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WEATHER TIGHTNESS DISCLAIMER

ABS House Inspections Limited shall not be liable in respect of any claim arising directly or indirectly based upon, attributed to, or in consequence of;

1. The ingress of water into a building or structure and any physical loss of, or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
2. Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or
3. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced by such fungus, mould, mildew or yeast, micro-organisms, bacteria, protozoa or any similar or like forms; or
4. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; or
5. The failure of any building or structure to meet or conform to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution thereof) in relation to:
 - i. External water or moisture; or
 - ii. Either durability or protection from external water or moisture entering that building or structure, or the effects thereof.

NZS 4306:2005 WEATHER TIGHTNESS – RISK ASSESSMENT

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

NOTE: Eaves width measured from internal face of wall cladding to outer edge of overhang including fascias and gutter/fascia combinations.
Balustrades and parapet walls are not considered eaves of any sort.

MOISTURE GUIDE

Moisture Scanner readings range:

0-49 Very Good, Normal

50-99 Wet, investigation required

100+ Very Wet, investigate immediately