

TRANSFERRABLE PRE-SALE INSPECTION REPORT



6c & 6d Edgecumbe Street, Whitiara, Hamilton, 3200

Inspection prepared for: Megan Mackie

Date of Inspection: 4/11/2025 Time: 12:00 PM

Age of Home: 2002 Size: 340m2

Weather: Fine



Inspector: Matt Marks

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INSPECTED ONCE. INSPECTED RIGHT!

Report Summary

How To Read This Report:

Ratings Definitions:

No Rating = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal & Defective Items:

| General cladding condition | | |
|-----------------------------|-----------------------------------|--|
| Page 3 Item: 1 | Clearances | <ul style="list-style-type: none"> Beneath the recommended 100mm clearance between cladding and ground on most places around the home. Although this would not meet today's standard, it does not appear to have lead to any moisture ingress issues. |
| Direct fix synthetic stucco | | |
| Page 4 Item: 2 | Cracking | <ul style="list-style-type: none"> A lot of cracks present and all appear to be near joinery. All cracks are minor (thin and vertical). This is not uncommon for a building this age. They may only require painting with an elastomeric paint without the need for sealant however I recommend consulting a cladding/painting professional to confirm. |
| Kitchen | | |
| Page 13 Item: 4 | Air Extraction Point of Discharge | <ul style="list-style-type: none"> Although there seems to be the hardware to vent to the exterior of building in 6c, it is bowing back into the kitchen. Perhaps the ducting is blocked or disconnected? Unknown where the discharge point is for 6d - might be just blowing into the kitchen. |

| Interior stairway | | |
|--------------------------|--------------------|--|
| Page 15 Item: 1 | Handrail | • The balustrades at the top of the stairs in both properties are under 1000mm high which is the current standard. Would have been OK at the time of construction. |
| Bedrooms | | |
| Page 17 Item: 5 | Wall | • Large cracks between boards in the top bedroom in 6d. Also cracking between door jamb and gib in the same room. Although this appears cosmetic only (no other signs of any movement in the building), it is unsightly. |
| Page 17 Item: 6 | Moisture Readings | • Readings taken on a section of wall underneath the window in the downstairs bedroom of 6c were within the higher range and indicate this part of the room to be WET. There is no other indication of moisture ingress - no swelling, no odours, no staining, no warping. The cladding outside the window appears in satisfactory condition. It could be an older issue that has since been resolved? |
| Bathrooms | | |
| Page 19 Item: 5 | Ventilation System | • NOTE: the extractor in the top bathroom in 6d is very quiet and does not appear to be functioning correctly. |
| Garage interiors | | |
| Page 23 Item: 4 | Auto door opener | Not functioning on 6c - manual opening only. |
| Burglar alarm | | |
| Page 24 Item: 1 | Panel location | • Both do not appear functional |

General site features

1. Building type

The property being reported on is actually two properties that are adjoining. They are residential, multi level family homes. The foundation walls are concrete block with a direct fix fibre cement cladding above.

The roof is covered with profiled steel and surrounded with an exterior metal guttering and downpipe system.

2. Approx age of home

M D NI

- 20+ years (2000's)

3. Services

M D NI

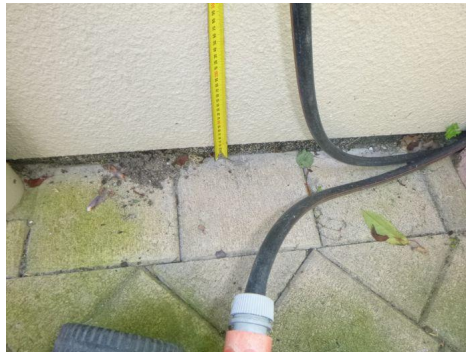
- Electricity is connected at the time of inspection
- Water is mains supply and was on at the time of inspection
- Gas is supplied to the home and was on at the time of inspection
- Sewer disposal is via the city system

General cladding condition

1. Clearances

M D NI

- X
- Beneath the recommended 100mm clearance between cladding and ground on most places around the home. Although this would not meet today's standard, it does not appear to have lead to any moisture ingress issues.



40mm

2. Penetration seals

M D NI

- Sealed

3. Flashings

M D NI

- Present not only on all doors and windows but also between levels of the house.



Direct fix synthetic stucco

1. General condition

M D NI

- The coating is in good condition
- There is no damage to any panels apparent.

2. Cracking

M D NI

X

- A lot of cracks present and all appear to be near joinery. All cracks are minor (thin and vertical). This is not uncommon for a building this age. They may only require painting with an elastomeric paint without the need for sealant however I recommend consulting a cladding/painting professional to confirm.



Left side of 6c



Rear of 6c



Rear of 6c



Front of 6c



Under kitchen 6d



Front of 6d



Rear of 6d



Above laundry 6d



6d over deck

Roof type & condition

1. Roof type

Profiled metal

2. Pitch appropriate to material type

M D NI



3. Surface damage and deterioration

M D NI

- No surface damage apparent
- No deterioration apparent

4. Lichen/moss

M D NI

- There is no lichen/moss present at time of the inspection

5. Penetrations

M D NI

- Roof penetrations appear to be fixed well, adequately supported and have appropriate flashing in place

6. Flashings

M D NI

- All roof flashing appears to be in place and correctly installed



7. Profiled metal

M D NI

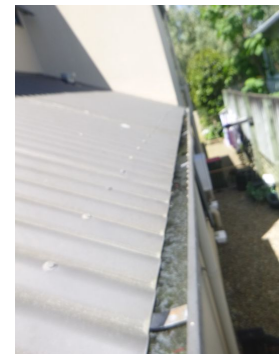
- Turn ups and turn downs appear sufficient to prevent moisture ingress
- No apparent deflection can be seen at the time of inspection
- The roof span appears appropriate for this type of roof
- No apparent ponding can be seen at the time of inspection
- No damage to ribs apparent

Gutters/spouting

1. Type

M D NI

- External



2. Material Type

M D NI

- Metal

3. Position

M D NI

- Satisfactory

4. Fall

M D NI

- Satisfactory

5. Fixings

M D NI

- Present

6. Damage

M D NI

- No damage apparent

7. Obstruction

M D NI

- No obstruction present
- NOTE: leaf guard has been placed on some of the 6d property to keep leaves/debris out - it is in good condition

8. Leakage

M D NI

- There are no signs of current or previous leakage at the time of inspection. The weather was however, dry and sunny.

Downpipes

1. Material type

M D NI

- PVC

2. Damage

M D NI

- None apparent

3. Leakage

M D NI

- There seem to be no signs of leakage at the time of inspection. The weather was however, dry and sunny.

4. Fixings

M D NI

- Present

5. Point of discharge

M D NI

- Satisfactory - connected to storm water

Fascia, Eaves & Soffits

1. Eaves

M D NI

Observations:

- Present at between 50mm and 500mm wide - in good condition

Roof space

1. Party walls/fire proofing

M D NI

- There is definitely a wall that has been placed in the roof cavity between the two properties. Quite probably fire resistant gib or the like.

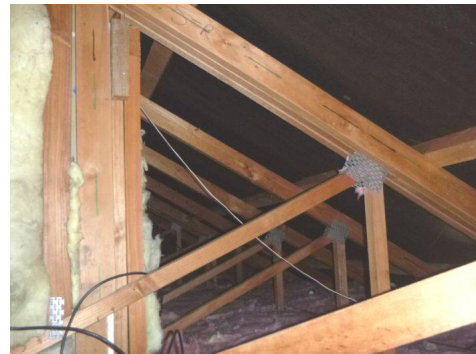
2. Roof frame construction & connections

M D NI

- Satisfactory



Possible fire resistant wall



3. Insect and pest infestation

M D NI

- No evidence of pest or insect infestation

4. Rotting timber

M D NI

- None evident at the time of inspection

Roof space insulation

1. Type

M D NI

- Polyester in different forms - in good condition



6d

2. Thickness

M D NI

- At least 150mm

3. Coverage

M D NI

- Excellent coverage

Exterior doors condition

1. Material type

M D NI

- Timber front doors. Aluminium other doors - all in satisfactory condition

2. Operation and fit

M D NI

- Satisfactory

3. Hardware

M D NI

- Functional

4. Flashings

M D NI

- Present

Exterior windows condition

1. Material type

- M D NI • Aluminium

2. Type

- M D NI • Single glazed

3. Sash condition

- M D NI • Satisfactory condition

4. Operation and fit

- M D NI • Satisfactory

5. Sash fittings

- M D NI • Satisfactory

6. Hardware

- M D NI • Functional

7. Security stays

- M D NI • Functional where present

8. Flashings

- M D NI • Present

Exterior construction - Timber framed

1. Verticality and alignment

- M D NI • Satisfactory



Deck/Balcony/Verandah

1. Location

M D NI

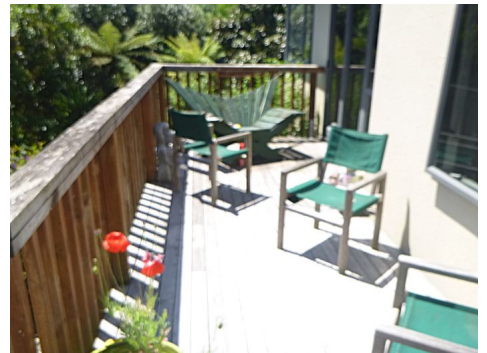
- Outside living areas



6c



6c



6d



6d

2. Material type

M D NI

- Timber - in satisfactory condition

3. Bracing

M D NI

- Satisfactory

4. Excessive springiness

M D NI

- None present

5. Handrail

M D NI

- Adequately rigid
- Adequate height (meets current standards of being at least 1000mm high)



6c >1000mm high



6d > 1000mm

Kitchen**1. Lights and switches**

M D NI

- Functional



6c



6d

2. Power outlets

M D NI

- Functional

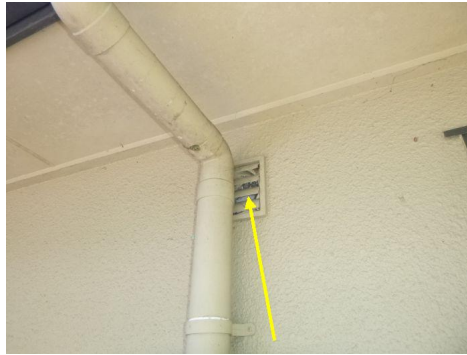
3. Air Extraction System

M D NI

- Mechanical



6c



6c - Point of discharge



6d

4. Air Extraction Point of Discharge

M D NI

- X
- Although there seems to be the hardware to vent to the exterior of building in 6c, it is bowing back into the kitchen. Perhaps the ducting is blocked or disconnected?
 - Unknown where the discharge point is for 6d - might be just blowing into the kitchen.

5. Taps & Waste Traps

M D NI

- Operative

6. Water Hammer

M D NI

- No noise or vibration noted

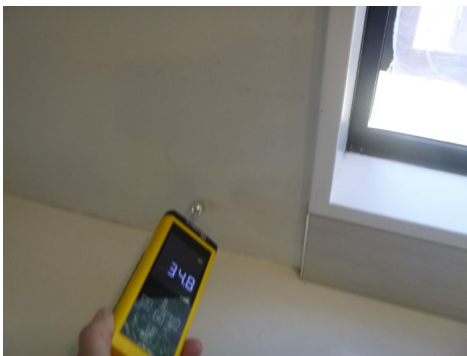
7. Leakage Observed

M D NI

- None observed at the time of inspection

8. Moisture Readings

M D NI



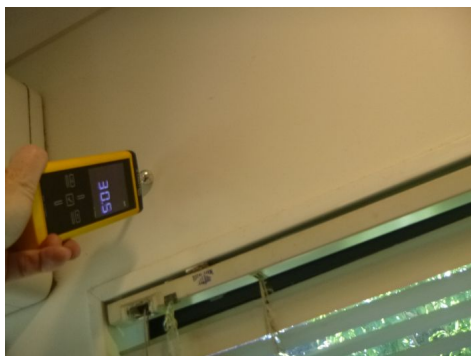
6c



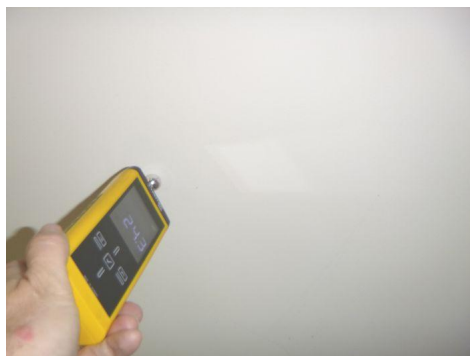
6c



6c



6d



6d

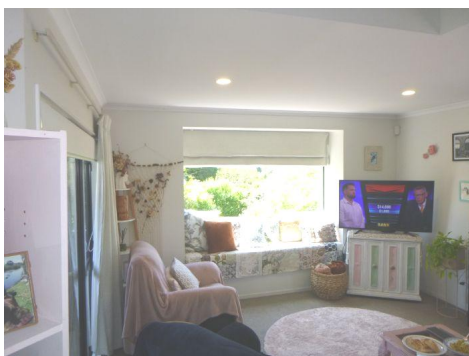


6d

Living / Dining

1. Lights and switches

M D NI



6c



6d

2. Doors

M D NI

- External - functional

3. Windows

M D NI

- Functional

4. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the rooms to be DRY



6c



6c



6c



6d



6d



6d

Interior stairway

1. Handrail

M D NI

- X
- Adequately rigid
 - Continuous and extends the full length of the hazard
 - The balustrades at the top of the stairs in both properties are under 1000mm high which is the current standard. Would have been OK at the time of construction.



900mm

2. Fit for purpose

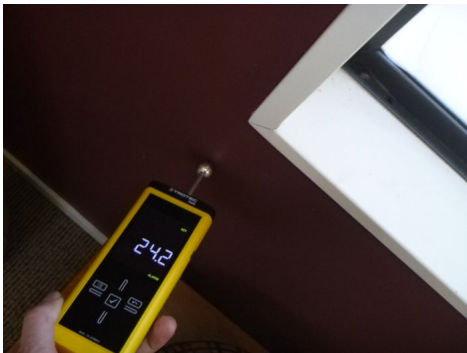
M D NI

- Yes

3. Windows

M D NI

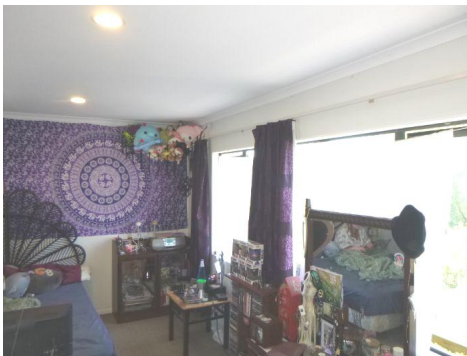
- Several moisture meter readings were taken around the windows and all were within the acceptable range and indicate the area to be DRY.



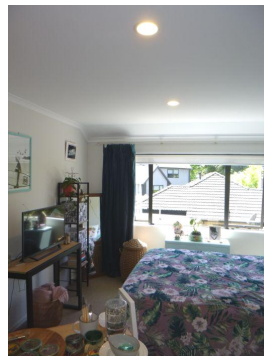
Bedrooms

1. Lights and switches

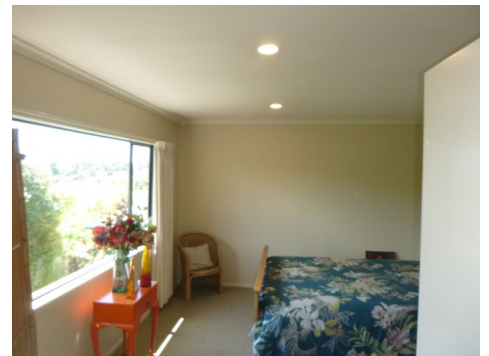
M D NI • Functional



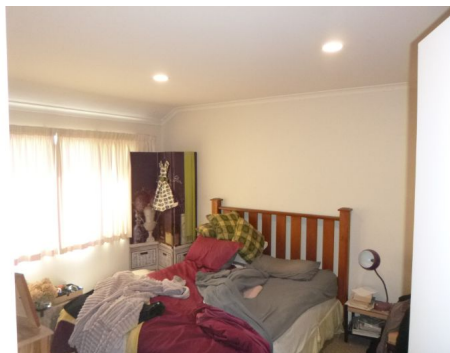
6c upstairs



6c downstairs



6d upstairs



6d downstairs

2. Power outlets

M D NI • Functional

3. Doors

M D NI • Hollow wood - functional

4. Windows

M D NI • Functional

5. Wall

M D NI
X • Large cracks between boards in the top bedroom in 6d. Also cracking between door jamb and gib in the same room. Although this appears cosmetic only (no other signs of any movement in the building), it is unsightly.



6d upstairs bedroom



6d upstairs bedroom

6. Moisture Readings

M D NI
X • Several readings were taken and most were within the acceptable range and indicate most of the bedrooms to be DRY.
• Readings taken on a section of wall underneath the window in the downstairs bedroom of 6c were within the higher range and indicate this part of the room to be WET. There is no other indication of moisture ingress - no swelling, no odours, no staining, no warping. The cladding outside the window appears in satisfactory condition. It could be an older issue that has since been resolved?



6c upstairs



6c upstairs



6c upstairs



6c downstairs



6c downstairs HIGH reading



6c downstairs - Raised readings



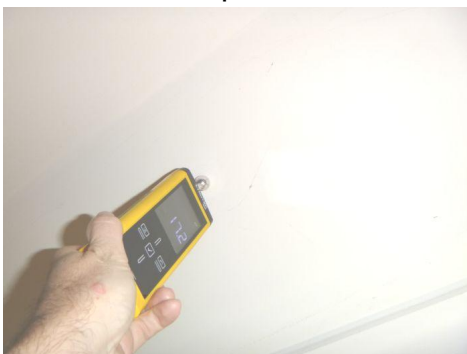
6d upstairs



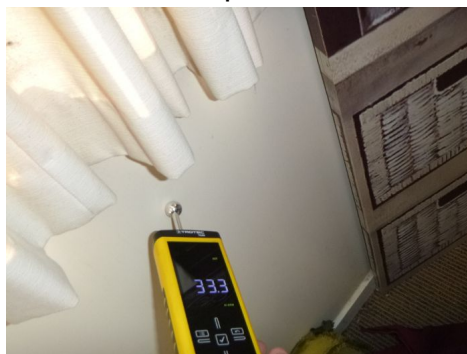
6d upstairs



6d upstairs



6d downstairs



6d downstairs

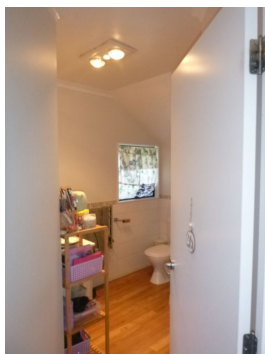


6d downstairs

Bathrooms

1. Lights and switches

M D NI • Functional



6c upstairs



6c downstairs



6d upstairs



6d downstairs

2. Power outlets

M D NI

- Functional
- Power points are RCD protected

3. Doors

M D NI

- Hollow wood - functional

4. Windows

M D NI

- Functional

5. Ventilation System

M D NI

- X
- Mechanical
 - NOTE: the extractor in the top bathroom in 6d is very quiet and does not appear to be functioning correctly.



6c upstairs



6c downstairs



6d upstairs



6d downstairs

6. Ventilation Point of Discharge

- M D NI • Venting to exterior of building

7. Adequately sealed at wall junctions

- M D NI • Yes, basin, bath and shower wall junctions are all well sealed

8. Taps & Waste Traps

- M D NI • Operative

9. Water Hammer

- M D NI • No noise or vibration noted

10. Leakage Observed

- M D NI • No leakage noted in the bathroom at the time of inspection

11. Moisture Readings

- M D NI • Several readings were taken and all were within the acceptable range and indicate the bathrooms to be DRY (typical common values are over 40 digits on the T660 moisture meter for tiled bathrooms)



9c



6c upstairs beside shower



6c upstairs within shower



6c downstairs (baseline)



6c downstairs



6c downstairs beside shower



6d upstairs



6d upstairs beside shower



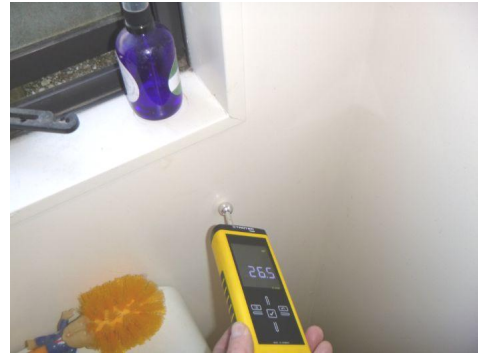
6d upstairs within shower



6d downstairs



6d downstairs beside shower/bath



6d downstairs

Laundry

1. Lights and switches

- M D NI • Functional

2. Power outlets

- M D NI • Functional
• Power points are RCD protected



6c



6d

3. Taps

- M D NI • Operative

4. Waste Trap

M D NI • Operative

5. Water Hammer

M D NI • No noise or vibration noted

6. Leakage Observed

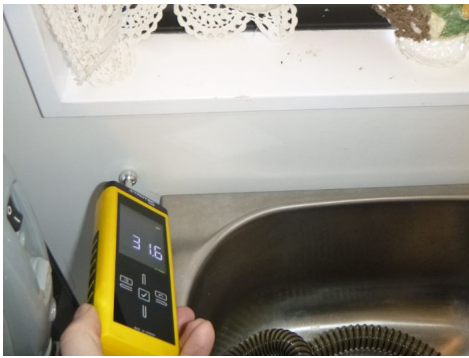
M D NI • No leakage noted

7. Ventilation System

M D NI • Passive (via window/door)

8. Moisture Readings

M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



6c



6c

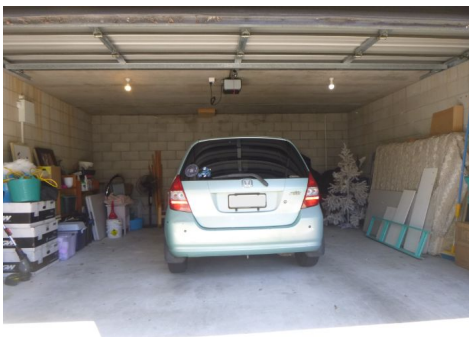


6d

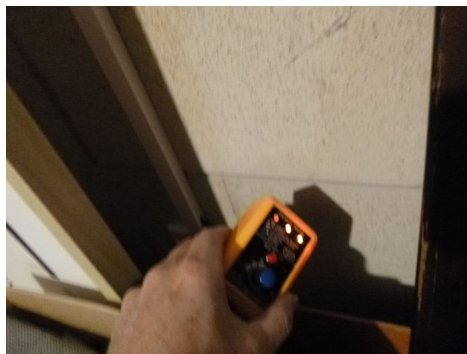
Garage interiors

1. Lights and switches

M D NI • Functional



6c



6c



6d



6d

2. Power outlets

M D NI • Functional

3. Garage door

M D NI • Satisfactory condition



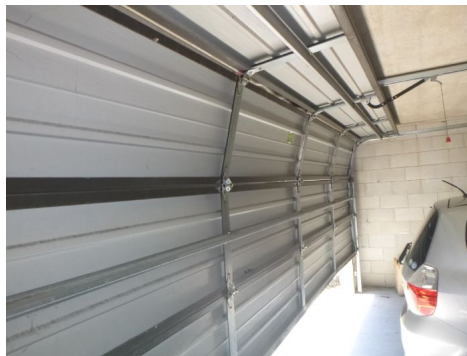
6c



6c



6d



6d

4. Auto door opener

M D NI Not functioning on 6c - manual opening only.

X

5. Moisture Readings

M D NI • A number of moisture readings were taken within this room all found to be of an acceptable level. Typical common values are over 100 on the T660 moisture meter for bare or exposed concrete.



6c beside door



6c rear of garage



6c rear of garage



6d beside garage door



6d rear of garage

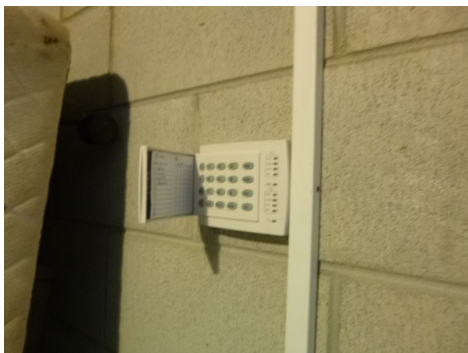
Burglar alarm

1. Panel location

M D NI

X

- In garage
- Both do not appear functional



6d



6c

Smoke alarms

1. Location

M D NI

- Present throughout both properties - correctly within 3 metres of all bedrooms

Final comments

1. Final Comments

6c & 6d Edgecumbe Street are properties built together sharing a common wall in the 2000's. Each is a two bedroom, two bathroom home. At the time of inspection the home was found to be generally in good condition for the age and type of structure.

The roofing including gutters and downpipes appears well maintained. All joinery is functional. And the cladding has been well maintained albeit there are some minor cracks that require sealing and/or painting.

The whole house has been tested for moisture levels and the readings indicate both homes to be DRY except for an area in the downstairs bedroom of 6c.

The "general" indications for the moisture readings are:

0 - 40 Indicate DRY

100+ Exposed concrete walls/floors

40 - 80 Indicate DAMPNESS

80+ Indicate WETNESS

The moisture detection tool will highlight current moisture ingress however it will not highlight damage from previous moisture ingress that has been allowed to dry out. Moisture ingress can result in undetectable damage to the homes framing timber.

Other comments may have been made throughout the report on minor issues that did not warrant being added to the marginal/defective list and we recommend you read this report fully to understand any other small maintenance issues you may like to attend to. The damage is not limited to what is highlighted in the photographs they are a representation of the homes condition.

The home and land size is approximate and obtained from the Property Value website

The inspection is carried out in accordance with NZS 4306:2005, this is not a statement that the 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 inspection.

Regular inspection reports and good maintenance can help protect your property. As with all homes we recommend a regular maintenance schedule be established and followed.

Signed

Matt Marks

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2. Disclaimer

M D NI

• **DISCLAIMER OF LIABILITY:** No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

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