

Weir Property Inspections - Building Survey Report

This building report was solely created and prepared for
Ellen Williamson



Prepared by:
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Reporting Information and Limitations

Moisture meters and Weathertightness:

This report does not provide a guarantee of waterproofing, as it is neither practical nor necessary to create artificial conditions to simulate moisture intrusion. However, signs of moisture ingress are assessed, and spot checks are conducted primarily around windows, doors, and other identified high-risk areas using a moisture meter.

The moisture meter utilised in this inspection is a Trotec T660, which is calibrated in line with the manufacturer's specifications. The device is operated in its non-invasive mode, which, while not conclusive, can serve as a useful indicator of potential moisture presence. However, the condition and treatment type of any internal timbers remain unknown.

The manufacturer specifies that moisture meters in non-invasive mode should not be used to obtain percentage readings. Accurate percentage measurements can only be assured when invasive probe testing is conducted.

Definition of Moisture Reading Indicators

These guidelines are based on specifications provided by the manufacturer of the meter:

Normal – Typically indicates moisture readings of up to approximately 16%

Slightly High – Typically indicates moisture readings between 17% and 22%

Higher – Typically indicates moisture readings between 23% to 30%

Very High – Typically indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained through intrusive testing, which is not conducted during this inspection. However, if moisture levels are indicated as slightly high or greater, further investigation is necessary to identify the source of the reading.

When moisture readings surpass 20%, the likelihood of timber decay significantly increases.

Moisture meters serve as valuable tools in aiding our Surveyors in assessing a property for potential moisture issues or ingress. For this reason, all our Surveyors receive thorough training in their proper usage and possess a strong understanding of their capabilities and limitations.

It is important to understand that the absence of moisture indicators does not confirm that a property is free from moisture issues. Water tends to accumulate and move just behind the external cladding, making it the ideal surface for testing. However, practical constraints, including certain cladding types and weather conditions, often make this approach unfeasible, leading to moisture meters being primarily used from inside the home. Since visual inspections and non-invasive testing may not initially reveal leaks, awareness of known weathertight risk factors and key warning signs becomes essential. Where sufficient evidence and concern suggest the possibility of significant moisture penetration, further investigation will be recommended.

Moisture levels can fluctuate significantly with seasonal changes and may be much lower in cases of advanced decay. Similarly, plumbing leaks can dry out when the affected system has not been used for a period of time, temporarily reducing detectable moisture levels.

During this inspection, the Surveyor uses a moisture meter to identify variations from normal levels and areas where elevated moisture readings are detected. All relevant factors surrounding the findings are considered, and if deemed necessary, further investigation will be recommended. The goal of additional

investigation is to determine the precise cause of any moisture indications and assess the condition of internal timber framing or adjacent components.

Further investigation may require invasive testing within the home and can only proceed with the Home owner's written consent. If moisture indicators are identified in connection with weathertight risks, the investigation should be carried out exclusively by an Accredited Building Surveyor or a Specialist Weathertight Surveyor, ensuring the necessary expertise and training.

Report Limitations:

The limitations of this report are outlined in our Terms and Conditions and NZS4306:2005, which you have agreed to comply with.

This report represents a reasonable effort to identify significant defects observed at the time of the visual inspection. It is not an exhaustive assessment of the property in every aspect. Minor defects are common in most properties and may include blemishes, corrosion, cracking, weathering, general deterioration, uneven surfaces, and physical damage to materials and finishes expected with age and typical wear and tear. Many of these minor issues are often addressed within the first few years of ownership through redecoration or routine maintenance. While some minor defects may be noted, it is impractical for the Inspector to document every minor imperfection within a standard property report. Additionally, this inspection does not involve probe or destructive testing, nor does it include the removal of furnishings or appliances.

This report serves as a general guide to assist the Client in evaluating the overall condition of the dwelling. It does not assess the property's value or provide advice on its purchase. The report reflects the Inspector's professional opinion based solely on visual observations made at the time of the inspection. It is not a technically exhaustive assessment, nor does it imply that all components were examined or that every potential defect was identified. The inspection did not involve disassembly of equipment, opening of walls, moving of furniture, appliances, or stored items, or excavation. Any conditions that are concealed, camouflaged, or otherwise difficult to inspect are excluded from the report.

Certain systems and conditions fall outside the scope of this building inspection, including but not limited to formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; insulation or heating and cooling efficiency assessments; internal or underground drainage and plumbing; shut-down or secured systems; water wells (quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; and building code compliance. Any general comments provided on these systems or conditions are purely informational and do not constitute an inspection.

This inspection report does not serve as a compliance inspection for any governmental or non-governmental codes or regulations. It is not a warranty or guarantee of the current or future adequacy or performance of the structure, its systems, or their components. Furthermore, this report does not provide any express or implied warranty of merchantability or fitness for use concerning the property's condition and should not be relied upon as such.

Opinions on the adequacy, capacity, or expected lifespan of components are general estimates based on information from similar components. However, significant variations between these estimates and actual performance should be anticipated.

To the best of our knowledge and belief, all statements and information contained in this report are accurate and truthful.

Any disagreement or dispute arising from this inspection or report will be addressed in accordance with the Terms and Conditions.

Report Summary:

Client name:	EllenWilliamson
Date of inspection:	26/03/2026
Inspection address:	31 TODD AVENUE
Scope of inspection:	The inspection is conducted strictly in accordance with our Terms and Conditions and is limited to a visual Pre-Purchase or Pre-Sale assessment, following the guidelines of NZ4306:2005.
Report number:	2026/0003-33

This summary is provided as a brief overview and does not replace the full inspection report. The complete report may contain additional findings or details that you could consider significant. For a comprehensive understanding, we recommend reviewing the entire report carefully.

When assessing the overall condition of a home, we consider its age, the construction methods used, and how its design and materials measure up against similar properties built during that time period.

Overall Condition:

Overall condition the property is in Above Average condition considering its age.

We have listed below the matters we believe to be significant defects, urgent maintenance or require further investigation. Most of these will be identified in **Red type** in the main body of the report in the area where it occurs. Examples of some of the work may also be shown in the Photo Gallery.

Items that are identified in **Green type** in the report require urgent attention, however do not appear to be significant. The majority are the result of normal wear and tear and can be addressed as redecoration or annual maintenance is undertaken.

Attention required

Each of these items will likely require further evaluation and repair by suitably qualified tradespeople or specialists. Obtain competitive estimates for these items.

We recommend checking Council records to ensure that any Permits, Consents and Code of Compliance Certificates are complete and the floor layout matches the plans.

Jon Weir
Building Surveyor
Weir Property Inspections Ltd

Client information

Client & Site Information:

File Number

2026/0003-33.

Record Number

3030.

Date of Inspection

26/03/2026.

Time of Inspection

9:00 am.

Scope of the Inspection

The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZ4306:2005.

Client Name

Ellen Williamson.

Address of Property Inspected:

31 TODD AVENUE.

Weather Conditions

Weather:

Rain.

Building Characteristics:

Orientation of Living Space

North.

Site Exposure:

High.

Building Type:

Unit/Flat and Garage.

Levels:

1

Services:

Water Source:

Public.

Sewage Disposal:

Public.

Meter Board:

Inside the home.

Fuse Board:

Inside the home.

Other Information:

House Occupied?

The property was empty, and some defects, notably in the plumbing, may not be obvious until it has been in continuous use.

Client Present?

No.

Other People Present.

The Real Estate Agent.

Inspector Information

Jon Weir. Qualifications and Experience.

Qualified Builder since 1990.

LBP for over 20 years

Building business owner for 17 years

Accredited Building Surveyor (AMBOINZ)

Internal room

Rumpus room / Office.

Room Location.

Front. Right.

Ceilings:

Plaster board.

Walls:

Plaster board.

Please note: Moisture readings are taken around the external walls, external joinery, and the wet rooms in the house. The photos taken are examples of moisture readings in that room.

The moisture reader used in this inspection is a non-invasive Trotec T660 and gives a scale reading for the inspector to evaluate. Not a percentage reading. The note at the bottom of the photo i.e. 'Normal moisture' is to be used with the notes on page 3 of this report to give you an estimated moisture percentage reading. For further explanation, feel free to ring the inspector who did this report.



Normal moisture



Normal moisture

Floors:

Carpet.

Windows:

Timber. Reveals, material type. Painted. Material type unknown.

Glass Type:

Standard.

Window Dressing:

Curtains. Blinds.

Doors (External):

Solid core. Reveals, Material type, Painted. Material type unknown. The striker plate needs adjustment prevent the door rattling.

Security for Doors:

There are security fixtures on the doors.

Warning Devices:

The smoke detector was not tested.

Bathroom

Bathroom

Room Location.

Back. Right.

Ceilings:

Plaster board.

Walls:

Plaster board.



Normal moisture



Normal moisture

Floors:

Vinyl.

Windows:

Aluminium. Reveals, material type. Painted. Material type unknown.

Glass Type:

Safety. Double glazed.

Doors (Internal):

Hollow core. Frames, material type. Painted. Material type unknown.

Vanity:

Melamine.

Basin:

The vanity is wall mounted. Resin. The vanity top is sealed to the wall.

Toilet:

Toilet type: Floor mounted. Capacity: Capacity 4.5 litres, Flush type: Dual flush. Condition: The toilet flush buttons were operating correctly.

Shower flow:

Good flow rate.

Shower Taps/Mixer and Rose

There are no current leaks.

Shower Linings:

Plastic.

Shower Tray:

Fibre glass.

Shower Screen/Doors:

Safety glass. Aluminium frame.

Ventilation:

Mechanical. Condition: Working. Point of discharge. The extractor fan discharges to the exterior.

Heated Towel Rail:

There is a heated towel rail. Not tested.

Heater:

There is a heater. It was working at the time of this inspection.

RCD and Shaver Points:

RCD present. Working.

Foundation

Foundation

Location of Access:

There is no foundation space to investigate at this property because of how it was constructed.

Foundation Type:

Concrete floor slab.

Garage

Garage:

Room Location.

Attached.

Ceilings:

Unlined.

Walls:

Partially lined. Plaster board.

Floors:

Concrete.

Windows:

Timber.

Glass Type:

Standard.

Doors (External):

Metal and glass. Reveals, Material type, Timber. Colour steel.

Security for Doors:

There are security fixtures on the doors.

Vehicle doors:

Tilta.

Garage door opener:

Working.

Framing:

Timber.

Garage Exterior

Construction Type:

Timber framed.

Profile Metal:

Colour steel.

The cladding has surface rust, that needs to be sanded back, primed and painted to prevent any further damage.

If any holes are found, the cladding should be replaced.

Some of the cladding has dents. But are not causing any issues or problems.

Where any cables or pipes penetrate the exterior cladding, they need to be sealed with sealant or escutcheon to stop driving rain and moisture getting in.



Dents



Rust



Penetrations

Joinery (Windows and Doors):

Timber and glass. Flashing Materials. Colour steel.

Downpipes and Spouting:

PVC. Colour steel.

The guttering has some debris that needs to be removed to allow water to flow to the down pipes.



Debris

Visible Point of Discharge:

The downpipes are able to discharge rain water into the storm water system.

Roofing Material:

Colour steel. Pitch of roof: 15 degrees.

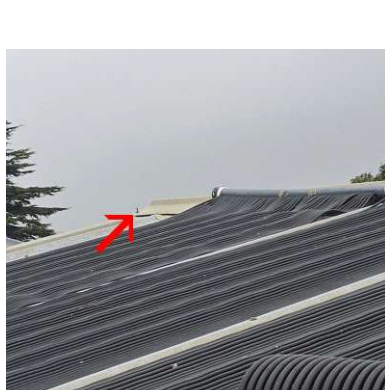
Paint is peeling in some areas, which can be prepared and re-painted.

Some of the roof fixings are loose or damaged and require removing and replacing.

Some of the roofing has dents. But are not causing any issues or problems.



Paint peeling / Loose fixings



Loos fixings



Paint peeling / Loose fixings



Dent

Flashings:

Rubber boot type.

Vents:

Metal.

System

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

Electrical

Supply Entrance:

Underground.

Lights, Switches and Power Outlets:

The lighting is working, all through the house. The available power points tested Ok, all through the house.

Visible Wiring Type:

TPS cable.

Summary:

This electrical test is a basic check to ensure that the power points are properly wired. This report should not be interpreted as an Electrical inspection or Certification that the homes electrics meet any standards or regulations.

Plumbing

Summary:

All observed plumbing components appeared to be functioning correctly at the time of inspection, with no visible defects or leaks.

Fire Warning System

Summary:

We recommend installing smoke alarms. Smoke alarms are a requirement under New Zealand Building Code clause F7 Warning systems. This applies to new homes and all existing homes undergoing building work.

Acceptable Solution F7/AS1 requires Type 1 smoke alarms, which must have:

a hush button to silence the alarm for at least 60 seconds a test button a sound level that complies with NZS 4514:2009 Interconnected smoke alarms for houses not less than 75 dBA at the sleeping position and not more than 100 dBA at 1.8 m height. (The standard can be downloaded for free.)

On floors with bedrooms the smoke alarms must be located either in every sleeping space or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. In multi-storey homes there must be at least one smoke alarm on each level, however having an alarm in each sleeping space is considered preferable. Although there are several types of alarms that can be used to comply with Building Code requirements, Fire and Emergency New Zealand recommends hard-wired alarms or photoelectric alarms with batteries that last up to 10 years.

Visit: <http://www.level.org.nz/health-and-safety/fire-safety/smoke-alarms/>

Electrical System

Lights and Power Points:

Rumpus room / Office.

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

Bathroom

All the lights are working at the time of this inspection.

Garage:

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

Plumbing System

Basin Tap/Faucet

Bathroom

There are no current leaks.

Basin Plumbing and Wastes

Bathroom

Braided wire. PVC wastes.

Plumbing and Wastes:

Bathroom

The plumbing and wastes are not visible.