



# ABS House Inspections

Experienced qualified builder for honest,  
reliable house inspections - Auckland

204 Wairere Road, Waitakere, Auckland 0782  
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Ph 021 429 829 A/H 810 9599  
[www.abshouseinspections.co.nz](http://www.abshouseinspections.co.nz)

**Date of Inspection:** 25 May 2021

**Client Information**

Address to be inspected: 24a Evans Rd  
Glen Eden

Summoned by: **Andrew Shadwell**

**Contact Details**

Home ph

Email [andrewshadwell3@gmail.com](mailto:andrewshadwell3@gmail.com)

mobile no 0212749945

**STATEMENT OF PASSING OVER INFORMATION:**

This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

Inspected by: Andrew Smith - Registered Builder

**Weather Conditions** fine

**House Description**

Estimate of house age 1960s bungalow

Rooms Summary 3 Bedrooms Construction Type timber

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## EXTERIOR

Category	General Comments	Comments		
		A	B	C
Roof/Roofing	Colorsteel corrugated iron roof, as new Tek screwed down	x		
Spouting	Plastic gutters	x		
Downpipes	Plastic downpipes	x		
Flashings	Barge and apron flashings are doing their job fine Valley flashings.	x		
Soffits	Wide soffits	x		
Fascia, Barges	Timber painted fascias are ok	x		
Construction	Good The roof angles are correct, a decent pitch always helps with quick runoff and lessens the risk of leaks.	x		

**A - Good**

**B - Will need attention soon**

**C - Needs immediate attention**

Category	General Comments	Comments		
		A	B	C
<b><u>CLADDING</u></b>				
<b>Main Cladding</b>	The house has been cladd in bevel back weather boards that are directly fixed to the studs. This type of cladding is a well liked reliable cladding, for keeping moisture at bay.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Secondary Cladding</b>	The house has also, at some point, probably in the 70s, had a metal cladding fixed over the top of the existing weatherboards. Most likely to cut down on the painting. Even more protection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Base Cladding</b>	Painted fibrolyte sheets that are well painted and in good condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cladding Assessment</b>	Good overall, the cladding is a proven performer. Minor defects dents etc, to the metal cladding. Also the timber barge mould needs replacing out back. Easy fix	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/>	

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Category	General Comments	Comments		
		A	B	C
<b><u>FOUNDATIONS, FLOORS</u></b>				
<b>Block work</b>	The blockwork around the garage is fine.	x		
<b>Footings/Slab</b>	This house is sitting on concrete piles, the house crawl space is good. Nice and dry, no obvious settling that is causing any issues. The foundations are solid.	x		
			x	
<b>Joist</b>	The floor joists visually, look ok from the side There is insulation between the joists	x		
			x	
<b>Sub Floor Ventilations</b>	It is pretty dry under the house. Good venting	x		
			x	
<b>Sub Floor Construction</b>	Overall pretty good, looks all ok to the eye. Good amount of bracing, these have borer that needs treating straight away. The concrete piles and timber jacks are in tact.	x		
			x	
<b>Flooring</b>	Native timber floors.	x		

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Category	General Comments	Comments		
		A	B	C
<b><u>EXTERIOR JOINERY</u></b>				
<b>Doors</b>	Exterior doors are wooden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Garage Door</b>	Tilter door.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Windows</b>	Wooden windows overall, are in good condition. They are due for a paint as the old paint is flaking, especially on the sunny side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hardware</b>	Overall ok, general wear and tear One of the bedroom windows needs easing. Most open and shut fine.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>EXTERIOR EXTRAS</u></b>				
<b>Decks</b>	Timber deck, out front, is showing its age now but still has some more life to live.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pergolas</b>	Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fences, Walls</b>	Paling fences Fibrolite fence is looking past it.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Chimney</b>	n/a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Handrails, Steps</b>	Wooden steps are also showing its age but, is also solid at the moment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Paintwork</b>	The house visually looks good. The weatherboards look fine. As mentioned, earlier flakey paint on some of the wooden joinery doors and windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## INTERIOR

Category	General Comments	Comments		
		A	B	C
<b><u>WALLS &amp; CEILINGS</u></b>				
Linings, Ceilings	Painted ceilings	x		
<hr/>				
Wet wall areas	No high moisture. General condition is fine.	x		
		x		

### **INTERIOR STAIRWELLS**

Handrails	n/a	x		
<hr/>				
Stairs	n/a	x		

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Category	General Comments	Comments		
		A	B	C

**INTERIOR DOORS & WINDOWS**

<b>Doors</b>		x		
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<b>Windows</b>	1x small crack in one of the windows. Tidy.	x		
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<b>Hardware-windows</b>	General wear and tear	x		
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<b>Hardware Doors</b>		x		
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**BEDROOMS, OFFICES, STUDIES**

<b>General</b>	General condition is good, good sized bedrooms mostly.	x		
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<b>Wardrobes</b>	Ok There isn't a built in wardrobe in every room.	x		
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<b>A - Good</b>	<b>B - Will need attention soon</b>	<b>C - Needs immediate attention</b>
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Category	General Comments	Comments		
		A	B	C
<b><u>KITCHEN</u></b>				
<b>General</b>	General condition is tidy Lino on the floor. Paintwork.	X		
<b>Bench tops</b>	Formica benchtop.	X		
<b>Cabinets</b>	Minor adjustments needed General wear and tear for a kitchen of this age	X		
<b>Range hood</b>	n/a			
<b>Cooking Appliances</b>	Good Electric hobb and oven.	X		
<b>Waste Disposal System</b>	n/a			

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Category	General Comments	Comments		
		A	B	C
<b><u>LIVING AREAS</u></b>				
Lounge area	Open plan living Carpet.	X		
	Heatpump	X		
Family Room	As above.			
Dining Room	As above	X		

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Category	General Comments	Comments		
		A	B	C
<b><u>BATHROOMS</u></b>				
<b>General</b>	Good sized bathroom, window lets in lots of light Lino on the floor Toilet is good.	X		
<b>Shower</b>	Liner shower over the bath Water pressure is good. Swing glass door needs minor adjustment	X		
<b>Bath</b>		X		
<b>Vanity</b>	General wear and tear for its age Good overall.	X		
<b>Accessories</b>	Wall fan Heated towel rail Wall heater.	X		
<b>Ventilation</b>	Open the window to vent or turn on the fan.	X		

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Category	General Comments	Comments		
		A	B	C
<b><u>ENSUITE</u></b>				
General		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vanity		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessories		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Category	General Comments	Comments		
		A	B	C
<b><u>EXTRA ROOMS</u></b>				
General	n/a			
<hr/>				
<b><u>LAUNDRY</u></b>				
General	Large laundry	x		
	Tidy	x		
	Paint	x		
Fittings	Super tub	x		
Ventilation	Open the window or door to vent	x		
<hr/>				

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Category	General Comments	Comments		
		A	B	C
<b><u>ELECTRICAL</u></b>				
Internal Distribution Board	The meter and fuses are old school. These are outside	x		
Fittings		x		
Lights		x		
Wiring	Ok	x		
Alarm	Good	x		
DVS/HRV	n/a	x		

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Category	General Comments	Comments		
		A	B	C
<b><u>PLUMBING</u></b>				
Hot Water Cylinders	Mains pressure cylinder, located in the laundry cupboard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilets		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cisterns		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pipes, Wastes	Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taps, Mixers	Working fine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Taps & Connectors		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Category	General Comments	Comments		
		A	B	C

**INSULATION**

<b>General</b>	Ceiling and under floor insulation is done. Walls were not done, back when this house was built.	x		
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**INTERIOR DECORATING**

<b>Wallpaper</b>	n/a			
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<b>Paintwork</b>	Good	x		
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<b>Drapes, curtains &amp; Blinds</b>	Good mostly	x		
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<b>Carpet</b>	Good.			
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<b>Other Flooring</b>	Lino	x		
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Category	General Comments	Comments		
		A	B	C

**SECURITY**

<b>Security Hardware</b>	Good, extra locks on opening doors and windows	x		
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**ACCESSORIES or ANCILLARIES**

<b>Heating</b>	Heatpump	x		
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<b>Gas</b>	n/a	x		
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<b>TV Aerials</b>	Freeview	x		
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<b>Clothesline</b>	Rotary clothesline	x		
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<b>Letterbox</b>	Ok	x		
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<b>Pool or Spa</b>	n/a			
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## OUT BUILDINGS

Category	General Comments	Comments		
		A	B	C
<b><u>GARAGE</u></b>				
<b>General</b>	Double garage	x		
	Partially lined	x		
	Dry	x		
<b>Joinery</b>	Back wall and side wall have fixed pane windows.	x		
	Side metal door			
<b>Fittings</b>	Work benches etc	x		
	Lights and power.			
<b>Cladding</b>	Pressed metal sheets into the weatherboard profile			
	the bottom of the sheets on the concrete path side, has secondary rust		x	
<b>Construction</b>	Good			
<b><u>OTHER OUT BUILDINGS</u></b>				
<b>Garden Shed</b>	n/a	x		
<b>Sleepouts</b>	n/a			
<b>Carpports</b>	n/a			
<b>Granny flats</b>	n/a			

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## SITE CONDITIONS

Category	General Comments	Comments		
		A	B	C
<b><u>DRAINAGE</u></b>				
<b>Site Storm water</b>	I didn't see anything to really worry about. The house sits in a natural higher plane and the ground gently falls away nicely to natural water courses down hill, at the bottom of the property and beyond, water soaks in or runs off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>House Storm water</b>		x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sewer, Vents, Gullies</b>	These are ok, not really supported around the edge of the gullies but its been that way for a long time now.	x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Septic Tanks</b>	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retaining Walls</b>	Concrete block garden retaining walls	x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Driveway</b>	Concrete driveway	x	<input type="checkbox"/>	<input type="checkbox"/>

A - Good	B - Will need attention soon	C - Needs immediate attention
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## GENERAL ISSUES

Category	General Comments	Comments		
		A	B	C
<b>Evidence of rot &amp; decay</b>	Rusty bottom weatherboard on the garage To fix, cut away the rusty bottom and replace with a galv flashing to match, is easy to do. Also, the small area of barge mould rot, under the back eave, this will be easy to replace if you have a piece of imperial measured moulding.	<input type="checkbox"/>	x	<input type="checkbox"/>
<b>Evidence of moisture &amp; mould</b>	The moisture scanner is used and there were no high readings	x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Foundation Movement &amp; Slab</b>	This house and garage is sitting well on their foundations.	x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pest Evidence</b>	Borer noted in selective pieces of wood under the house. The borer can be treated .	<input type="checkbox"/>	x	<input type="checkbox"/>
<b><u>MISCELLANEOUS</u></b>				
<b>Privacy/Noise Levels</b>	Quiet	x	<input type="checkbox"/>	<input type="checkbox"/>
<b>Workmanship</b>	The original build	x	<input type="checkbox"/>	<input type="checkbox"/>

**A - Good**

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## OVERVIEW

To whom it may concern,  
This inspection today, was carried out on a fine day. The house, in general, has been presented as it stands. The house is clean and tidy overall, inside and out. This house was built back in the 60s and was built well by good trades people. It has stood the test of time. This is due to a well designed breathable home, simple and reliable. Maintenance is key with any home and this home has been loved and cared for over the years and it shows. There is always some minor defects but overall, its good structurally. Any questions, please feel free to call me.

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## **Statement of Policy**

**Scope:** The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior and insulation/ventilation. The procedure for their inspection will be conducted in accordance with NZS 4309:2005, New Zealand Standard, Residential Property Inspection.

**Limitations:** Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection.

Nothing will be dismantled during the inspection, and there will be no destructive testing performed.

Appliances and spa/pool equipment, special cycles or features are not inspected.

None of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house Inspector has a minimum of twenty years in the building industry. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk through inspection. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any party, who is not directly involved with the process of the transaction.

**Reasonable Access:** Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 450mm opening access door that can be safely accessed from a 3.6m ladder, and a minimum crawl space of 620 x 610mm in the ceiling space, a 500 x 400mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roof areas that can be safely accessed from a 3.6m ladder, or if the minimum clearance is not available, the area is within the Inspector's unobstructed line of vision.

**Items and Conditions Excluded from the Report include:** Building Codes, zoning, ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky and toxic mould situations, areas that the Inspector believes to be a problem can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, 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 specialised report.

**Disputes and Limitations of Liability:** The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the Inspector to follow the New Zealand Standard; NZS 4309:2005 Residential Property Inspection, (a copy is held at our office for viewing if required). The client agrees to notify the Inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the Inspector can re-inspect the said item. The client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

In the event of making a claim against ABS Builders & House Inspections Limited, you need to contact our office immediately and request a claim form.

**Important Information:** You need to be aware that it is possible for problems in a house, to be disguised to prevent detection. If you notice anything that was not visible at the time of your visit and our inspection on the day, you should contact us immediately to discuss the matter.

**Vendor Inspections:** The vendor is required to notify the Inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

**Cancellation Policy:** If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within the 24-hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

**Payment Policy:** Payment is due 7 days after delivery of the inspection report unless otherwise arranged. NO statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

**Insurers Disclaimer:**

- a) This is a report of a visual only, non-invasive inspection of the areas of the building, which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring), or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) The inspection did not assess compliance with the NZ Building Code including the Code's weather-tightness requirements, or structural aspects. On request, specialist inspections can be arranged or weather-tightness or structure, or of any systems including electrical, plumbing, gas or heating.
- c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected, was excluded from the scope of the inspection.



204 Wairere Road Waitakere Ph 021 429829 A/H 810 9599

## CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**Client:** Andrew Shadwell  
**Site Address:** 24a Evans Rd, Glen Eden  
**Inspector – Name:** Andrew Smith  
**Inspector – Company:** ABS House Inspections  
**Inspector – Qualifications:** Certified Builder  
**Date of Inspection:** 25 May 2021

The following areas of the property have been inspected:

	YES	NO
(a) Site	X	
(b) Sub floor	X	
(c) Exterior	X	
(d) Roof exterior	X	
(e) Roof space	X	
(f) Services	X	
(g) Accessory units, ancillary spaces and buildings	X	

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 4309:2005 *Residential property inspection* – and I am competent to undertake this inspection.

Signature....Andrew Smith

Date...25 May 2021

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 49:2005 for full details.





204 Wairere Rd, Waitakere, Auckland. Ph 810 9599 or 021 429 829

[www.abshouseinspections.co.nz](http://www.abshouseinspections.co.nz)

## **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