

About :  
This inspection attempts to identify significant defects, overdue maintenance, future maintenance issues, gradual deterioration, inferior building work, and/or other areas of concern. An inspection carried out in accordance with NZS 4306 2005 is not a statement that a property complies with the requirement of any 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 detail.

#### 4.1.1 Perimeter wall - Concrete **CRACKING - HAIRLINE FRACTURE**

There is a single crack in the foundation located near the underfloor access. The crack is detected on both sides of the wall in the same place. We don't see this as causing any future problems, everything is straight and level and well supported. If anything, some silicone applied here would help preserve the reinforcing steel from corrosion. Has not impacted verticality or alignment thus far.

Recommendation  
Contact a handyman or DIY project  
Estimated Cost  
\$0 - \$50



#### 4.1.2 Perimeter wall - Concrete **CRACKING - SUPERFICIAL**

The solid plaster coating in some isolated areas are showing some cracks, these are drumming when tapped. This is superficial, not structural cracking. If left, should not cause any future problems to the foundation itself.

Cosmetic maintenance required in this area.

**Here's a link on this construction type:** [Foundation Walls - BRANZ](#)  
**and here:** [Foundation Wall Reinforcing](#)

Recommendation  
Contact a stucco repair contractor  
Estimated Cost  
\$100 - \$300



### 6.1.1 Weatherboard - Timber

#### **TIMBER - ROT LOCATED**

Any rotting timber should be replaced like for like

Rot is conditional to the environment surrounding the timber. There are many types of rot with many different causes. Change the environment and you will fix the issue. Replace the timber like for like using treated timber this time.

Here's a helpful link: [Common problems and remedies - BRANZ](#)

Recommendation  
Contact a qualified carpenter.



### 6.2.1 Fibre cement sheet product

#### **ACM SUSPECTED.**

##### ASBESTOS PRODUCT SUSPECTED. (ACM)

Primarily for a lab to verify the presence of Asbestos used in any building material, an invasive test sample is required. This will involve removing a small portion of the product (an invasive inspection).

Asbestos is a naturally occurring mineral mined for its thermal and durability properties. Asbestos has been used widely throughout NZ in consumer products and building materials between the 1940's - 2000.

[New regulations](#) came into effect in 2018. This involves the requirement of any trade service carrying out works on any property, to have an asbestos management system in place. It is now mandatory to carry out an independent preliminary asbestos survey to any intended area of works where asbestos is likely to be found.

Prior to works, ACM products must be located and classed in an asbestos survey, results are issued via an IANZ accredited lab.

Given these rules you can expect any maintenance to these products (if confirmed as asbestos) to be at a significantly higher cost than regular repair costs.

[link to asbestos and your health](#)

[link to WorkSafe PDF downloadable info: WorkSafe management](#)

Recommendation

Contact a qualified professional.



### 8.2.1 Down pipes

#### **DAMAGED OR CRACKED**

This type of defect can be easily fixed with the replacement of inexpensive components.

Recommendation

Contact a qualified handyman.

Estimated Cost

\$50 - \$150

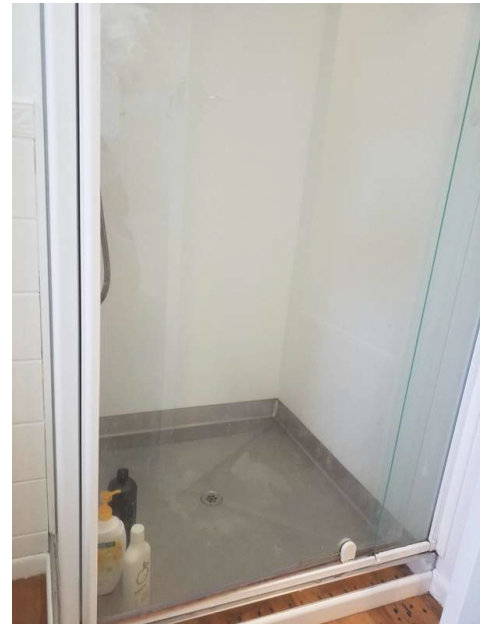


### 13.7.1 Shower

#### **LEAKING - MINOR**

Leaking in this section of the shower, best to get this repaired before it causes bigger problems. Easy fix and quite common for this type of product.

Recommendation  
Contact a handyman or DIY project



14.3.1 Cistern, pan and seat

### **LOOSE PAN**

Pan is not appropriately fixed to floor.  
This instability can be a hazard for some, it can also cause leaking at the connection to sewer pipe.  
In most cases it's an easy fix, sometimes a good motivation to upgrade to a new loo.

Recommendation  
Contact a qualified plumbing contractor.  
Estimated Cost  
\$0 - \$50



21.2.1 Stair and balustrade

### **SAFETY FROM FALLING**



#### **Risk of falling**

Maintenance or repair required to the balustrade or handrail here .  
The solution would be an inexpensive fix.

**Here's a helpful link to better understand types and attributes:**

[Maintain my home](#)

Find your local builder here: [NZ Certified Builders](#)

Recommendation  
Contact a qualified carpenter.  
Estimated Cost  
\$100 - \$350

