



RED LBP MAINTENANCE REPORT

- ✔ **Completed by a trade professional**
- ✔ For the vendor preparing for market
- ✔ Complies with NZS 4306:2005 Residential Property Inspection
- ✔ Full comprehensive written report
- ✔ Non-invasive moisture testing
- ✔ Floor level spot checked
- ✔ Summary identifying any significant faults or defects

MAINTENANCE



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MAINTENANCE REPORT

Property Address	392G Hukanui Road Rototuna, Hamilton 3210		
Client	Tony Cawte		
Date of Inspection	9th December 2024	Time	12:45 pm
Inspector	Pita King Carpentry & Joinery Cert III (AUS), LBPno.135726, Diploma of Project Management.		
LBP Number	135726		
Additional Information			
People Present	Owner, Inspector		
House Occupied	Yes		





CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REDLBP
BUILDING REPORTS & PROPERTY INSPECTIONS

Company: Te Muturangi Ltd trading as RedLBP Hamilton North West

Client: Tony Cawte

Date of Inspection: 9th December 2024

Site Address: 392G Hukanui Road Rototuna, Hamilton 3210

Inspector: Pita King

Qualifications: Carpentry & Joinery Cert III (AUS), LBPno.135726, Diploma of Project Management.

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

Name: Pita King

Date: 9th December 2024

Signature:

(for and on behalf of REDLBP)

An inspection that is 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 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

MAINTENANCE REPORT

This report has been generated through a non-invasive inspection and is intended to provide recommendations solely on visible items. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report.

This report is not a weathertight report. Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only.

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

A maintenance report is a report to NZS4306:2005 but with the addition of recommendations for the maintenance of products for the dwelling being reported on with detailed photographs i.e., exterior painted surfaces require cleaning and recoating periodically, normally cleaning every year and recoating depending on specific manufacturers' recommendations every 5 – 7 years with photographs highlighting/detailing specific areas of interest.

GENERAL

This report has been completed via a non-invasive inspection and provides recommendations only to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding

visual inspection or camouflage are deemed not covered by this report. The report is to be used by the client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing report dealing with the premises from every aspect. The report is not intended to provide an indication of value, worth or suitability of the premises. This report should be seen as a general guide from a qualified trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective. Where qualified building recommendations have been inappropriate, recommendations from sub-trade experts have been given and noted. The experts may include electrical inspectors, weathertightness experts, engineers, and surveyors.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the qualified LBP completing the report and there may be cause for variation. Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection. In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation. The report is valid only for a period of 30 days after release to the client, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

Note. This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

MAINTENANCE SUMMARY

The home is not a monolithic direct fixed cladding but early cavity system, also the home is currently meeting the Building Codes B2 Durability with no noted issues at the current level of maintenance.

PROPERTY IDENTIFIERS

Address	392G Hukanui Road Rototuna, Hamilton 3210
Legal Description	LOT 8 DP 374563
Certificate of Title	300698
Land classification	Wind Zone - Medium - BRANZ - GIS.
Weather	Showers
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

Inspection was undertaken on the external cladding system ONLY.

BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
Weathertightness	
Weathertightness risk matrix	Considered
Exterior Cladding	
Plaster system over unknown substrate on a vented cavity.	Viewed

Weathertightness

Weathertightness risk assessment.

Weathertightness is the ability of a building's external cladding and components to prevent external moisture ingress to enter the internal of the building.

Wind zone - Medium = 0 (scoring range of 0-2).

Number of stories - One storey = Low risk - 0 (scoring range of 0-4).

Roof/wall intersection design - Low risk - roof-to-wall junctions fully protected (e.g. hip or gable roof with eaves) = 0 (scoring range of 0-5).

Eaves width - Very high risk - 1 mm - 100 mm at first storey, or 1 mm - 450 mm at second storey, or less than 450 mm above second storey = 5 (scoring range of 0-5).

Envelope complexity - Low risk - Simple rectangular, L, T or boomerang shape, with single cladding type = 0 (scoring range of 0-6).

Deck design - Low risk - None, timber slat deck, or porch at ground level = 0 (scoring range of 0-6).

Total Risk matrix score - 5

Overall Risk Score

Score. Risk Severity

0 - 6. Low risk

7 - 12. Medium risk

13 - 20. High risk

Over 20. Very high risk

The weathertight risk matrix is for design purposes, although it allows us to consider the home's weathertightness it does not reflect the condition of the home.

Exterior Cladding

Plastered

Substrate - Unknown.

Vented cavity - Yes.

Finish - Light sprayed on plaster or paint.

Overall condition - No visible damages.

Control joints - None.

Vertical cracking - None visible.

Cracking at window corners - None visible.

Horizontal cracking - None visible.

Staining or mould visible - Nothing visible.

Window flashing details - Rebated window and door joinery with the insulated panel forming the drip edge. The windows are entirely sealed around all sides.

Penetrations - No visible issues.

Wall balustrade junctions - None.

Handrail stanchions - Not applicable.

Ground clearances - Adequate ground clearances around the dwelling.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Recommendations:

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.



Photo 3

External cladding on the western side of the property. No visible horizontal or vertical cracking. No cracking around joinery.



Photo 4

External cladding on the southern side of the property. No visible horizontal or vertical cracking. No cracking around joinery.



Photo 5

External plastered cladding over an unknown substrate installed on a cavity system. Cavity closers visible.



Photo 6

Sufficient ground clearances visible. Sealed penetrations. No visible cracking around joinery.



Photo 7

Sufficient ground clearances.



Photo 8

Cavity closers visible above joinery.



Photo 9

Cladding on the western side of the property. No visible horizontal or vertical cracking. No cracking around joinery. Sufficient ground clearances.



Photo 10

Sealed penetrations on the southern side of the property.



Photo 11

Sealed penetrations on the western side of the property.



Photo 12

Fence on the western side of the property. Photo shows no penetration through external cladding.



Photo 13

External cladding on the northern side of the property. No visible horizontal or vertical cracking. No cracking around joinery.

DEFECTS LIST