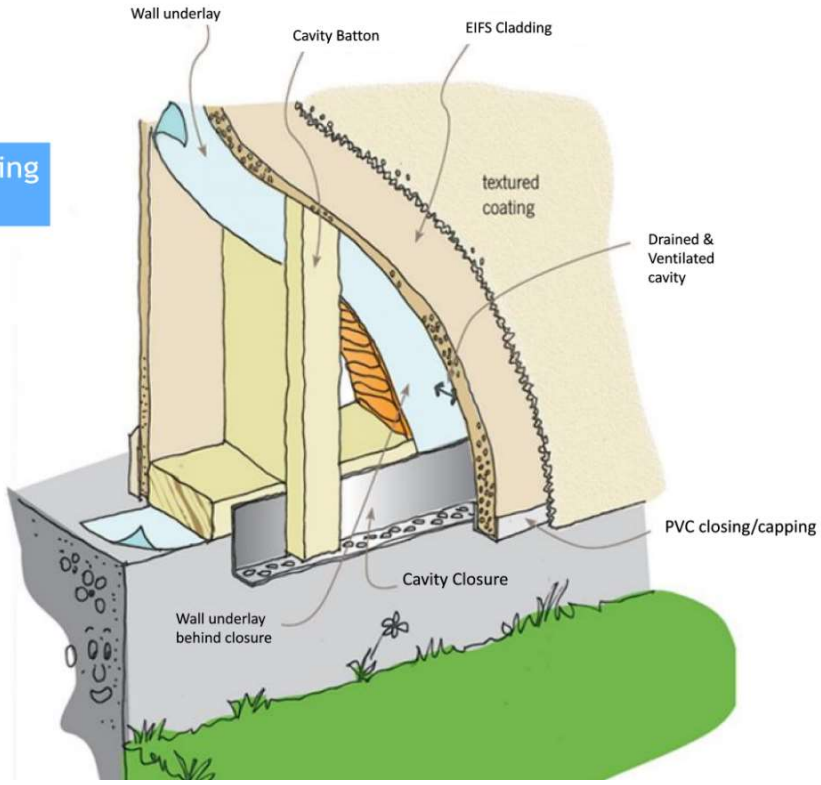
At the end of the report we have provided images of common areas of the home. These images provide an example of the way certain areas are build and the terminology of these areas.

GLOSSARY | TERMINOLOGY

Below are images providing building terminology that may or may not be used in the building report. These are provided as examples only and may not reflect your home. These are provided to the client to understand language used with the report.



Sub-Floor

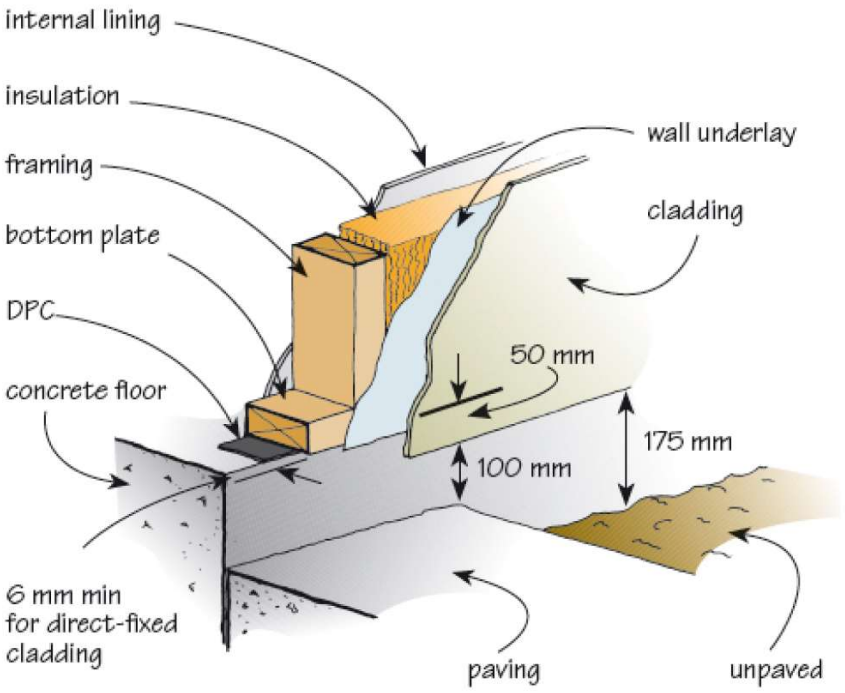


Plaster Cladding with Cavity

KNOW YOUR BUILDING

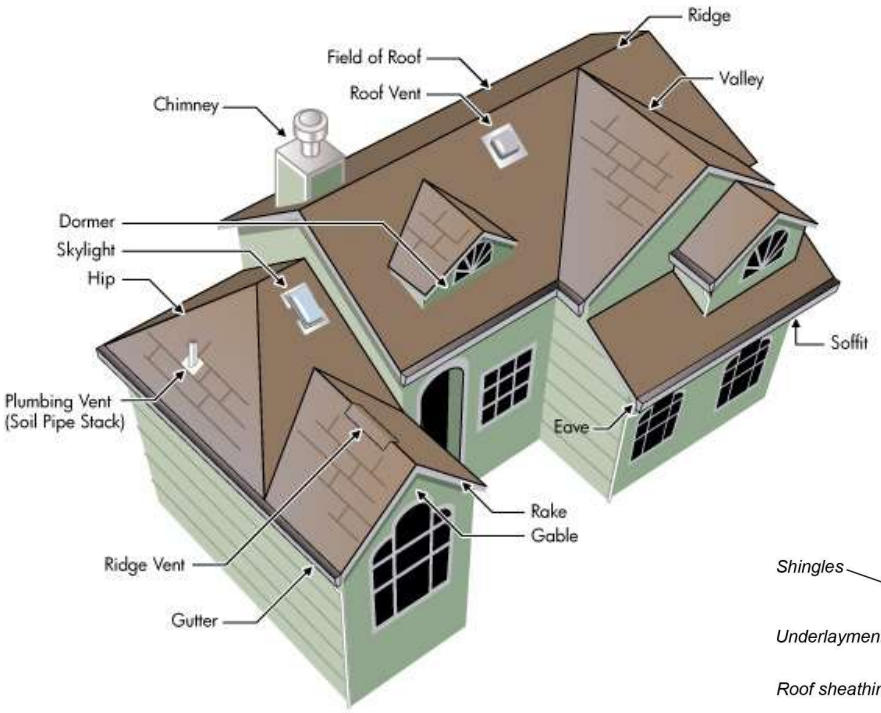
GLOSSARY | TERMINOLOGY

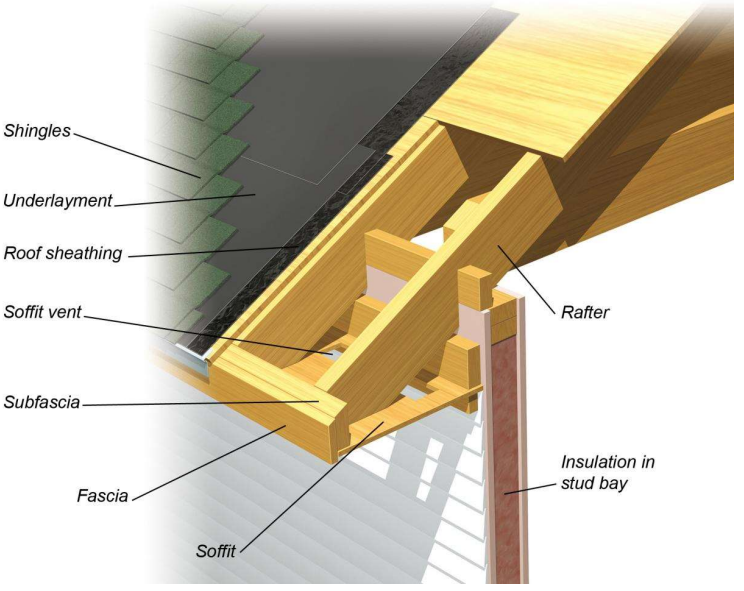
Below are images providing building terminology that may or may not be used in the building report. These are provided as examples only and may not reflect your home. These are provided to the client to understand language used with the report.



Ground clearances (as required by E2/AS1).

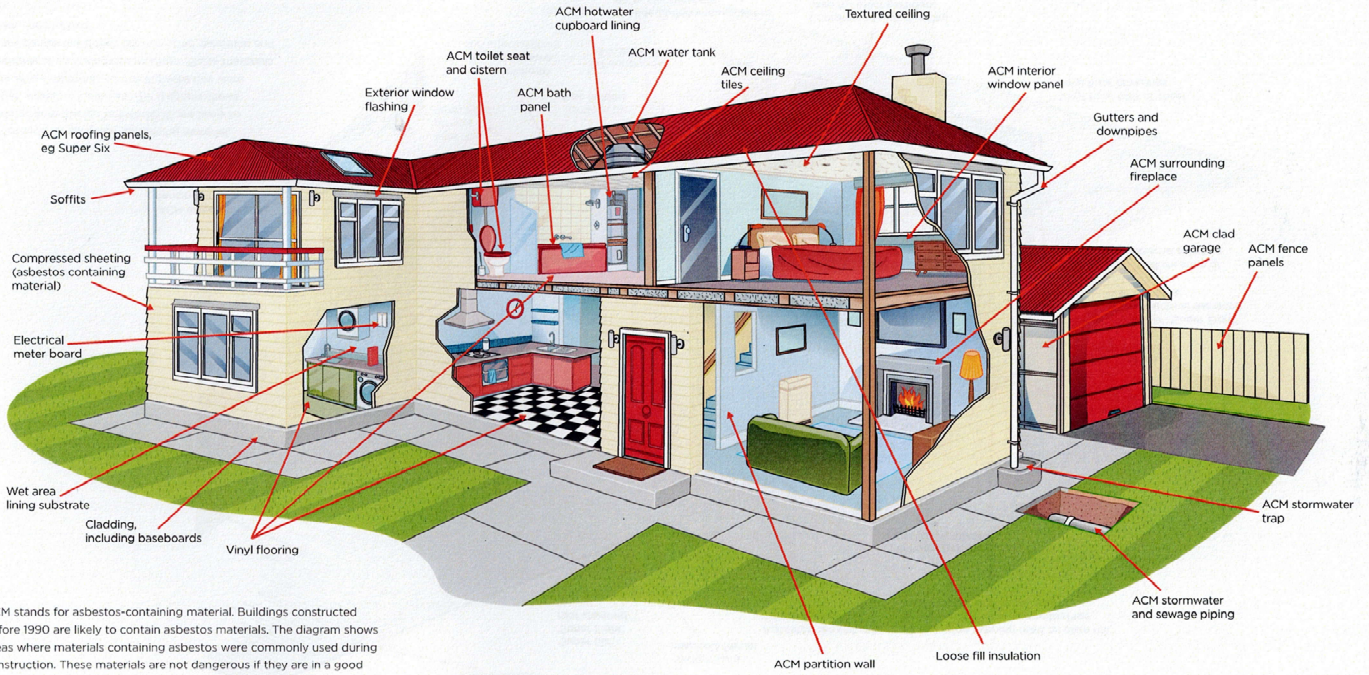
Roofing Terminology





WHERE ASBESTOS CAN BE FOUND IN A NEW ZEALAND RESIDENTIAL HOUSE

www.business.govt.nz/worksafe/asbestos



ACM stands for asbestos-containing material. Buildings constructed before 1990 are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly used during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.

ASBESTOS

WORKSAFE NEW ZEALAND

KNOW YOUR BUILDING

www.knowyourbuilding.co.nz
office@knowyourbuilding.co.nz

when you know more...

you do better

Certificate of Inspection

In accordance with NZS 4306:2005

Client:	Barbara and Jim Monahan	
Site Address:	245 Bankwood Road, Chartwell	
	Hamilton	
Inspector -	Name:	Ryan Gulbransen
	Company:	Know Your Building
Date of Inspection:	19/12/2025	

The following areas have been inspected:	YES	NO
(a) Site	✓	
(b) Sub-floor	✓ Restricted access	
(c) Exterior	✓	
(d) Roof Exterior	✓	
(e) Roof Space	✓ Restricted access	
(f) Interior	✓	
(g) Ancillary Spaces / Garage	✓	

Any limitations to the coverage of the inspection are detailed within the written building 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

Ryan Gulbransen

Date: 22/12/2025

KNOW YOUR BUILDING