

RED LBP PRE-PURCHASE REPORT

- ✔ Completed by a trade professional
- ✔ Complies with NZS 4306:2005 Residential Property Inspection
- ✔ Full comprehensive written report
- ✔ Non-invasive moisture testing
- ✔ Floor level spot checked
- ✔ Summary identifying any significant faults or defects

PRE-PURCHASE



0800 113 191 • REDLBP.CO.NZ



YOUR INSPECTOR



Dan Paltridge

Red LBP Director

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- ✔ **Licensed Building Practitioner (LBP) and Accredited Building Surveyor**
- ✔ **30+ years of experience in construction**
- ✔ **Expertise in high-rise commercial, high-end residential, renovations, and new builds**
- ✔ **Specialising in scoping repairs from the Christchurch earthquakes**
- ✔ **National Certificate in Carpentry**
- ✔ **Co-founder of Red LBP, bringing a fresh and savvy approach to the market**

Hi, I'm Dan, Accredited Building Surveyor and Red LBP Director.

I bring over 30 years of experience in the construction industry, specialising in high-rise commercial projects, high-end residential homes, renovations, and new builds.

Throughout my career, I've gained a thorough understanding of the complexities involved in large-scale developments and have developed expertise in assessing repairs for properties affected by the Christchurch earthquakes. My focus has always been on delivering exceptional workmanship, with a commitment to handling every project with care and precision.

I hold a National Certificate in Carpentry and am a Licensed Building Practitioner (LBP) as well as an Accredited Building Surveyor. As a co-founder of Red LBP, I saw an opportunity to bring a fresh, savvy approach to the construction and surveying market, offering clients not just expertise but a modern, solutions-focused service.

Whether it's assessing damage, managing a renovation, or leading a new build, I'm here to provide the experience and insight needed to bring your vision to life.

ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	12 Kōwhai Ridge Way, Greenhaven Heights, Auckland
Client	Alex Thompson
Date of Inspection	11th December 2025
Time	12:30 pm
Inspector	Daniel Paltridge National Certificate in Carpentry, BOINZ Accredited Building Surveyor
LBP Number	111691
People Present	Inspector, Purchaser
House Occupied	Staged



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: RedLBP Limited
Client: Alex Thompson
Date of Inspection: 11th December 2025
Site Address: 12 Kōwhai Ridge Way, Greenhaven Heights, Auckland
Inspector: Daniel Paltridge
Qualifications: National Certificate in Carpentry, BOINZ Accredited Building Surveyor

The following areas of the property have been inspected:

	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

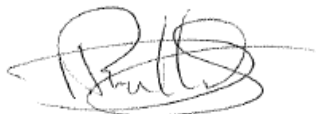
Certification:

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

Name: Daniel Paltridge

Date: 11th December 2025

Signature:



(for and on behalf of RED LBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is above average. This is in the context of the average condition of similar buildings of approximately the same age, type of construction and material type.

(Stated in accordance with NZS 4306:2005, cl. 3.2.)

For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

Being a property built since 2014 the builders maintenance schedule should be followed for products and materials used in construction.

The Building (Residential Consumer Rights and Remedies) Regulations 2014 require information about maintenance requirements, current insurance policies and guarantee/warranty details to be given to clients after construction work finishes.

Areas not inspected or accessed fully:

Roof space - Not accessible due to shelving fixed in and around the access point.

Roof system - Was viewed using a drone.

Upper-levels exterior cladding & joinery - Was viewed using a drone.

Every effort will be made to carry out a safe and thorough inspection; however, inaccessible areas will be assessed from the best possible vantage point, with photographs taken to document all visible areas.

This Executive Summary identifies significant faults and defects and significant deferred maintenance only.

Less significant items are recorded within the relevant sections of the report and are not summarised here.

Refer to the relevant sections for details.

PROPERTY IDENTIFIERS

Address	12 Kōwhai Ridge Way, Greenhaven Heights, Auckland
Legal Description	LOT 42 DP 380924
Certificate of Title	2292463
Land classification	Wind Zone - High (BRANZ - GIS). Zone 18 Residential - Mixed Housing Suburban Zone.
Weather	Sunny
Soil	Not applicable
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 2020s and is located in Greenhaven Heights. It is a freehold title situated on a front section that is flat.

The dwelling is two-storey with six bedrooms, four bathrooms and a separate toilet. Internally, the property has heating that is provided by a fully ducted heat pump system with vents that are located throughout the home. The water system is heated by an externally mounted gas califont yet to be installed. The internal linings are plasterboard, which are decorated with paint. The floors are concrete and chipboard or similar, with floor coverings being tile, carpet and composite flooring.

The foundation system is a concrete slab on grade, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is double-glazed. The property is clad with timber weatherboard with a paint coating. The roof is profiled metal. There is a garage that is attached to the house, with double capacity, and internal access. The driveway is concrete.

Generally, the property has a living aspect of west and includes hard landscaping that consists of a deck, concrete paths and concrete pavers.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Profiled metal	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Timber weatherboard - Bevel back and shiplap - Fixed both vertically & horizontally	Limited access
Exterior joinery	
Double-glazed aluminium joinery with timber reveals.	Limited access
Foundation	
Concrete slab on grade	Considered
Roof space	
Timber framed - roof	Not viewed
Wall framing & non-invasive moisture testing	
Timber framed - wall	Examined
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	
Entrance	Viewed
Bedroom 1	Viewed
Ensuite	Viewed
Kitchenette	Viewed
Kitchen	Viewed
Dining room	Viewed
Living room	Viewed
Toilet	Viewed
Stairway	Viewed
Hallway	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Ensuite	Viewed
Bedroom 5	Viewed
Bathroom	Viewed
Bedroom 6	Viewed
Ensuite	Viewed

Garage	Viewed
Retaining walls	
Retaining walls	Considered

ROOF SYSTEM

Roofing material - Profiled metal - Trapezoidal - Long run.

Coating - Painted.

Condition of roofing material coating - No visible issues at the time of the inspection.

Fixings - Screw.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

Moss, mould or lichen - None visible at the time of the inspection.

Roof-to-wall junctions - No visible issues at the time of the inspection.

Type of roof construction - Combination of different styles.

Pitch of roofs - 10 - 20 degrees.

Pitch appropriate for materials - Yes.

Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

The roof and its systems were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that are clearly visible during the inspection will be noted.

Maintenance recommendations:

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3

Aerial view showing a profiled metal roof with no visible issues observed at the time of inspection.



Photo 4
Profiled metal roof to the north side of the dwelling with a painted coating. No visible issues observed at the time of inspection.

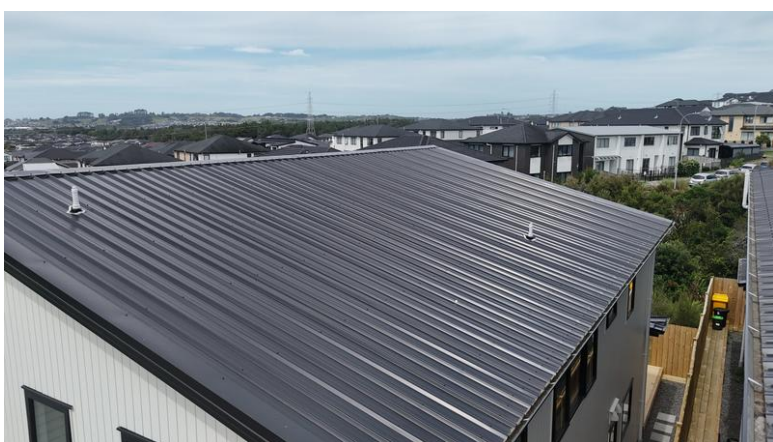


Photo 5
Profiled metal roof to the south side of the dwelling with a painted coating. No visible issues observed at the time of inspection.



Photo 6
Profiled metal roof to the lower north side of the dwelling with a painted coating. No visible issues observed at the time of inspection.



Photo 7

Profiled metal roof to the lower east side of the dwelling with a painted coating. No visible issues observed at the time of inspection.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Barge - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Hips - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Apron - Viewable areas only.

Material type - Metal.

Finish - Painted.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Penetrations

Type - Venting.

Flashing material - Rubber.

Condition - No visible issues at the time of the inspection.

Flashings - No watershed back flashing installed.

Sealants - No visible issues at the time of the inspection.

Signs of leaking - None visible at the time of the inspection.



Photo 8

Barge flashings installed along the mono-pitch roof edges where the roof meets the vertical cladding, with no visible issues noted at the time of inspection.



Photo 9

Hip flashing installed over the junction where two roof slopes meet at an external angle, with no visible issues at the time of inspection.



Photo 10

Apron flashings installed at the wall to roof junctions, with no visible issues at the time of inspection.

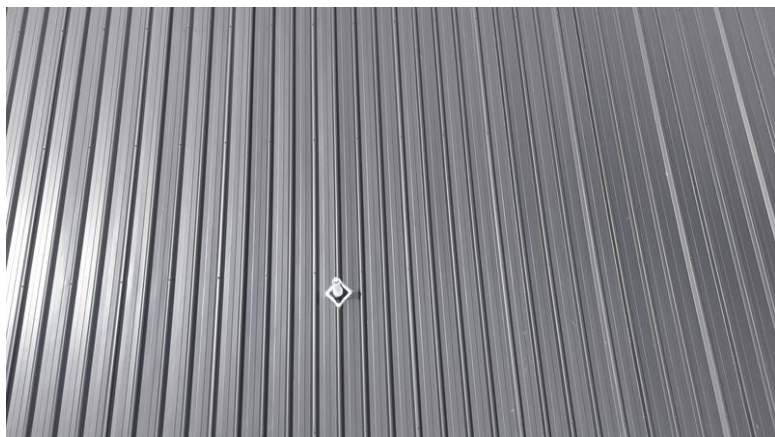


Photo 11

uPVC vent pipe penetrations with rubber boot flashings installed to the profiled metal roof, with no visible issues at the time of inspection.

Guttering

Type - External.

Material - Profiled metal.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

Damage/Corrosion/Leaks - None visible at the time of inspection.

Adequate outlets - Yes.

Droppers - No visible issues at the time of the inspection.

Moss and/or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes

Material - uPVC.

Fixings - No visible issues at the time of the inspection.

Brackets - No visible issues at the time of the inspection.

Damage - No visible issues at the time of the inspection.

Spreaders - No visible issues.

Leakage, blockages - No visible issues at the time of the inspection.

Discharge - Risers.

Fascia & bargeboards

Material - Profiled metal.

Finish - Paint.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffit width from cladding to fascia - 200 - 400mm.

Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear. To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.



Photo 12
Gutters clear at the time of inspection.



Photo 13
Profiled metal gutters connected to uPVC downpipes are installed in front of profiled metal fascia boards, with painted fibre cement soffit linings fitted beneath the eaves.

EXTERIOR CLADDING

Type - Timber - Bevel back and shiplap weatherboard. Fixed both vertically & horizontally.

Vented cavity - Yes.

Finish - Painted.

Condition of finish - No visible issues.

Areas of rot and borer - None visible.

Cupping or curling - None visible.

Cracks/splits - None visible.

Facings and trims - Boxed external corners.

Soakers - Boxed corners.

Ground clearance - No visible issues.

Seals around doors and windows - No visible issues.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Maintenance recommendations:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.



Photo 14

Timber bevel-back and shiplap weatherboards installed vertically and horizontally on the north side of the dwelling with a painted finish.



Photo 15
Timber bevel-back and shiplap weatherboards installed vertically and horizontally on the east side of the dwelling with a painted finish.



Photo 16
Timber bevel-back weatherboards installed horizontally on the south side of the dwelling with a painted finish.



Photo 17
Timber bevel-back and shiplap weatherboards installed vertically and horizontally on the west side of the dwelling with a painted finish.

EXTERIOR JOINERY

Double-glazed aluminium joinery.
Coating - Powder coated.
Joinery rubbers - No visible issues at the time of inspection.
Aluminium - No visible issues at the time of the inspection.
Hardware - Functional at the time of the inspection.
Tracks, drainage channels & weep-holes - Clear of debris.
Reveals - Timber.
Finish - Painted. No visible issues at the time of the inspection.
Damage - None visible at the time of the inspection.
Exterior flashings - Head flashings installed.
Scribers and/or seals - Sealed.
Entrance doors - Metal door and aluminium frame.
Garage joinery - Double-glazed.

Maintenance recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.

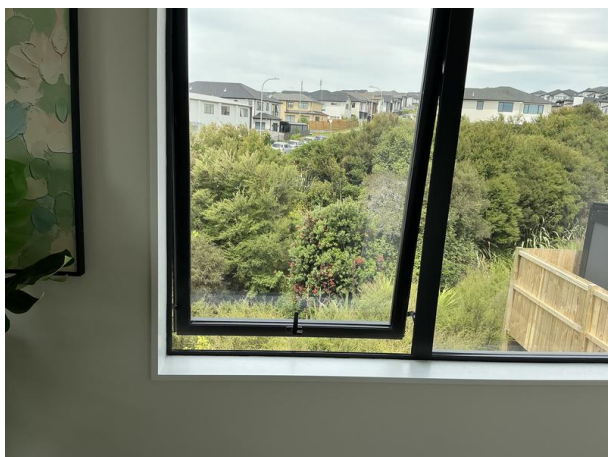


Photo 18

Double-glazed aluminium joinery with a powder-coated finish. Joinery rubbers and aluminium showed no visible defects, and all hardware was functional at the time of inspection.



Photo 19

Double-glazed aluminium joinery with clear tracks, drainage channels, and weep holes. Timber reveals with a painted finish showing no visible issues or damage at the time of inspection.



Photo 20

Double-glazed aluminium sliding doors to the dwelling were operating as intended with no visible defects or issues observed at the time of inspection.



Photo 21

Double-glazed aluminium joinery to timber weatherboards with exterior head flashings and sealed scribes noted at the time of inspection.

FOUNDATION

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.

Cracking - None observed.

Dampness - None visible at the time of the inspection.

Height above finished ground - Over 150mm.

Concrete slab floor levels were spot-checked using a self-levelling laser. As a guide, particularly for new slabs within about the first six months, commonly accepted tolerances are: level within ± 10 mm in any one room or space, and surface deviation no more than ± 3 mm over any 3 m length. In the sampled areas, no significant faults or defects were identified. The overall level difference measured was approximately 4mm. This is a spot-check, not a full floor-level survey.



Photo 22

Floor levels spot-checked with a self-levelling laser, showing a variation of 4mm over a 6m distance.

ROOF SPACE

The roof space was unable to be inspected due to the shelving under the hatch is secured.

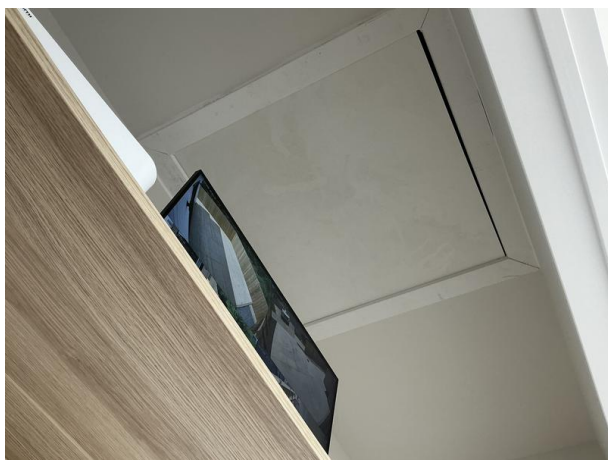


Photo 23

The roof space was unable to be inspected due to the shelving under the hatch is secured.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 140.

Protimeter Reachmaster Pro moisture metre is used for the testing of moisture levels in the dwelling. At the time of the inspection internal surface moisture tests were completed, this was consistent throughout the house with no abnormalities.

Values are indicative only (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 Risk (Yellow)

200 to 999 = Wet (red)

The condition of the timber framing is unknown.

No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.



Photo 24

A base reading was taken to an interior wall using the non-invasive moisture metre - 140.

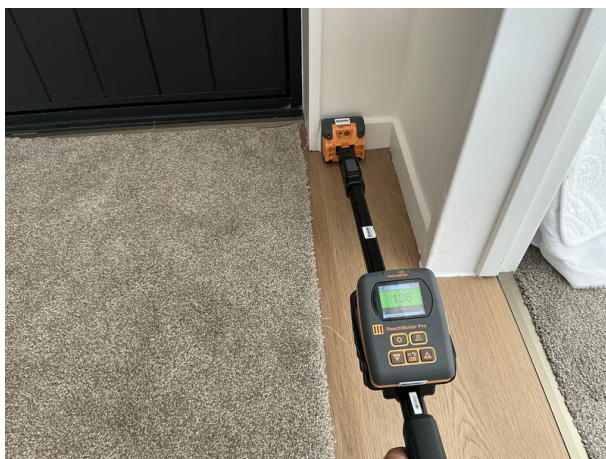


Photo 25

No indications of elevated moisture levels were detected to the bottom corners of the entrance - 136.



Photo 26

No indications of elevated moisture levels were detected to the bottom corners of the sliding doors - 137.



Photo 27

No indications of elevated moisture levels were detected to the bottom corners of the windows - 134.

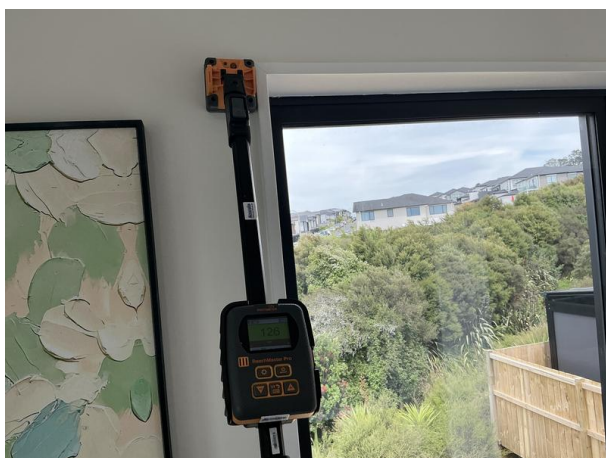


Photo 28

No indications of elevated moisture levels were detected to the top corners of the windows - 126.



Photo 29

No indications of elevated moisture levels were detected to the bottom corners of the toilets - 145.

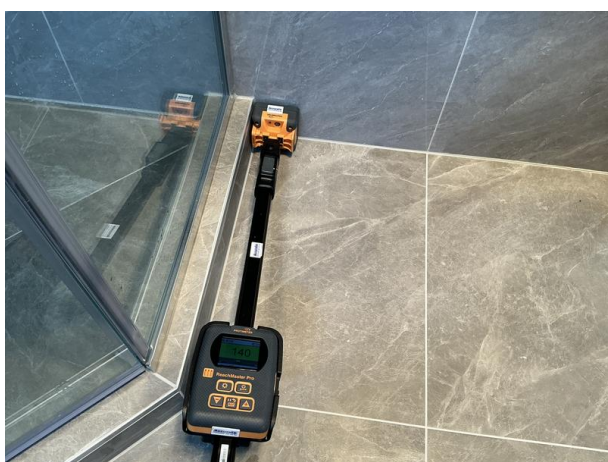


Photo 30

No indications of elevated moisture levels were detected to the bottom corners of the showers - 140.

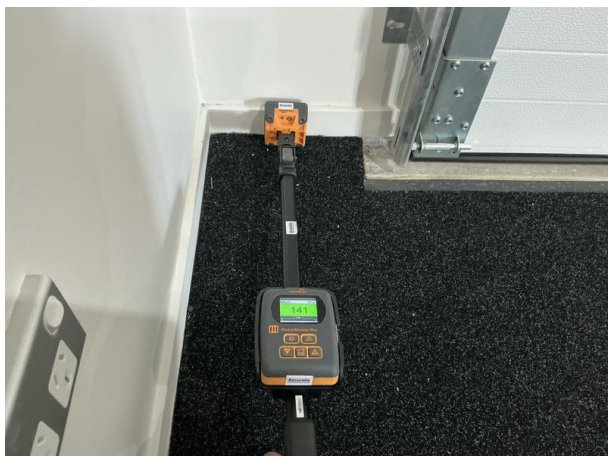


Photo 31

No indications of elevated moisture levels were detected to the bottom plates - 141.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint finish, carpet, composite and tile floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Entrance

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Entrance door - Metal door and aluminium frame.
Internal doors - Hollow core.
Floor coverings - Composite flooring.

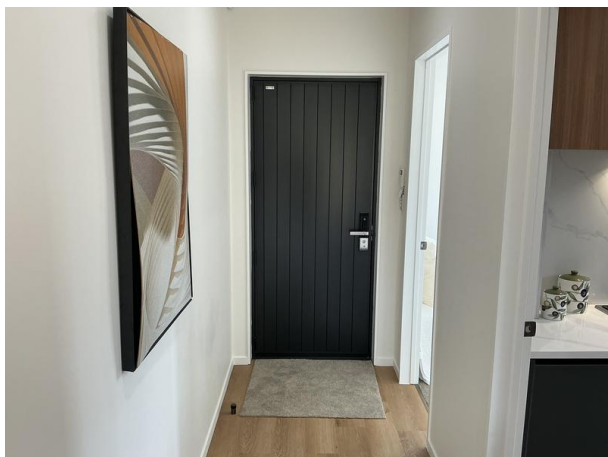


Photo 32
Entrance.

Bedroom 1 downstairs

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Safety & standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.



Photo 33
Bedroom 1 downstairs.



Photo 34
Bedroom 1 downstairs with a single door
walk-in wardrobe and ensuite.

Ensuite off bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Tiles

Exterior joinery - Aluminium - Double-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - Tiled - Sealed edge.

Shower - Tiled with glass surround. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 35
Ensuite off bedroom 1.



Photo 36
Ensuite off bedroom 1.

Kitchenette

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Composite.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Tiled - Sealed edge.
Cabinetry - Functional - Yes. Material type - Laminate.
Cabinetry requires maintenance - No.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste and braided wire.
Heat shield - Tiled.
Cooktop - Gas - Not checked. No gas connected.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Floor coverings - Tiles.



Photo 37
Kitchenette.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Composite.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Tiled - Sealed edge.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste and braided wire.

Heat shield - Tiled.

Cooktop - Gas - Not checked. No gas connected.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Garbage disposal - Functional - Yes.

Floor coverings - Composite flooring.

Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.



Photo 38
Kitchen.

Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Safety & standard glass - Painted timber reveals.

Floor coverings - Composite flooring.



Photo 39
Dining room.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Safety & standard glass - Painted timber reveals.

Floor coverings - Composite flooring.

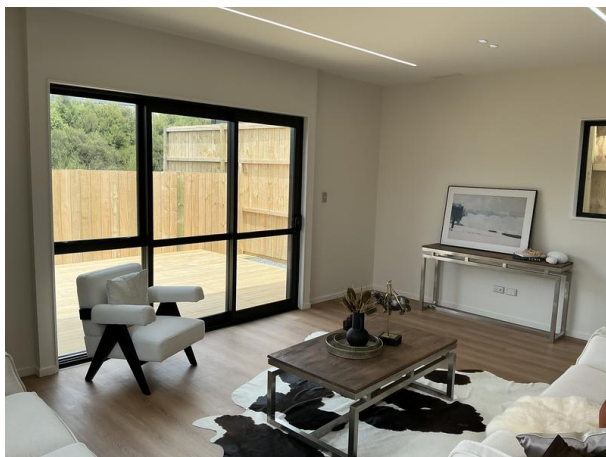


Photo 40
Living room.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Tiles.

Condition of floor coverings - No visible issues.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps & waste - Functional - Yes.

Water hammer - No noise or vibration noted.

Splashback - None, painted plasterboard - Sealed edge.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Ventilation - Opening window sash - Mechanical - Functional - Yes.

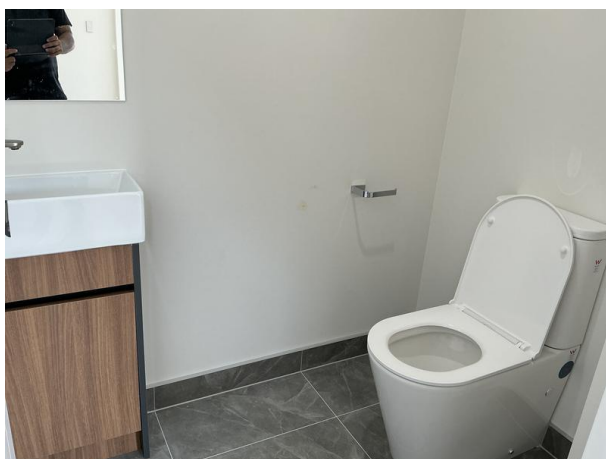


Photo 41
Toilet.

Stairway

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Type of stairs - Closed.
Construction material - Timber.
Handrail - Secure.
Height of handrail - Between 900 mm & 1000 mm.
Balustrade - (barrier) Glass.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.

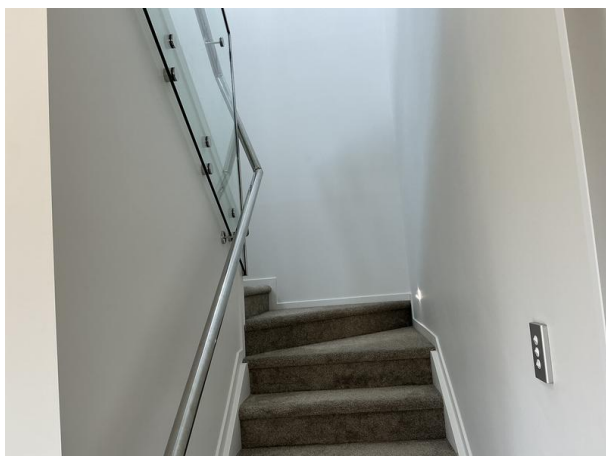


Photo 42
Stairway.

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Benchtop - Sealed to cabinet/wall junction - Yes.
Benchtop material - Composite.
Benchtops level - Yes.
Damage - None visible at the time of the inspection.
Splashback - Tiled - Sealed edge.
Cabinetry - Functional - Yes. Material type - Laminate.
Cabinetry requires maintenance - No.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste and braided wire.
Floor coverings for kitchette- Tiles.



Photo 43
Hallway.



Photo 44
Hallway kitchenette with benchtop, sink, tiled splashback, and overhead cabinetry.

Bedroom 2 upstairs on the east side of the dwelling

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 45
Bedroom 2 upstairs on the east side of the dwelling.

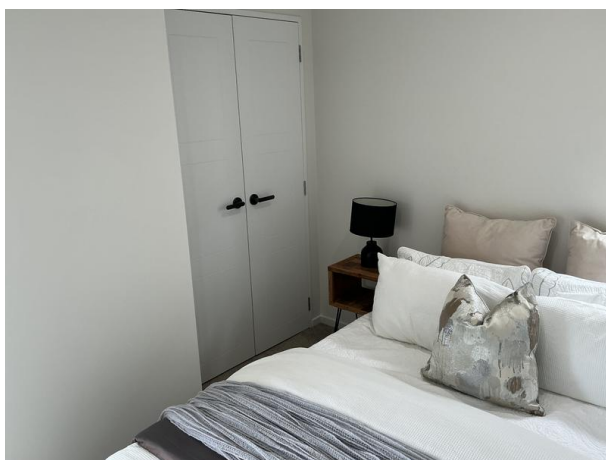


Photo 46
Bedroom 2 upstairs on the east side of the dwelling with a double door wardrobe.

Bedroom 3 upstairs on the north-east side of the dwelling

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 47
Bedroom 3 upstairs on the north-east side of the dwelling.



Photo 48
Bedroom 3 upstairs on the north-east side of the dwelling with a double door wardrobe.

Bedroom 4 upstairs on the west side of the dwelling

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 49
Bedroom 4 upstairs on the west side of the dwelling.

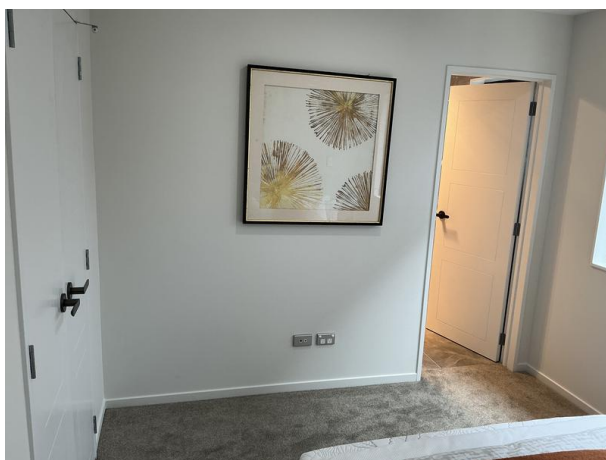


Photo 50
Bedroom 4 upstairs on the west side of the dwelling with a double door wardrobe and ensuite.

Ensuite off bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Tiles

Exterior joinery - Aluminium - Double-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - Tiled - Sealed edge.

Shower - Tiled with glass surround. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 51
Ensuite off bedroom 4

Bedroom 5 upstairs on the south-west side of the dwelling

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 52

Bedroom 5 upstairs on the south-west side of the dwelling.



Photo 53

Bedroom 5 upstairs on the south-west side of the dwelling with a double door wardrobe.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Tiles

Exterior joinery - Aluminium - Double-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - Tiled - Sealed edge.

Shower - Tiled with glass surround. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.



Photo 54
Bathroom.

Bedroom 6 upstairs on the north-west side of the dwelling

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 55

Bedroom 6 upstairs on the north-west side of the dwelling.



Photo 56

Bedroom 6 upstairs on the north-west side of the dwelling with a single door walk-in wardrobe and ensuite.

Ensuite off bedroom 6

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Tiles

Exterior joinery - Aluminium - Double-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - Tiled - Sealed edge.

Bath - Free standing. Taps and waste functional - Yes.

Shower - Tiled with glass surround. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.

Maintenance recommendations:

Baths rely on correct installation and regular maintenance to remain watertight. The junctions between the bath, wall surfaces, and tap fittings are prone to moisture ingress if sealant deteriorates. Cracked or missing sealant can allow water to reach concealed linings or framing, leading to damage. Re-seal as required with a suitable flexible waterproof sealant to maintain protection.



Photo 57
Ensuite off bedroom 6 with a bath.

Garage with laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Double-glazed - Standard glass - Painted timber reveals.

Garage door - Sectional - Double - Aluminium - Insulated - Automatic opener functional - Yes.

Internal doors - Hollow core.

Floor coverings - Carpet.

Laundry tub/sink - Modern units, sink and benchtop joinery. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Washing machine discharge - To the waste under the sink.

Water hammer - No noise or vibration noted.

Cabinets - No visible issues.

Ventilation - Opening door or window. Mechanical - Functional - Yes. - Externally vented - Yes.

Floor coverings - Tiles.



Photo 58
Garage.



Photo 59
Garage with laundry.

RETAINING WALLS

Retaining walls

Type - Timber.

Height of retaining wall - Unknown.

Rotation - No signs of.

Moisture - None visible at the time of inspection.

Damage - No.



Photo 60
Retaining walls located around the perimeter of the dwelling. Inspection not possible due to limited access.

NON-STRUCTURAL SYSTEMS

The following is a summary of the non-structural systems in the dwelling:

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete / Concrete pavers
Deck	Timber
Gates	Timber framed and covering
Electrical	Electrical system
Plumbing, Drainage & Sewerage	Hot water, water supply, gully-traps, stormwater risers and sumps
Heating	Fully ducted heat pump system
Services	Data, gas, smoke detection, ceiling fan and security

DRIVEWAY

Plain concrete.
Saw cuts - Yes.
Cracking - None visible.

Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 61
Driveway.

BOUNDARY FENCES

Unpainted timber palings fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.



Photo 62

Timber boundary fence located on the north and east sides of the dwelling.



Photo 63

Timber boundary fence located on the south side of the dwelling.

PATHS

Plain concrete path & plain concrete pavers.
Condition - Level.

Recommendations:

General upkeep and maintenance.

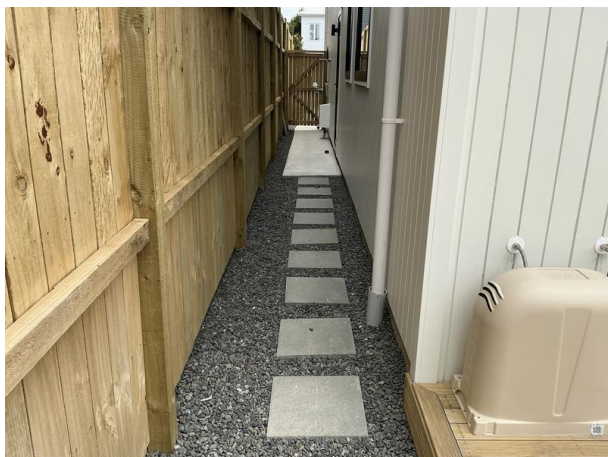


Photo 64

Concrete and concrete paver path extending from the driveway along the south side of the dwelling.

DECK

Timber deck over unknown substrate with nail fixings.
Connected to dwelling - No.
Condition of visible timbers - No visible deterioration of timbers.

Recommendations:

General upkeep and maintenance.



Photo 65

Timber deck located on the east side of the dwelling.

GATES

Side pedestrian gate.
Material - Timber.

Recommendations:

Recommend regular lubrication of the hinges and latch to maintain full function.

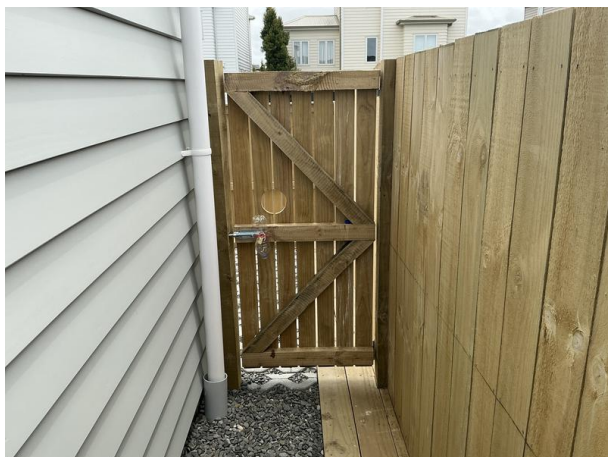


Photo 66

Side pedestrian gate on the north-west corner of the dwelling unable to be tested due to being locked at the time of inspection.



Photo 67

Side pedestrian gate on the south-west corner of the dwelling unable to be tested due to being locked at the time of inspection.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.

Distribution board location - Garage.

Earth stake - Location - On the south side of the dwelling.

Metre box - Location - Garage.

Electrical connection - Underground supply.



Photo 68

Distribution board and metre box located in the garage.



Photo 69

Earth stake located on the south side of the dwelling.

PLUMBING, DRAINAGE & SEWERAGE

Water source - Town supply. The water toby is located on the west side of the dwelling..

Water heating
Type - Gas califont. (Yet to be installed)

Sewerage Disposal - Council sewer.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.



Photo 70
Water toby located on the west side of the dwelling.

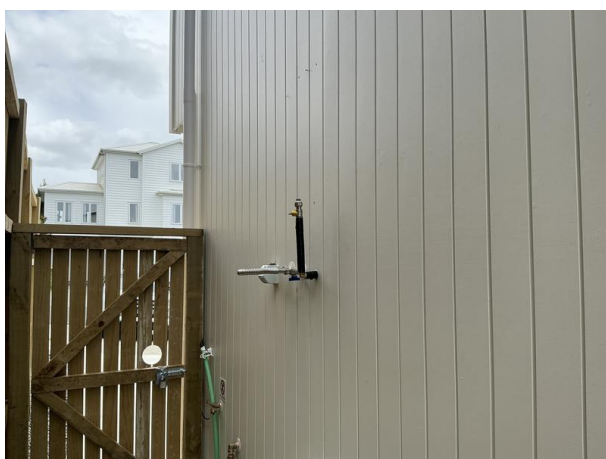


Photo 71
Gas califont located on the south side of the dwelling. (Yet to be installed)



Photo 72
Sump located on the west side of the dwelling.



Photo 73
uPVC downpipe discharging into stormwater riser on the south-west corner of the dwelling.

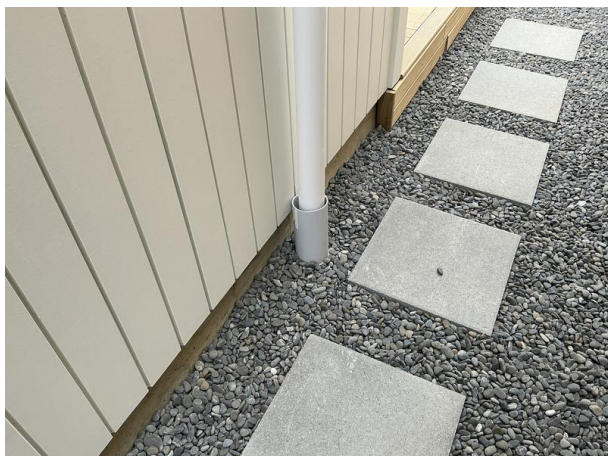


Photo 74
uPVC downpipe discharging into stormwater riser on the south side of the dwelling.

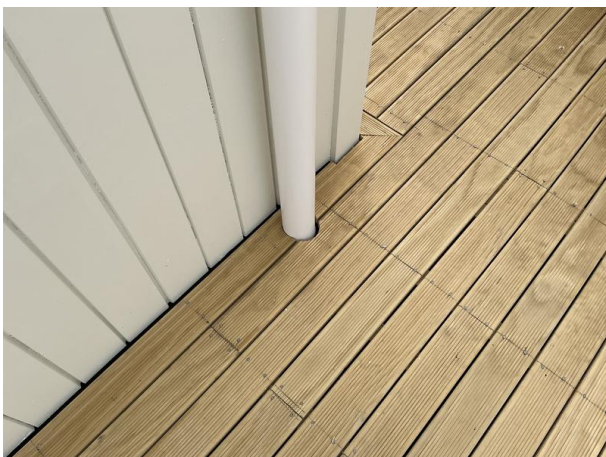


Photo 75
uPVC downpipe discharging below the deck into stormwater riser on the north side of the dwelling.

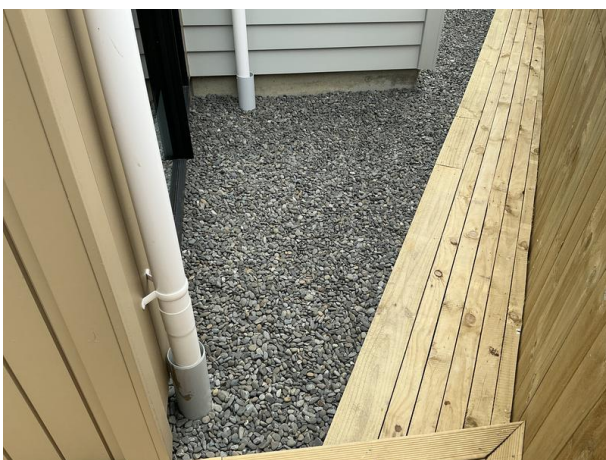


Photo 76
uPVC downpipes discharging into stormwater risers on the east side of the dwelling.



Photo 77
Gully trap on the east side of the dwelling with a uPVC downpipe discharging into the adjacent stormwater riser.

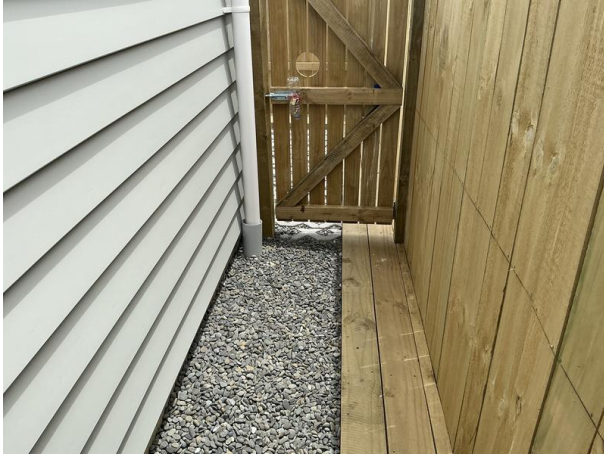


Photo 78

uPVC downpipe discharging into stormwater riser on the north-west corner of the dwelling.

HEATING

Fully ducted heat pump system.
Manufacturer - Daikin.
Located - Through-out the home.
Heating capacity - 12.0 kW
Cooling capacity - 10.0 kW

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.

Maintenance recommendations:

Regularly clean the filters of your heat pump to maintain optimal performance. The frequency of cleaning depends on the unit's location and usage, typically ranging from every 4 to 12 weeks. Units placed in areas with higher dust or debris accumulation may require more frequent cleaning, while those in cleaner environments may need less frequent maintenance. This ensures efficient operation.



Photo 79
Fully ducted heat pump system control pad located in the hallway.



Photo 80
Fully ducted heat pump system service vents located in the hallway.



Photo 81
Ceil vents located throughout the home.



Photo 82
Fully ducted heat pump outdoor condenser unit located on the north side of the dwelling.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - Yes.

Heating systems - Operating at the time of inspection.

Central vacuum systems - Tested - No.

Ventilation systems - Integrated into fully ducted heat pump system.

Heat transfer system - Not applicable.

Security systems - Tested - No.

Security cameras - Operating at the time of inspection.

Electricity services - Tested - Yes.

Gas services - Tested - No.

Gas bottle storage - Not applicable.

Water services - Tested - Yes.

Hot water services - Not installed at the time of the inspection.

Foul water services - Tested - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels/inverter - Not applicable.

Aerials & antennae - Not applicable.

Shading systems - Not applicable.

Data/telecommunications - Not applicable.

Lifts - Disabled access - Not applicable.

Water pump - Tested - No.

Water filters - Not applicable.

Stormwater soak pits - Not applicable.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Tested - No.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

Gas Metre - South side of dwelling.

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.

Regular checks to ensure smoke detectors are functional.

It is recommended that you get your garage door professionally serviced 12 months after it is first installed, then biannually by a garage door repair specialist. Refer to the manufacturer's instructions for specific maintenance requirements for your garage door motor.

To ensure that your alarm system is functioning optimally, it is recommended to follow the manufacturer's maintenance advice. Additionally, on a monthly basis, you should check the alarm still works by pressing the test facility located on the outside of the device. Replace dead batteries immediately and gently vacuum the dust that gathers on the device. Do not take the alarm apart or off its mount to do this.

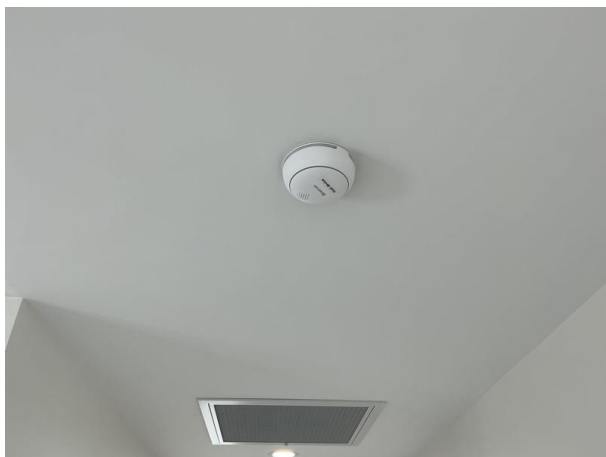


Photo 83

Smoke alarms located throughout the dwelling tested and operational at the time of inspection.



Photo 84

Central vacuum system located in the garage.



Photo 85

Security system control pad located at the entrance.

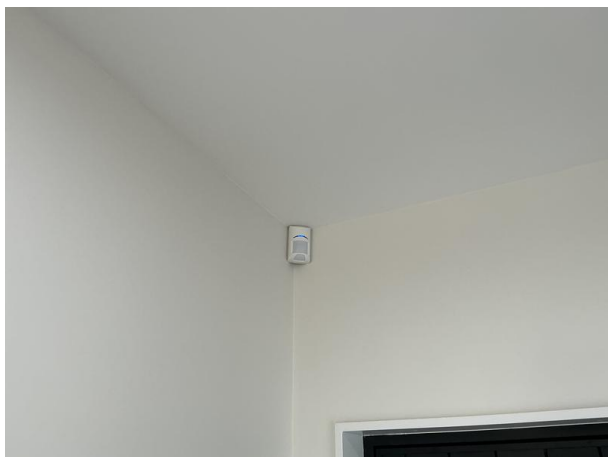


Photo 86
Security sensors located throughout the home.

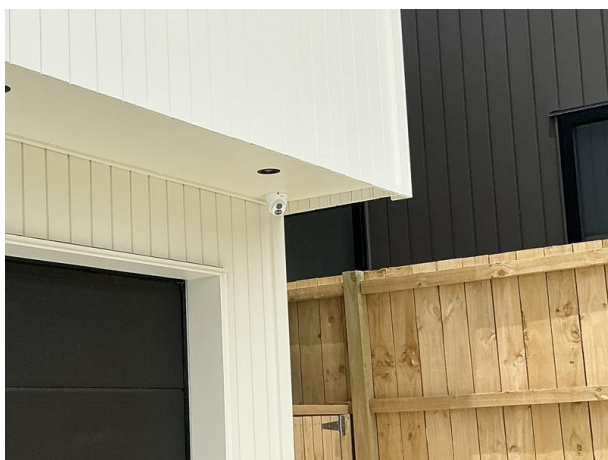


Photo 87
Security cameras located around the dwelling.



Photo 88
Security cameras operating at the time of inspection.



Photo 89
Communications hub located in the hallway cupboard.



Photo 90
Automatic garage door opener tested and operational at the time of inspection.



Photo 91
Gas meter located on the south side of the dwelling.



Photo 92
Water pump located on the north side of the dwelling.

CONCLUSION

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.

- **Below Average:** The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
- **Average:** This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- **Above Average:** Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well-maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of inspection.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.