



STATEMENT OF PASSING OVER INFORMATION:
This information has been supplied to us by a third party. Accordingly the Vendor and Astar 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 Astar 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.

Ph: 0800 766 463
info@buildinginspect.co.nz
www.buildinginspect.co.nz
Registration Nu NZIBI 031

Pre-purchase HOUSE inspections

RECOMMENDATIONS REPORT

Inspection 9029
Customer Marc Capp
Property Address 30 Sylvan Valley Avenue, Titirangi
Date 12/02/2025



Moisture Testing:

Moisture testing carried out in all rooms. Results of moisture readings, if not normal, will have been noted under Floors, Walls, and Ceilings etc.

OBSERVATIONS RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT CARRIED OUT TO NZS 4306:2005 (visual component of this building code only)

NZIBI 031 Member with indemnity protection. Policy number 1726429/000

Identified ratings can be found thru out report i.e. Very good / Good / Fair / Poor

**Weather on the day was Fine.
Report relates day of inspection.**

OBSERVATIONS / RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT

Dwelling Description

The property comprises a single-level dwelling with timber frame. Cladding is timber shiplap weatherboards (no cavity due to era of build). Offering three bedrooms, one bathroom and one separate toilet. Has a corrugated metal roof on a part concrete base and part timber floor and timber piles.

Building Exterior / Attached Structure

Foundation Walls and Base Boards

Foundation walls are timber posts in and on concrete blocks and concrete blocks. Base is fibrolite and concrete blocks. Dwelling is on a part concrete floor foundation. Floor to ground level good / fair. All appears to be in good / fair condition at time of inspection. Note:

Recommend on south and south-west corner, which has possible been a garage at some time, adding a strip drain in this area would help lower moisture levels in concrete floor.

Sub-Floor ventilation

All ventilation by way of being open on north end of dwelling.

Basement

Access located on north side of house. Foundation walls are timber posts in and on concrete blocks and concrete blocks. Piles are timber posts in and on concrete blocks. Damp proof courses, bearers and floor joists all appear to be in good condition. Floor is particle board with batts insulation.

Under bathroom areas found to be dry with no signs of leaks at time of inspection.

Note: Unable to gain access inside basement shed due to been locked.



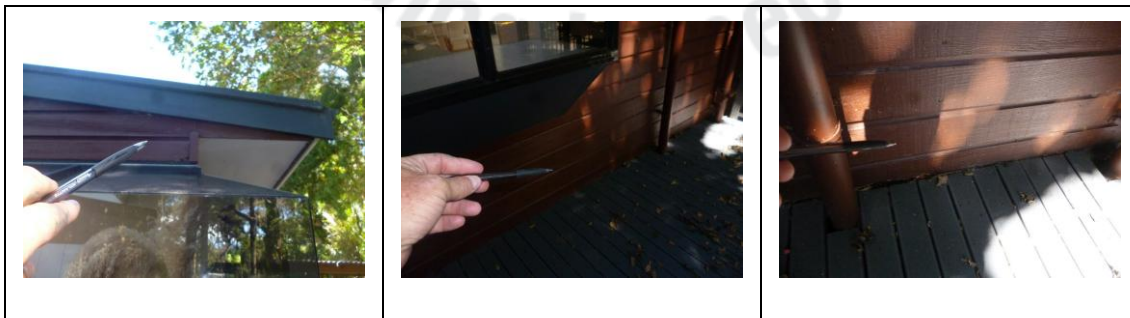
Insulation

Exterior Lining – Cladding

Horizontal timber shiplap weatherboards. All appeared to be in good / fair condition at time of inspection.

Note: Rot sighted on north-west corner weatherboard over kitchen bay window and along north, west and south sides of house where deck is in contact with cladding (refer to notes under “Decks”. Damage and minor rot to north-east corner of house.

Recommend all these areas have further investigation carried out with all repairs/replacements being undertaken by an LBP builder.





Gables and Bargeboards

Gables are horizontal timber shiplap weatherboards. Bargeboards are timber. Appear to be in good condition at time of inspection.

Joinery

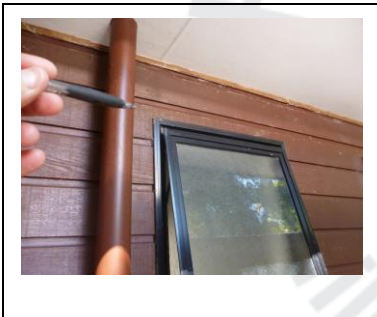
Timber and aluminium doors and aluminium windows. All appeared to be in good condition at the time of inspection.

Trim, Scribes and Head Flashings

Head flashings appear to be in good condition at time of inspection.

No trim or scribes were used in the design or construction of this dwelling. Note:

- 1 Several windows on west side of house have no head flashings and are reliant on soffit for cover. All windows / doors require mechanical head flashings.
- 2 Sides of joinery are reliant on wedges/foam or silicone to seal.



Soffits

Soffits approx. width varies from none up to 450mm and are painted fibrolite. All appear in good condition at time of inspection.

Fibrolite products from the 50's through to 90's contained 5% to 15% asbestos.

No health risk unless cutting, grinding, or handling unpainted product. Keep well painted.

Removal and dumping of product should only be carried out by professional licensed companies.

Fascia

Timber fascia appears in good condition at time of inspection.

Spouting

PVC spouting with leaf guard all appears in good condition. Recommend cleaning spouting on a regular basis and make any necessary repairs as required to extend the life of the product.

Downpipes

PVC downpipes. Found to be in good condition at the time of inspection.

Plumbing – Gully traps & Waste pipes

Gully traps appear to be in good condition. Waste pipes turn-down appear to be in good condition.

Drainage – Sewer & storm water

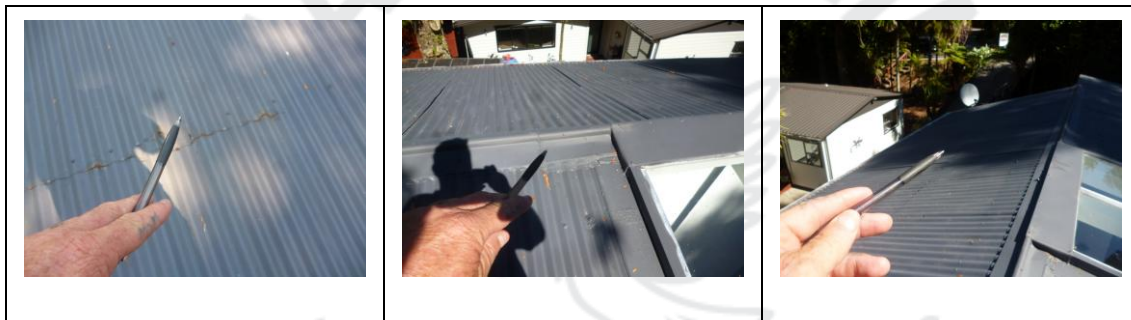
Council sewerage and storm water connection. Terminal back vent installed.

Roof

Corrugated iron roofing. Roof, ridges and roof flashing appeared to be in good / fair condition at the time of inspection.

Recommend yearly checks to clean and carry out any necessary maintenance which may be required to ensure watertight. Note:

- 1 Short sheet galvanised lead head fixed roofing requires fixings replaced with screw fixings with fibrous washers and any rust in roof treated. Recommend a professional roof company check and carry out all repairs to ensure watertight or replace as necessary.
- 2 Aluband tape used in areas of roof and around skylight flashings. Recommend professional repairs or replace as necessary.



Chimney

Painted galvanised iron chimney with cowl, appears to be in good condition at time of inspection.

Note: Not in use.

Exterior Lights

Exterior lights appear to be in good condition and working at the time of inspection.

Electric Power Main (Meter Box)

Not viewed.

Electrical

Underground to dwelling.

Telecom

Underground to dwelling.

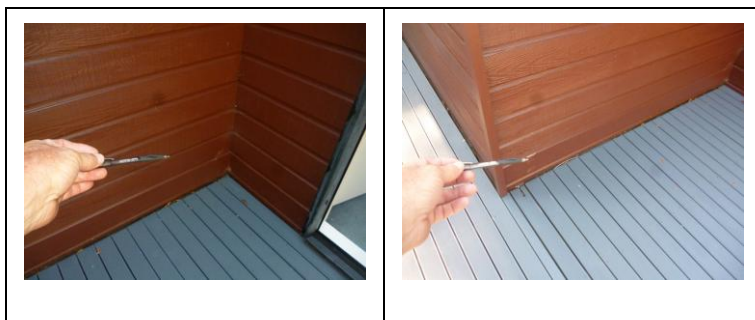
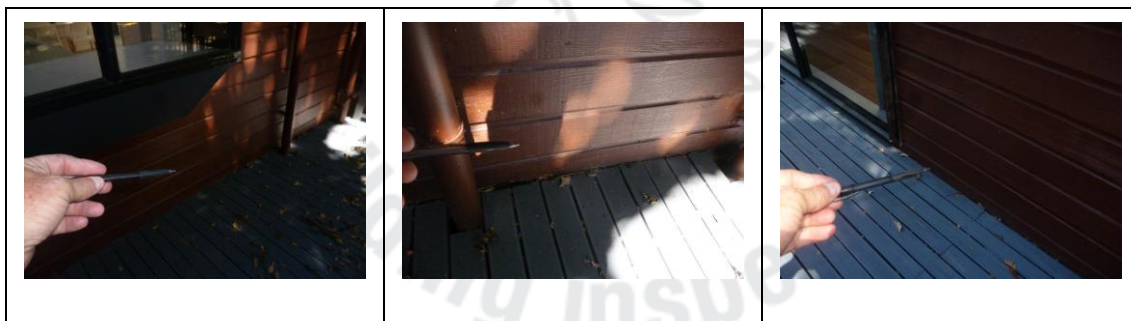
Water main supply

Town supply. Meter located at front of property.

Decks and Steps

Decks located on north and south sides of dwelling. Timber decking over timber deck framing, timber balustrades, rails and fixings, all appeared to be in good condition at time of inspection. Unable to view all timber below deck due to lack of clearance.

Note: All decking requires a minimum 12 mm gap to cladding to prevent moisture being trapped. Damage to bottom timber shiplap on both decks due to moisture transfer from decking areas.



OVERALL CONDITION OF EXTERIOR

The exterior of the house appears to be in fair condition. See all notes. View footnote at end of report.

Building Interior / Rooms

Note: A water tap is checked to make sure plumbing system is under pressure so leaks can be detected. The building inspector will ask for a plumbing/electrical professional tradesperson to check property if areas of the above trades are of concern.

Floors

Floors are concrete and particle board. All appear to be in good condition, particle board level and firm with minimal creaks. Coverings are vinyl, tiles and carpet.

All appeared to be in good condition at time of inspection other than:

Note: Lived-in marks to carpets in bedrooms and several holes in tiles in lounge.



Interior Mouldings

Architraves, skirtings, cornices and square stoppings are painted and in good condition at time of inspection.

Walls

Walls are painted, wallpapered and painted wallpaper, appear to be in good condition. Straight with minimal cracks found at time of inspection.

Note: Elevated moisture readings recorded on north wall of master bedroom on bottom plate area, south and west walls of lounge area around windows and bottom plate and east wall of lounge. Refer to notes under "Roof", "Decking" and "Foundation Walls". Further investigation required in these areas.

Moisture Readings with Trotec T660 Gauge or Wagner Orion 930.

Readings were taken from a minimum of three points from inside of all exterior walls and wet areas i.e. Around all windows, doors, bottom plates and wet areas.

Elevated moisture readings were detected and noted in report, otherwise appears to be normal at time of inspection. (Below 16 Orion 930 considered normal)



Orion Gauge Used

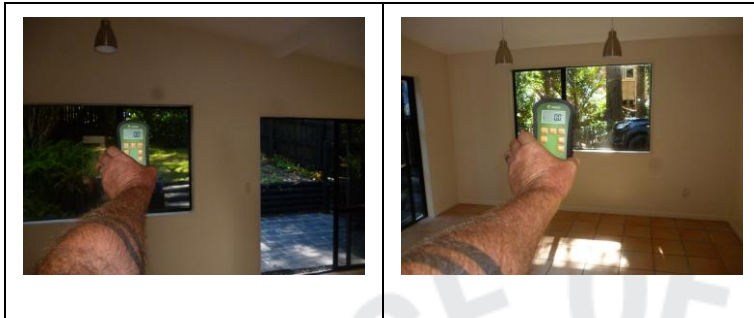
21.0 elevated



17.6

17.0

17.1



Windows

Single glazed. Glass, framing, sills, opening sashes and hardware were found to be in good condition at the time of inspection.

Doors

Front door is painted timber. Doors to the exterior are aluminium with glass panels. Interior doors are painted with fair hardware and found in good to fair condition at the time of inspection.

Note: Hardware missing from master wardrobe and several doors require easing so function correctly.



Ceilings

All ceilings are painted and varnished timber. No cracks, mould or dampness found at time of inspection.

Heat Pumps and DVS System

Heat pumps located in dining area and bedroom.

DVS system control located in hallway.

Recommend when purchasing property check that all is working, and any remotes supplied.

Cupboard Space / Wardrobes

Double wardrobe in master, double in bedrooms two and three. Hardware, shelves, rails and fittings found to be in good condition at time of inspection.

Switchboard

Located in hallway. Circuit breakers.

Lights

Fittings all appear to be in good / fair condition. No damaged switches. Light bulbs all working at the time of inspection. Note:

- 1 Bedroom three, one light requires refitting correctly.
- 2 Glass cover missing from vanity lights.



Smoke Alarms

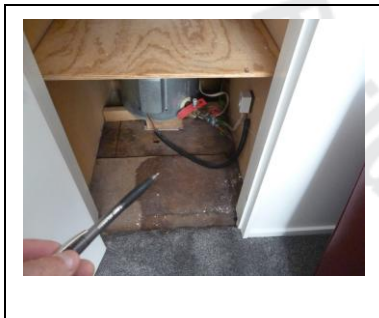
Regulations state as from 22 April 2003 a smoke detector must be installed no less than 3 meters from every bedroom door. Non-compliant.

Hot water cylinder

Located in the hall cupboard; Rheem 180 lt. Date 2000. Mains pressure system.

Appears to be in good condition at time of inspection other than:

Note: Historical moisture damage to floor in hot water cupboard. Tested dry at time of inspection.



Kitchen

Meltica shelves, cupboards, doors and drawers. Formica bench tops. Chrome handles. Stainless steel sink with mixer. No leaks found at the time of inspection. Wall oven and electric hobs. Extractor fan flued to the outside. Overall condition was found to be good other than:

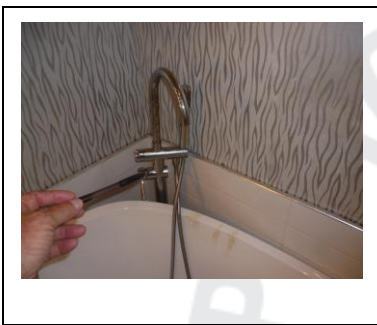
Note: Loose kitchen cabinet kickboards, several holes in cabinets from screws. Lights not working on exhaust fan.



Bathroom

Bath with mixer and spout, tiled cubicle shower with mixer and rain head. Vanity with basin and mixer. All operational. No leaks found at the time of inspection. Exhaust fan and one heated towel rail. All appears to be in good / fair condition.

Note: Damage to bath, surface rust to mixer tower, loose mixer tower and one bracket broken on towel rail.



Toilet

Located in own room. Toilet only. All operational and appears in good condition. No leaks found at the time of inspection.

Laundry / Tub operation

Located in hallway cupboard. Super tub with taps and mixer. No leaks found at time of inspection. Operational and appears to be in a fair condition.

Note: Recommend super tub is fixed in place. Cabinet has surface rust.



Back entry

Located in dining area. Aluminium ranch slider with glass panels. Appeared to be in good condition at time of inspection.

OVERALL INTERIOR CONDITION

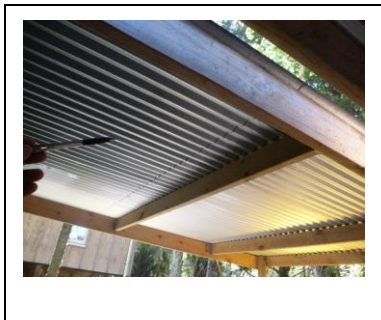
The interior appears to be in a good condition other than notes.

Section / Garden / Outbuildings

Carports

Detached carports for two vehicles. Roofing is corrugated iron. Overall, the carports were found in good condition at time of inspection other than:

Note: No cross roof bracing on carports, movement in construction.



Section / Outside area

Tidy section with established garden and native bush.

Driveway and access

Concrete driveway and cobblestone car pads. Own right of way. All in good condition at time of inspection.

Fences / Retaining Walls

Timber fencing and timber retaining walls appear to be in good / fair condition at time of inspection.

Note: Noticed areas of rot to retaining wall and posts.



Letterbox

Metal. In good condition at time of inspection.

Footnote:

- 1 Recommend Lim and all council files be viewed.
- 2 Recommend due to extensions / alterations noticed that council floor plan (if available) is viewed of footprint of original dwelling.

Please Note:

Moisture testing carried out in all rooms.

The inspector has not moved furniture, fixtures, stored items, soils, plants etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. Some defects can be detected with the aid of testing equipment which was used at the time of inspection but these tools have limitations and cannot detect defects in all circumstances.

A non-invasive Trotec T660 MMS or Orion 930 (Moisture Measurement Systems) were used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

Inspections - over three meters. OSH regulations state that working at heights of over three meters is done safely. If climbing over three meters then OSH state - guarding, safety nets or fall arrest systems should be in place. This is unfavourable in the situation of house inspections; therefore our policy is that our inspectors only climb as far as their ladders take them, keeping their personal safety paramount.

This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

- A This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring, etc. Therefore we are unable to report that any such part of the structure is free from defect.
- B This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualification enable them to do so.
- C Information provided in this document is provided "as is" without warranty of any kind, either expressed or implied.

Inspection Date: 12/02/2025

Inspector: Damon Schubert
021-878491

Bryan Schubert
Company Director



RATINGS:

VERY GOOD: No work required, in excellent condition

FAIR: Check recommendations, work required

GOOD: No or minimal work required, consistent for its age

POOR: Requires replacing, further investigation

All ratings are based on age and condition at time of inspection. Follow up is the responsibility of the client.

Peace Of Mind recommend that for further piece of mind a LIM report also be obtained on the property from the local council.