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20 February 2020

BUILDING CONDITION ASSESSMENT REPORT

Report requested by: Jon James
16 Harbour View Road
Tahawai
Katikati 3170

Subject Property: 16 Harbour View Road
Tahawai
Katikati 3170

Lot 8 DPS 2033



TABLE OF CONTENTS

BUILDING CONDITION ASSESSMENT REPORT	1
TABLE OF CONTENTS	2
SUMMARY LIST OF DEFECTS	3
INTRODUCTION.....	4
DEFINITIONS:.....	5
UNDERSTANDING MOISTURE METER TESTING	6
EXTERIOR OF BUILDING	7
CLADDING including WEATHERTIGHTNESS and MOISTURE TESTING	7
ROOF.....	9
JOINERY.....	11
DECKS	12
FENCES AND RETAINING WALLS	12
PATHS AND DRIVEWAY	13
DRAINAGE	14
GARAGE / CARPORT	14
SERVICES	15
PLUMBING	15
WATER PRESSURE.....	16
ELECTRICAL.....	16
HOT WATER CYLINDER	17
ROOF CAVITY	18
ROOMS (INTERIOR) including MOISTURE TESTING	18
CEILINGS.....	19
WARDROBES & CUPBOARDS	19
FLOOR COVERINGS	20
BATHROOMS / ENSUITE / TOILETS	20
LAUNDRY	21
KITCHEN.....	22
CONCLUSION.....	23
IS THIS PROPERTY BEING USED FOR RENTAL ACCOMMODATION?	25
TERMINOLOGY AND THEIR DEFINITIONS	26
DISCLAIMER:.....	30

SUMMARY LIST OF DEFECTS

The following is a summary of defects that we believe either require monitoring, maintenance, repair, replacement or further investigation to be performed. This list is not a complete summary of the report and is not written in any order of importance. The report must be read in full to obtain a complete understanding of the overall current condition of the building.

- The fibre cement cladding may contain asbestos
- The joinery requires maintenance as described within the report
- There was a cracked pane of glass in the door at the bottom of the stairs
- The downpipes were leaking in places
- The hot water cylinder is not seismically restrained as required
- The smoke detectors are not compliant
- Discuss with the council the compliance issues.

INTRODUCTION

The dwelling situated at 16 Harbour View Road, comprises a double storey dwelling. The dwelling was erected pursuant to a building permit (permit number F53538/834) issued on 31 October 1973. An accurate floor area of this dwelling could not be determined as it was not readily available.

The ground floor consists of an open plan kitchen/living/bedroom area, bathroom, laundry and attached double garage with laundry. The first floor accommodates an entry, kitchen, open plan dining/lounge, bathroom and two bedrooms. The construction is of concrete floor with particleboard and T&G intermediate floor, flat sheet and Highline fibre cement wall cladding, fibre cement weatherboards, timber framing and concrete blocks, aluminium joinery and corrugate fibre cement (Super Six) roof.

The property was assessed on 20 February 2020, during sunny conditions. Following are our findings, comments and recommendations. For the purpose of this report the dwelling garage doors are facing west. On the day of our inspection the current owner and family members were present throughout the inspection and are aware of our findings.

Please note that this building condition assessment report is not valid unless the Building Surveying Services (BOP) Limited disclaimer is attached and is subject to the conditions contained within our standard Terms Of Engagement that have been sent to you. This report has been written for the person whose name appears at the top of the report and cannot be relied upon by any other parties.

If deemed necessary, photos maybe included within this report to help clarify areas / items of concern. Not all areas / items of concern will be photographed.

Note: This report should be seen as intended to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted; it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

DEFINITIONS:

The following is a definition of the comments as to the condition of the elements surveyed;

Excellent: In an 'as new condition' with no imperfections or signs of visual damage.

Good: Items that have suffered minimal weathering, wear or decay and should remain in such condition for approximately another five years if maintained according to good practice and as per the manufacturer's recommendations where applicable.

Average: Similar to good condition but in need of routine maintenance. Deterioration will occur unless remedial works are undertaken as advised in the body of the report.

Poor: Items that are worn, decayed or weathered either due to age, abnormal use or a lack of maintenance and will be most likely require being replaced.

Hazardous Materials:

Any structure constructed prior to 01 January 2000 may contain asbestos. This dwelling was constructed prior to this date therefore may contain asbestos. Asbestos can be found in claddings, joinery, roof coverings, interior linings, floor coverings and many other places. Testing should always be performed if in doubt.

Lead based paint was widely used in painting exterior claddings of New Zealand houses. Therefore, any painting system that was applied prior to 1979 when lead based paint was banned will require specialist contractors to have it removed.

What is defined as reasonable access when performing a building inspection:

Roof Space: Manhole to be a minimum of 450 mm x 400 mm with a crawl space of 600 mm or deemed safe to do so by the inspector.

Sub Floor: Access door to be a minimum of 500 mm x 400 mm with a minimum clearance below the bearer of 400 mm. An inspection of the sub-floor area will not be performed if there are obstacles, excessive dampness (water or wastewater), building materials or pipes that prevent the normal inspection process from occurring.

Roof Access: Accessible from a 3.6 m ladder or other such means of access that meet OSH requirements. An inspection of the roof space will not occur if the inspector has safety concerns. An example of this is that the roof pitch is too steep, the weather conditions are not conducive to a safe inspection or the roof that is being inspected has materials that are old and potentially brittle.

UNDERSTANDING MOISTURE METER TESTING

A series of moisture content readings were taken with a non-invasive Wagner 210 hand-held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall linings. The Wagner moisture meter is calibrated on an annual basis (Last calibration was 04/07/19).

Non-invasive moisture meter readings are taken to the exterior cladding when it is direct-fixed fibre cement and EIFS (Exterior Insulation & Finishing System - polystyrene). Non-invasive moisture meter readings are taken to the interior of all buildings however readings are not taken on timber or masonry wall linings as these materials may not provide an accurate reading.

There are guidelines used to determine whether further investigation is required. Generally, any fluctuations in readings that are higher than the 'base' reading, where the base reading is that reading taken in a 'low-risk' area, will require further investigation. The base readings can differ from building to building depending on the recent weather conditions, number of occupants and time of year that the inspection is being performed. The decision to recommend further investigation must be made by the inspector on site. This decision is made by deciphering the moisture readings that are taken, the number of 'high-risk' junctions (if any) and exposure level of the building being inspected.

Thermal imaging cameras are not specifically designed for moisture detection and are an investigation tool only. They are predominately used to detect temperature difference and are also not conclusive, with their use generally backed up by the use of a non-invasive moisture meter. Further investigation by either removing wall linings and/or claddings or conducting invasive moisture meter testing should always be performed if anomalies are detected.

Invasive moisture meter testing involves drilling two 8 mm holes through the cladding and into the timber framing of the dwelling and may also require the removal of some of the cladding for a visual inspection of the timber framing. A resistance type moisture meter is then inserted through the holes for a very accurate moisture reading of the timber framing. The holes are then filled with an exterior silicone sealant ready for painting by others. Building Surveying Services (BOP) Limited are suitably qualified therefore can perform this type of work.

Failure to perform further investigation when recommended by the inspector may mean that if moisture is present within the framing timber, then possible timber deterioration or future timber deterioration may occur.



The Wagner 210 moisture meter is calibrated yearly by an independent third party as recommended by the manufacturer

EXTERIOR OF BUILDING

FOUNDATION AND FLOOR	
Description	Concrete floor with particleboard and T&G intermediate floor.
Layout	Double storey dwelling.
Rising Damp	N/A.
Ventilation	N/A.
Overall condition	Sound, no evidence of structural stress or movement where visible for inspection.
Borer	N/A.
Comments:	
<p><i>The current Acceptable Solution requirement of the Building Code requires that the concrete floor to ground dimension with masonry be 150 mm to unpaved and 100 mm to paved surfaces. This dwelling generally satisfies this requirement where appropriate.</i></p> <p><i>No significant defects identified</i></p>	

CLADDING including WEATHERTIGHTNESS and MOISTURE TESTING	
Cladding type	Flat sheet fibre cement, Highline fibre cement, fibre cement weatherboards and painted concrete block cladding.
Well aligned / installed	Yes.
Direct-fixed / cavity system	The fibre cement cladding to this dwelling is fixed directly to the timber framing.
Height of cladding to ground	Good.
Sealing of penetrations	All penetrations appear to be sealed.
Settlement / movement	No excessive settlement or movement observed.
Soffit	Fibre cement soffit in good condition however it is important to be aware that the soffit linings and any other older fibre cement material on the dwelling may contain asbestos due to its age. While this material remains insitu and is well painted and maintained it does not pose a threat however if the fibre cement does contain asbestos and it is removed this will generally require to be done under supervision and the demolition material disposed of to an approved site. If the fibre cement does contain asbestos and is prepared for painting, care must be taken not to produce dust or use any means that affects the surface of the material, such as sanding or water blasting. If any doubt is raised about dealing with this type of material it is recommended it is tested for the presence of asbestos and professional advice sought.

Fascia	Timber fascia with external PVC guttering system in good condition and well painted at present.
Overall condition	Good visual condition for its age, see comments.
Comments:	
<p><i>The painted concrete block walls were in good visual condition, with no evidence of structural stress or excessive movement on the day of our inspection. The exterior paint work is generally in good condition at present however the block work on the northern elevation requires repainting in the near future. Concrete blocks are naturally porous and rely on the exterior paint system to provide the necessary weather tightness to the walls therefore to ensure the weather tightness of the masonry, regular painting (approximately every 6 – 8 years) is recommended. Repainting when necessary with an exterior high build, flexible membrane paint system suitable for concrete blocks will provide the necessary weather tightness to the walls and allow some minor movement of the block work to occur without affecting the painted surface.</i></p> <p><i>The water proofing systems used on the exterior of the concrete block walls below ground level, if any, were not as extensive or robust in this era of dwelling as the water proofing systems now required by the current building code. There was no visible evidence of dampness within the ground floor concrete block walls on the day of our inspection however while any dampness that may occur in the block work will not affect the walls or structure of the dwelling, it may have a detrimental effect over time on any interior linings if the concrete block walls are strapped and lined in the future. To remedy any dampness concerns that may occur in the concrete block walls in the future if necessary, the walls can be sealed on the interior using a specialised two-pot paint system or alternatively the exterior of the walls below ground level can be exposed below footing level and the water proofing system upgraded to current standards.</i></p> <p><i>The Highline fibre cement (ribbed profile) and flat sheet fibre cement cladding was in good condition for its age, with no damage or deterioration evident on the day of our inspection however due to its age this cladding will most likely contain asbestos. While the cladding remains insitu, undisturbed and well painted the fibres will be encapsulated within the material and will not pose a threat. The health risk with ACM's (Asbestos Containing Materials) is inhaling airborne asbestos fibres therefore if the cladding is removed this will generally require to be done under supervision and the demolition material disposed of to an approved site. If the cladding is prepared for painting or repaired, care must be taken not to produce dust or use any means that affects the surface of the cladding, such as sanding or water blasting. If any doubt is raised about dealing with this type of cladding it should be tested for the presence of asbestos and professional advice sought. It is also important to note the fibre cement cladding will be brittle due to its age and less resistant to impact or lateral stress and therefore likely to damage more easily if care is not taken when working with or near the cladding. Highline fibre cement cladding is no longer commercially available therefore an alternative cladding would be required to effect any necessary repairs should any damage occur in the future.</i></p> <p><i>The fibre cement weatherboards on the northern first floor elevation were also in good condition for their age, with no signs of damage or deterioration evident on the day of our inspection. While the weatherboards appear to be more recent, depending on their age they may also contain asbestos however until they are tested and confirmed to be clear it is advisable to consider them to be an ACM and therefore treated in the same manner as the Highline fibre cement cladding.</i></p>	

The exterior paint work on all the fibre cement cladding was in good condition on the day of our inspection however regular painting (approximately every 5 – 7 years) is recommended to help maintain the cladding and keep it in good condition. 'Soft' washing all the painted surfaces down every twelve months to remove any accumulation of dirt and grime will help to keep the painted finish in good condition and help to prolong the life of the paint.

Due to the type of cladding used on the exterior of this dwelling hand held non-invasive moisture meter readings are not reliable. Hand held non-invasive moisture meter readings have therefore been taken on the interior only.

All cladding systems require regular visual inspections to ensure they are performing as required. Any vegetation should be trimmed so that it is clear the cladding and paintable cladding should be repainted in accordance with the manufacturer's installation instructions and requirements. All ground levels should be kept within building code requirements and well clear of the cladding and regularly washing the cladding down to remove any accumulation of dirt and/or salt particles will help to keep it in good condition and weather tight.

No significant defects identified

ROOF	
Material type	Corrugate fibre cement (Super Six) roof.
Original or replacement	This is the original roof.
Ridge	Fibre cement ridge cap in accordance with standard trade practice.
Roof flashings	Fibre cement barge flashings that were in good condition and well secured on the day of our inspection.
Roof penetrations	Good, of no obvious concern at present
Overall condition	Visually in good condition for its age.
Ridge mortar	N/A.
Broken roof tiles	N/A.
Gutter overhang	In accordance with standard trade practice.
Foot traffic damage	No.
Potential for water ingress	Not suspect at present.
Comments:	
<i>The roof was generally in good visual condition for its age however as with the fibre cement cladding on the</i>	

dwelling, the roofing along with the associated flashings and ridging will most likely contain asbestos. The roof will be subject to infrequent and low level disturbance due obviously to its location and therefore is considered low risk however any roof maintenance should be approached with the same caution as the fibre cement cladding. It is also important to be aware that the roofing material will be brittle and may be damaged if it is not walked on correctly. This type of roofing is no longer commercially available therefore repairing any damage may be difficult and could be costly.

No significant defects identified

The roof installed to this dwelling is in good overall visual condition for its age



JOINERY	
Aluminium	Yes, in functional condition however the overall visual condition of the joinery generally reflects its age.
Timber	Front entrance doors, in good condition.
Glazing putty	N/A.
Glazing	Single glazed joinery units, generally with no cracks evident to the glazing on the day of our inspection however the glass in the garage/stairway door at the bottom of the stairs was cracked.
Hinges and catches	Functional condition however while normal ongoing maintenance will be required to keep them in working order, there was deterioration to some of the window catches and door latches throughout the dwelling. Given the age and location of the dwelling this could reasonably be expected and is considered fair wear and tear however it will be an ongoing maintenance requirement to replace any catches or door latches that deteriorate further in the future and no longer remain in working order.
Decay	No decay was evident on the day of our inspection.
Damage to the windows	None evident apart from general wear and tear.
Flashings visible	In accordance with standard trade practice however we cannot comment on the installation of any sill or jamb flashings around the joinery units as they were not visible.
Scribers	N/A.
Require adjustment	Yes, the sliding doors were running roughly or difficult to open and close and while the doors will require maintenance to return them to good working order, this may only require the bottom rollers to be replaced.
Comments:	
<p><i>There was no decay evident in the window and door liners on the day of our inspection however due to its age, the joinery did not have drained condensation trays incorporated into the aluminium extrusion therefore if condensation occurs it will most likely accumulate on the bottom liners. It is advisable to ensure the bottom timber liners are well maintained, with the painted finish kept in good condition to seal the liners against the effects of moisture. Providing as much natural ventilation as possible will also reduce the amount of condensation within the dwelling. It is also important to be aware that the mitres in the aluminium frames in older joinery units were often not well sealed at time of manufacture and can allow moisture to seep through the joins if moisture accumulates within the frame, possibly affecting the timber liners over time. Replacing any deteriorated or displaced exterior rubber glazing beads will aid in preventing excess moisture entering the window frame and possibly seeping through any poorly sealed mitres. Ensuring any drainage holes within the extrusion are also clear and free draining will aid in preventing moisture accumulating within the aluminium frame.</i></p> <p><i>Regular inspections and maintenance should be performed to all joinery units so that they continue to operate as intended.</i></p>	

DECKS	
Material type	Fibre cement sheet over timber decks.
Overall condition	Good overall visual condition for their age however it was noted the steel brackets and bolts on the deck framing have been painted, most likely due to treat or prevent corrosion. Given the age of the dwelling it may be necessary to eventually replace some of these components if any corrosion becomes advanced.
Handrail height	Not in compliance with the current building regulations however it most likely would have complied at the time of construction. There is no current requirement to change the deck handrail unless the deck or handrail is modified. If a fall of one metre or more is possible from a deck (the height is measured anywhere between the deck and 1.2m away from the deck when the earth below is sloping away from the deck) then a handrail of at least one meter in height must be installed with gaps no greater than 100 mm to comply with the current Building Code.
Comments:	
<p><i>On the day of our inspection the depth of the deck support brackets and amount of concrete used to support the brackets cannot be verified. While the deck framing appeared to be in good sound condition, we cannot confirm the timber treatment used for the structure of the deck or the overall condition of the deck framing.</i></p> <p><i>No significant defects</i></p>	

FENCES AND RETAINING WALLS	
Material type	Timber fences.
Overall condition	No signs of any excessive movement or damage were evident.
Retaining Walls	Timber, stone, stacked concrete slab and concrete retaining walls.
Overall condition	The more recent timber retaining wall on the side of the driveway was in good visual condition however while the older round post retaining walls were weathered and had moved in places they were still generally true to line and performing as required. The concrete, stacked concrete and stone retaining walls were in good condition for their age
Comments:	
<p><i>No significant defects identified</i></p>	

On the day of our inspection there were no signs of any excessive movement to these retaining walls



PATHS AND DRIVEWAY	
Paths	Pavers and concrete paths.
Overall condition	Serviceable condition, some cracking of the concrete and settling and movement of the pavers no concern.
Driveway	Concrete driveway however the area on the western side of the garage was unformed.
Overall condition	Good overall condition for its age.
Comments: <i>No significant defects identified</i>	

DRAINAGE	
Roof water stored	Yes however it is not a potable supply.
Guttering: Type and condition	Exterior PVC guttering system in good condition and clear of debris on the day of our inspection.
Downpipes: Type and condition	PVC downpipes in good condition. The downpipes discharge into the Council stormwater system.
Downpipe and gutter brackets	Acceptable.
Surface drains	None evident.
Comments:	
<p><i>Due to the dry conditions on the day of our inspection, I cannot generally comment on any leaks that maybe evident to the guttering or downpipes however the algae growth on some of the joins in the downpipes suggests they are leaking slightly and will require re-gluing or re-sealing when the downpipes are dry.</i></p> <p><i>No significant defects identified</i></p>	

GARAGE / CARPORT	
Attached / Separate	Separate single garage and storeroom and attached double garage with laundry.
Cladding	The garages and storeroom are constructed of concrete blocks, with fibre cement weatherboards on the separate garage and storeroom gables. The concrete blocks were in good condition on the attached and separate garages however while the older concrete blocks on the storeroom were in sound condition, they were in average visual condition. The fibre cement weatherboards on the storeroom gables were cracked and damaged in places. Both the separate storeroom and garage included fibre cement soffits which along with the weatherboards may contain asbestos.
Joinery	Fixed pane windows within the attached garage and aluminium windows and door within the separate garage, in good condition however the access door within the attached dwelling garage could not be tested due to belongings. The timber joinery in the storeroom was in sound condition however it was generally not in functional condition on the day of our inspection apart from the western access door. Due to belongings, the operation of the eastern timber doors could not be tested however it was noted the glass within the doors was cracked.
Roof	N/A on the attached garage, with corrugate iron and clear sheet panels on the separate garage and storeroom, generally in good condition however the clear sheet panels on the link roof between the two buildings was damaged in places.
Guttering & downpipes	PVC gutter and downpipes on the separate garage and storeroom only, in good condition.
Floor	Concrete floors, some minor cracking of no concern where visible.

Lined	The attached garage was partially lined and painted, in good condition where visible however both garages and the storeroom were largely full of belongings on the day of our inspection with all the walls and floor not visible therefore a full assessment of their condition was not possible. It was noted the storeroom contained a shower enclosure that is no longer functional and a sink bench that also appears to no longer be functional.
Surface drain	No.
Garage door type	Single manual roller doors in working order.

SERVICES

PLUMBING	
Town water	Yes.
Roof storage tank	No.
Pressure pump	Yes however it is not for the dwelling water supply (untested).
Piping type	Copper and polybutylene hot and cold where visible. PVC waste pipes.
Waste pipes to gully trap	Yes. The top of the gully traps should finish 25 mm above a paved surface and 100 mm above an unpaved surface to prevent surface water and debris from entering into the sewer system. The gully trap to this dwelling does comply with this requirement.
Sewer connection	To council services.
Terminal vents	In accordance with standard trade practice however the terminal vents that protrude through the roof are not capped and bird proofed as required.
Goosenecks: Bathroom / kitchen / laundry	No visible leaks to waste pipes.
Leaks to pipes	No visible leaks at time of inspection.
Comments:	
<p><i>An overflow relief gully is necessary to avoid potential problems from sewerage ingress into the lowest fixture in a building (usually the shower), if the Council main becomes blocked. The gully trap installed at this building has been installed at the correct height to ensure that this would not happen if this situation occurs.</i></p> <p><i>No significant defects identified</i></p>	

The gully trap has also been installed at the correct height above the ground to prevent surface water entry



WATER PRESSURE	
Hot tap	Good.
Cold tap	Good.
Water hammer	None evident under normal circumstances.
Comments: <i>No significant defects identified</i>	

ELECTRICAL	
Standard distribution boards	Yes and they are located within the ground floor living area and within the stairway.
Main fuse amp	Not marked.
Fuse type	Circuit breakers and porcelain fuses.
Upgraded	No.
RCD installed (Residential current device)	No.
Plastic or rubber coated wiring	Plastic where visible.
Spa circuit	No.
Pool Circuit	No.
Circuit to other	No.
Switches	No evidence of electrical overload.

Power points	Not tested.
Alarm	There is no alarm installed in this dwelling.
Smoke detectors	Yes. In accordance with the current Building Code smoke detectors are now required to be installed to the ceiling within three metres of every sleeping room and on every level of a dwelling. We believe that this dwelling does not comply with this section of the Building Code however the dwelling was constructed prior to the installation of smoke detectors being a mandatory building code requirement. Under an amendment to the Residential Tenancies Act 1986 which came into effect on 01 July 2016, smoke alarms will be required to be installed in all residential rental properties.
Central vacuum system	It appears the dwelling has been plumbed for a vacuum system however it does not appear to be in functional condition.
<p>Comments:</p> <p><i>A visual inspection of the electrical did not show any evidence of electrical overload to switches or power points. The cover plate was not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise.</i></p> <p><i>Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken. Power points, lights and switches are not tested therefore do not form part of this report.</i></p> <p><i>No significant defects identified</i></p>	

HOT WATER CYLINDER	
Type	January 2012 electric indoor hot water mains pressure cylinder, visually in good condition at time of inspection however it is not seismically restrained as required. Installing two seismic restraints to the hot water cylinder is advisable for earthquake reasons and if fitted the seismic restraints must be installed within 100 mm from the top and bottom of the cylinder to be effective and comply. (BRANZ Bulletin 529)
Location	First floor hallway cupboard.
Capacity	180 litres.
<p>Comments:</p> <p><i>The pressure-reducing valve that is generally located at the top of a mains pressure hot water cylinder should be tested in accordance with the manufacturers instructions to make sure that it is in working order.</i></p> <p><i>No significant defects identified</i></p>	

On the day of our inspection there were no leaks evident to this hot water cylinder and note that it is not seismically restrained as required



ROOF CAVITY	
Access to roof cavity by	Due to the raking ceilings of this dwelling there was no roof cavity access available.

ROOMS (INTERIOR) including MOISTURE TESTING	
Doors	Stain and paint quality louvre panel doors, in good working order where tested however the operation of the doors within the southwest first floor bedroom could not be tested due to belongings. The wardrobe and cupboard doors have not been fitted with catches.
Wall linings	Plasterboard, timber based panelling, fibre cement and concrete blocks.
Wall finish	Pre-finished, wallpapered and painted.
Internal joinery	Timber.
Movement to the walls	Some minor cracking of no major concern.
Significant damage	None observed.
Heating	Solid fuel heater. Flue pipes and fireboxes must be routinely checked by an experienced chimney sweep at least once a year. Annual checks may also be a requirement of your insurance company (untested). This fire has not been seismically restrained to the floor as required.
Comments:	
<p><i>The interior is constructed with good quality materials and a good standard of workmanship however the overall visual condition of the interior finishes generally reflects the age and use of the dwelling. Some minor settlement hairline cracking is a common occurrence and of no structural concern.</i></p> <p><i>A series of moisture content readings were taken with a non-invasive Wagner 210 hand held moisture</i></p>	

meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall linings. The Wagner moisture meter is calibrated on an annual basis (Last calibration was 04 / 07 / 19).

Hand held non-invasive moisture meter readings taken to the interior of this dwelling on the day of our inspection were regarded as being within 'normal tolerances'.

Due to hand held non-invasive moisture meter readings not considered reliable when taken on masonry, hand held non-invasive moisture meter readings have therefore not been taken on the concrete block areas.

No significant defects identified

CEILINGS	
Ceiling linings	Plasterboard, pinex tiles and pinex sheets.
Ceiling finish	Painted, with the paint on the ground floor living area ceiling in average to poor overall condition.
Movement to ceiling	No excessive movement observed however cracks were evident in the ground floor living area ceiling in places.
Significant damage	None observed.
Scotia	Some minor cracking of no concern.
Cornice	N/A.
Comments:	
No significant defects identified	

WARDROBES & CUPBOARDS	
Mould	The cupboards were largely full of belongings on the day of our inspection with the interiors not completely visible for assessment however where visible for inspection there was no evidence of mould or dampness.
Comments:	
No significant defects identified	

FLOOR COVERINGS	
Type and condition; Living areas and bedrooms	Carpet and vinyl in poor overall condition however the tiles in the entry and at the bottom of the stairs were in good condition.
Bathrooms, ensuite, laundry, toilet and kitchen	Vinyl and particleboard flooring, in good condition in the first floor area and in poor overall condition in the ground floor area.
Comments:	
<p><i>Due to the furniture within this dwelling not all of the floor coverings could be inspected therefore our comments above pertain to the areas that could be inspected and should be taken as a general overview of the condition of the floor coverings within this dwelling.</i></p>	

BATHROOMS / ENSUITE / TOILETS	
Wall linings - Type	Plasterboard and concrete blocks.
Floor coverings	Vinyl in excellent condition within the first floor bathroom and in poor condition within the ground floor bathroom.
Floor drain installed	No.
Sealant to wet areas	Yes.
Safety glass installed	No. It is advisable to install safety glass to the joinery within a 'wet area' however at the time of construction this was not a requirement.
Vanity type	Wall mounted basin in good condition and standard vanity in excellent condition.
Shower type	Shower over the bath within the ground floor bathroom in functional but poor overall visual condition and an acrylic lined first floor shower in good visual condition. When the first floor shower was tested on the day of our inspection there were no leaks evident at the shower tray/wall junctions.
Bath type	Shub bath within the ground floor bathroom only in poor visual condition.
Ventilation	Window ventilation only.
Toilet	On the day of our inspection the toilets were secured to the floor in a safe manner.
Comments:	
<p><i>The acrylic lined shower was in good condition for its age however it is advisable to monitor the lower corners of the enclosure in the future. There was no detectable concern with the enclosure on the day of our inspection however if these enclosures happen to develop leaks in the future, they will generally occur on the lower external corners.</i></p>	

On the day of our inspection there were no leaks evident to the vanity unit or below the basin



LAUNDRY	
Floor finish	Vinyl in poor condition and concrete in good condition.
Overflow protection	No.
Ventilation	Window ventilation only.
Comments:	
<i>No significant defects identified</i>	

On the day of our inspection there were no leaks evident to the laundry tubs



KITCHEN	
Kitchen units – Type and condition	The first floor kitchen consisted of melteca carcass with melteca doors and drawers in functional but average overall visual condition. The ground floor kitchen consisted of a built in place timber kitchen with painted timber doors and drawers in functional but generally poor visual condition however the doors and drawers were opening and closing within both kitchens as expected on the day of our inspection.
Worktop – type and condition	Formica and tiled worktops within the first floor kitchen, with the formica worktop in good condition and the tiled worktop in poor condition. The stainless steel top and bowl within the ground floor kitchen was in average condition.
Rangehood	Yes, within the first floor kitchen only however it was not in working order on the day of our inspection.
Gas – natural or LPG	No.
Floor finish	Vinyl and particleboard flooring within the first floor kitchen in good condition and vinyl within the ground floor kitchen in poor condition.
Comments:	
<i>The inspection of the kitchen area does not include testing of any gas or electrical appliance except for the rangehood and waste disposal unit, if installed.</i>	

On the day of our inspection there were no leaks evident to the kitchen sink inserts



CONCLUSION

The dwelling has been constructed with a good standard of workmanship. Moisture content readings taken throughout the interior of the dwelling showed no evidence of exterior moisture ingress, at this time.

The dwelling is generally in good visual condition for its age. There were visual signs of age related deterioration but no visual structural deficiencies evident during our inspection.

A series of moisture content readings were taken with a non-invasive Wagner 210 hand held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall claddings and or linings. The Wagner moisture meter is calibrated on an annual basis (Last calibration was 04 / 07 / 19).

The following information was recovered after viewing the Council property file for this dwelling;

PERMITS		
<i>Date Issued</i>	<i>Description Of Work</i>	<i>Final Inspections Completed</i>
<i>31/10/73</i>	<i>Erect dwelling (Permit number F53538/834)</i>	<i>No#</i>
<i>22/10/81</i>	<i>Erect garage (Permit number K078108)</i>	<i>No#</i>

According to the records on the Council property file these permits have not been signed off. There is no legal obligation for any further action to be taken in regard to the lack of sign off and completion and Western Bay District Council are highly unlikely to require any further action to be taken however please discuss and confirm this with council.

Based on the original floor plans it appears that the following work has been performed on this dwelling without first obtaining a permit / consent from the Council;

- Enclosing of part of the northern deck to extend the kitchen***
- Enclosing the carport to create a garage***
- The installation of the solid fuel heater and***
- The addition of the laundry within the attached garage***

Building work that has been completed after 01 July 1992 without obtaining a Building Consent generally requires a Certificate of Acceptance (CoA). A CoA is an acknowledgement that any unauthorised building work is recognised by Council and provides a qualified assurance that the building works comply with the Building Code however a CoA cannot be issued for building work carried out prior to the inception of the Building Act 1991. Please discuss this with council and your lawyer however the unauthorised installation of a solid fuel heater may have insurance implications.

It is also important to be aware that renting the ground floor area for financial gain may have insurance and compliance implications. If the ground floor was to be considered as a separate tenancy there would need to be fire separation between the two separate living spaces and the tenancy would be subject to the requirements within the current Residential Tenancies Act.

Some information provided is obtained from files and records for the subject property held by Council. Whilst every effort is made to provide accurate information, we are not able to guarantee details compiled by local Councils. Our aim is to provide an accurate and detailed report, however heavy rain can cause flash floods and blockages in drains and guttering not usually seen on a normal day, therefore what is written above is only accurate for the weather conditions encountered on the day that the inspection was undertaken.

Non-invasive moisture meter readings taken during an extended period of dry weather may not always reflect the true moisture content of the timber framing of the dwelling compared to moisture meter readings taken during a spell of wet weather.

Any general repair work mentioned in this report is a guide only and is not sufficient to instruct a contractor to carry out any such repair work. Allowances have been made in this report for the age of this property. This report does not attempt to find every point of water ingress and determine any of the reasons for water ingress.

Please note that this report does not provide any guarantee that items surveyed will not fail at some later date and information herein pertains strictly to observations on the day of the inspection.

Note: This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted; it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

Note: *Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for internal wall lining, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing **MUST** be performed if there is any doubt that asbestos maybe evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.*

IS THIS PROPERTY BEING USED FOR RENTAL ACCOMMODATION?

If so, then the following information regarding new minimum healthy homes standards for rental properties in New Zealand that were announced in February 2019, will become law from 01 July 2019. The final standards are available to view on New Zealand Legislation Website.

What do I need to know?

Standard	Ways to achieve the Standard
Heating	The main living room must have a fixed heating device that can heat the room to at least 18°C
Insulation	The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement.
Ventilation	Ventilation must include opening windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cook top.
Moisture ingress and damage	The Standards reinforce existing law that says landlords must have adequate drainage and guttering. If a rental property has an enclosed sub-floor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.
Draught stopping	Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.

What do I need to do first?

From	Action
01 July 2019	Ceiling and underfloor insulation will be compulsory in all rental homes where it is reasonably practicable to install. Tenancy agreements must include a separately signed insulation statement that covers what insulation the home has, where it is, and what type. Landlords must include a statement of intent to comply with the Healthy Homes Standards in any new, varied or renewed tenancy agreement. Landlords must begin keeping records that demonstrate compliance with the Healthy Homes Standards that apply or will apply during the tenancy.
01 July 2020	Landlords must include a statement of their current level of compliance with the Healthy Homes Standards in any new, varied or renewed tenancy agreement
01 July 2021	Private landlords must ensure their rental properties comply with the Healthy Homes Standards within 90 days of any new, or renewed, tenancy. All boarding houses (except Housing New Zealand and Community Housing Provider boarding house tenancies) must comply with the Healthy Homes Standards
01 July 2023	All Housing New Zealand houses and registered Community Housing Provider houses must comply with the Health Homes Standards
01 July 2024	All rental properties must comply with the Healthy Homes Standards

How do I find out more?

For more information on the Standards you can read the;

- Healthy Homes Standards common Questions and answers
- The Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Tenancy Services can provide clarification around tenancy rules and laws. You can email them at info@tenancy.govt.nz or call them during office hours on 0800 836 262.

TERMINOLOGY AND THEIR DEFINITIONS

GLOSSARY OF TERMS: (This explains building elements in layman terms)

ARCHITRAVE: Generally a wooden or MDF moulding that is fixed to the wall and perimeter of the window and/or doorframe to cover construction gaps.

APRON FLASHING: A roof flashing that extends up behind the cladding where a roof abuts the wall cladding, usually on a two storey dwelling.

BALUSTRADE: A series of vertical members supporting a handrail of a stair, landing, platform or bridge

BARGEBOARD: This is a continuation of the fascia that runs on the angle from the guttering up to the ridge (top of the roof) on a gable roof.

BASEBOARDS: This is the board / sheet cladding that is installed between the wall cladding and the ground when a dwelling is located on foundation piles.

BEARER: A sub-floor structural member supporting the floor joists that is in turn supported by the foundation piles.

BOUNDARY JOIST: This is the outside joist that runs perpendicular to and is attached to the ends of all the other joists.

BRICK VENEER: A method of construction in which a single skin of non-load bearing brickwork is tied to a timber or metal framed load bearing structure to form the external cladding

CAVITY: An allowance for air circulation and water drainage to occur between the cladding and timber framing. The width of the cavity is usually between 20 – 40 mm depending on the type of cladding system that is being used.

CAVITY CLOSURE STRIP: Usually a PVC moulding that is installed at the base of a cavity that prevents vermin entry but allows for drainage and ventilation of the cavity to occur.

CEMENT: A finely ground inorganic powder that, when mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days.

CERTIFICATE OF ACCEPTANCE: Is issued for un-consented building work completed after July 1992. This work must comply as 'reasonably as possible' with the current Building Code and is issued at the discretion of the Council.

CONCRETE: A conglomerated artificial stone made by mixing in specified portions of cement, water and aggregates and then pouring the mixture into prepared forms to set and harden

CORNICE: A gypsum based moulding fixed at the junction of the wall and ceiling – usually 75 mm or 90 mm wide.

DAMP PROOF COURSE (DPC): A continuous layer of an impervious material placed between construction materials to prevent the transition of moisture

DEFECT: Fault or deviation from the manufacturers intended condition of a material, assembly or component

DOWN PIPES: These are fixed to the dwelling to direct roof water from the guttering to the riser pipe connected the appropriate storm water disposal system for the property.

DROPPER: The droppers are outlets installed within the guttering to allow the roof water to enter the down pipes. The top of the down pipe is fixed to the dropper.

FASCIA: A metal or timber profile on the perimeter of the roof that is fixed to the ends of the roofing rafters and usually supports the guttering

FIBROUS PLASTER: A plaster-based product giving a superior finish to ceilings. Often used in older style dwellings

FLUSH: Is a building term meaning two surfaces are at the same level.

GABLE: The vertical triangular end of a building with a pitched roof between the ceiling level and the top of the roof (apex or ridge). The gable may or may not be clad with the wall cladding.

GIB BOARD: A gypsum based board that is used to line the walls and ceilings within a dwelling. It comes in many sizes and forms depending on the area in which it is being used.

GULLEY: A gulley is a PVC rectangular or circle shaped box connected to the sewer system where all waste pipes discharge to. The gulley trap works as a relief point if the sewer system becomes blocked.

GUTTERING: This is either fixed to the outside of the fascia or fitted internally between the fascia and roof to catch and divert roof water to the down pipes.

H1: Is a boron based timber treatment that protects timber from insect damage and also provides a greater resistance to moisture damage however it will still decay given the correct circumstances.

HAMMER / SURGE: A knocking noise that is heard within the wall framing when the water flow is stopped suddenly. This is usually caused by a water pipe not correctly secured to the framing.

HEADER PIPE: Usually a copper pipe that protrudes through the roof of a dwelling when a low-pressure hot water cylinder has been installed. This pipe can be adjusted to add to or decrease the pressure that is available for a low-pressure hot water cylinder.

HEARTH: Non-flammable flooring and/or base directly in front of a fireplace or installed below a free standing solid fuel heater. This is also a term used for a masonry gulley trap surround at ground level.

FOOR JOIST: A timber or steel member within the sub-floor that is supported by the bearer and in turn supports the flooring.

CEILING JOIST: A roof framing member directly supporting the ceiling or supporting the ceiling battens.

HIP: A framing timber at the junction of two roof planes, extending from the end of the ridge to the external corner of a building.

LINTEL: A horizontal supporting member spanning a window and/or door opening within the wall structure

KICK OUT FLASHING: A purpose made colour steel or PVC flashing installed at the end of a sloping apron flashing at the gutter/wall junction to divert all roof water into the gutter and not potentially behind the cladding.

MORTAR: A sand / cement mix that is generally coloured to bond bricks.

NOSING: The front edge, usually rounded, of stair tread.

PARAPET WALL: A wall projecting above the roof line.

PARTICLEBOARD: Flat sheet flooring manufactured from wood flakes and synthetic resin.

PERPEND: A vertical mortar joint between bricks. Usually every 4th perpend joint is left open for drainage and ventilation of the cavity to occur between the brickwork and timber framing in brick veneer cladding.

PROUD: Generally the opposite of flush and means that one of two adjacent surfaces is 'higher' than the other.

RAFTER: The sloping member of the roof framing providing the principal structure from the ridge (top) to the top of the exterior wall framing.

RETAINING WALL: Can be constructed of many different materials and is used to support the earth from collapsing

RIDGE: Typically the horizontal member to which the tops of the rafters are attached to and forms the horizontal line at the top of the roof.

RISER: The vertical face of a step in a stair flight.

RISER PIPE: The stormwater outlets for the down pipes.

SAFE AND SANITARY / THIRD PART REPORT: Is a report that can be used to finalise a permit and lodged on the property file at the Council. It can only be used for work started before July 1992

SARKING: Timber ceiling lining installed above or below the rafters.

SCOTIA: Is often a timber moulding that is fitted at the junction of the wall and ceiling lining to cover a construction gap. Minor cracking often occurs between this moulding and the ceiling however this is usually regarded as being normal shrinkage.

SKIRTING: Generally a wooden board that is fixed to the bottom of the wall at the junction with the floor to prevent damage to the wall or to conceal small gaps.

SOAKERS: Metal weatherboard flashings installed over the joins and on the external corners.

SOAK HOLES: A soak hole is a pit or covered hole in the ground that is used for collection and then disposal of rainwater and/or surface water into the surrounding soil.

SOFFIT / EAVES: The underside of the roof between the cladding and the guttering usually lined with timber or a fibre cement based board.

SCRIBERS: Timber moulding cut to the shape of weatherboards and installed tight to the vertical sides of joinery units that are installed within weatherboard cladding.

STOPPED: Wall linings are generally stopped with a plaster based product then sanded and either painted or covered with wallpaper.

TERMINAL VENT: A breather pipe connected to the sewer system that generally protrudes through the roof and prevents a vacuum forming in the drainage system while also allowing the drainage system to ventilate.

UNTREATED TIMBER: This type of framing is kiln dried radiata pine containing no chemical timber treatment. It will readily decay given the correct moisture content and atmospheric conditions. It was generally available from 1996 till 2004.

VALLEY: A valley is a part of the roof that runs from the ridge to the guttering and is formed at an internal change of direction of the roof



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The purpose of the report is to provide advice to the client regarding the general condition of the building at the time of the inspection. The report is limited to advising on the condition of the building elements based on a visual and non-invasive assessment. The report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, the client acknowledges that it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

The term 'good condition' where used in the report indicates the condition of the building element being accessed relative to its age or type. Similarly, whether an element is defective, damaged or in need of maintenance it shall also be accessed relative to its age and type.

This report does not provide any guarantee that items surveyed i.e. structures, services, wall claddings/junctions, fittings (fixed or otherwise) will not fail at some later date and information herein pertains strictly to observations on the day of inspection and accessibility. This report was prepared on the basis of a visual inspection of the building, using normal readily available access and without testing of components. No warranty can be given to defects not visually apparent at the time of the inspection, i.e. inside linings/claddings and cavities or where fixtures such as furniture, floor coverings or panels are not removed.

Maintenance and other items may be discussed, but they are not part of the inspection. This report is not a compliance inspection certification for past or present building code requirements or regulations. Our aim is to discover defects of importance to the dwelling, which could be reasonably discovered on the day of the inspection but cannot guarantee to discover all such defects. Any general repair work is a guide only and is not sufficient to instruct a contractor to carry out such repair work.

Also excluded are inspections of and reporting on swimming pools, spas, wells, lifts, septic tank systems, ovens, cooktops and central vacuum systems. Conditions and locations of underground services of electrical, gas and plumbing [except as otherwise may be described in this report] are not included in this report. Electrical, gas or any other household components are not tested.

This report does not purport to certify the soil stability or condition of underground services, including waterproofing coatings not visible. It assumes compliance in all respects with Territorial Authority Ordinances/The Building Act 1991 & 2004, and does not certify that all building improvements lie within title boundaries. Furthermore this report assumes that a Territorial Authority Land Information Memorandum/Project Information Memorandum would not reveal any non-complying features and/or requisitions.

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A series of moisture content readings will be taken with a non-invasive Wagner 210 capacitance hand held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall claddings and or linings. For this reason, the actual readings do not form part of the report however a summary of the readings will be included within the report. In the event that excessive moisture is detected, the inspector will identify the location and advise whether further invasive investigation should be carried out. The inspector will however keep a record of the readings for his own notes and possible future reference. Findings are limited to the conditions presented on the day of the inspection. Dry weather conditions and the status of tenancy can potentially prevent moisture from being detected when on other days following recent heavy rainfall, moisture will likely be detectable (if any exists).

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