KIWI INSPECTIONS
MARLBOROUGH LTD



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INTRODUCTION

Independent building inspection report on
PN107502 Lochmara Bay, Marlborough Sounds.



This report has been prepared at the request of
The 1980 Trust.

The 1980 Trust are the owners of the property and have engaged Kiwi Inspections Marlborough Ltd to inspect the dwelling and provide a pre-sale building inspection report on the dwelling.

The inspection was carried out on the 20th October 2026 by Jared Hall. Jared is a licensed building practitioner with over 30 years of practical building and exterior plastering experience, both in New Zealand and offshore.

INSPECTION DETAILS

Date:	20th October 2026.
Inspector:	Jared Hall.
Client Name:	Scott & Angela Sanders.
Address of Property:	PN107502 Lochmara Bay, Marlborough Sounds.
Others Present at the Time of Inspection:	Guests.
Weather Conditions At Time of Inspection:	Fine.

20th October 2026.

To: The 1980 Trust.

INDEPENDENT BUILDING INSPECTION

PN107502 Lochmara Bay, Marlborough Sounds

Following a recent inspection of the above property, we are pleased to submit our report and findings as follows:

DESCRIPTION

A large, four-bedroom dwelling of architectural design built over two levels, on a sloping and retained site. The original dwelling was built around 1973 with extensive renovations in 2005.

Subfloor construction consists of concrete piles, treated timber bearers and joists with particle board flooring.

Construction consists of treated timber framing and structural steel.

Roof construction consists of specifically manufactured timber trusses and rafters. These make up the hip and valley layout of the entire roof.

A painted corrugated iron roof. Timber fascia and copper guttering and downpipes. The soffits are lined with Villaboard and V-grooved Plywood.

The exterior cladding consists entirely of 75mm Hebel Power Panels, plastered in accordance with manufacturers specifications.

The exterior joinery consists entirely of cedar double-glazed units.

The dwelling has been renovated to a high standard and has been kept reasonably well maintained to date.

NOTE: We will go through any remedial items as we go through the report.

NOTE: There may have been alterations/additions to the consented footprint and, as a result, we would recommend that the local council Property Files be checked to ensure that the layout of the existing dwelling matches the plans held on council file.

If any alterations to the original dwelling footprint are not recorded on council files, the work could be considered Unauthorized and subject to an Unauthorized Works Report which would incur additional consulting, drafting, engineering and council fees.

FOUNDATIONS AND SUBFLOOR

The concrete piles are concreted into the ground well. There was no evidence of any stress movement or undermining visible.

All galvanized hardware is well installed and is secure in place.

The subfloor framing that is visible is in good condition for its age, showing no signs of any deterioration or wear and tear.

The Expol insulation is well installed and is in good condition.

NOTE: Some insulation has dropped and requires re-installation (photo 4)

There is no moisture barrier installed, the ground was damp in the subfloor area.

NOTE: Further information and more detailed specifications regarding the construction of this particular subfloor will be available for viewing on the approved plans. These are located on the local council Property Files, which can be accessed free of charge, on the Marlborough District Council website.









FOUNDATIONS AND SUBFLOOR CONTINUED

The subfloor area has Hebel with subfloor ventilation vents installed, the Hebel is well installed and in good condition.

NOTE: One vent cover is missing, and some minor damage to the render system is visible on the Northeast decking area where some landscaping works are currently being undertaken (photo 2)





FOUNDATIONS AND SUBFLOOR CONTINUED

There is no movement or squeaking noticeable in the flooring, when walking around inside.

External and internal doors have even gaps visible around the perimeter of the jambs. All window sashes are opening and closing freely and are sitting evenly within the frames, although a couple of the sashes in the upstairs bedrooms have bent hinges and will need to be serviced.

Observations like this often suggest that the foundations are level throughout, are of good construction and have not been affected by any previous seismic movement.

Floor levels and slope were recorded with a Zip Level Pro 2000 on all levels. They varied by 0-12mm over the entire footprint, were <0.5mm and were well within MBIE tolerances.

The exterior finished ground levels are generally adequate in preventing moisture ingress by way of capillary action. The internal floor levels are the required height above natural ground level. All tiled or paved areas slope away from the dwelling accordingly.

NOTE: The East elevation of the games room is within the minimum requirement for ground clearances, this will be covered under claddings.



CLADDING

The entire cladding system consists of 75mm Hebel power Panels which are installed over a 24mm steel batten cavity system. The Hebel is then plastered and painted as per manufacturers specifications.

This type of cladding is considered to be Monolithic and, as a result, Monolithic claddings require a paint finish is to be maintained to a relatively high standard as any cracking has the potential to allow moisture ingress into the cavity and the paint finish acts as the waterproof membrane for the entire cladding.

It is generally accepted that exterior claddings of this type need to be repainted every 5 – 7 years with an Elastomeric paint system and re-sealing the joinery to the cladding at the same time ensures the system remains watertight and, thus, preventing moisture ingress occurring into the internal framing.

NOTE: A small hairline crack is visible under the North dining room window (photo 4) this should be sealed and painted in readiness for the next paint cycle.









CLADDING CONTINUED

The exterior finished ground levels are mostly adequate in preventing moisture ingress by way of capillary action. The internal floor level is the required height above natural ground level. The East elevation of the games room has soil very close to the base of the cladding. This would be classed as unsatisfactory ground clearance. The soil should be lowered to prevent potential water ingress by way of capillary action.

There were no high moisture readings returned internally on this wall on the day of inspection.

NOTE: Cladding to ground clearances are very important. The cladding isn't designed to have paving/bitumen or soil against it. The constant moisture from these surfaces will slowly soften the cladding to the point where it will deteriorate. This could lead to moisture ingress and damage in the future.

NOTE: Areas which should be monitored on a regular basis are penetrations through the cladding, i.e. the meter box, air conditioning ducting, wastepipes, vent pipes, downpipe brackets, tap fittings etc. These need to be always kept well sealed.

It is unclear from a visual only inspection if the exterior walls are insulated.



NOTE: The Monolithic cladding system is in very good condition for its age currently and has been kept well maintained to date.

ROOF, FASCIA & GUTTERS CONTINUED

NOTE: Only the lower roof could be inspected due to working at heights requirements.

The painted corrugated iron roof is in good condition for its age. It shows no signs of any significant foot traffic damage or surface rust.

Flashing details appear to be securely fixed and sealed. Screw fixings are secure in place. Valley irons are free of leaf debris.

The Butynol internal gutter is in good condition with no ripping or bubbling visible (photo 6)

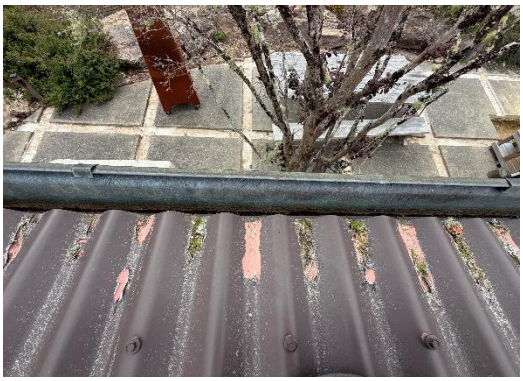
Roof penetrations appear to be flashed and sealed appropriately.

NOTE: The some of the paint has peeled along the Northern elevation above the NE patio (photo 4)













ROOF, FASCIA & GUTTERS CONTINUED

The Cedar fascia is in good condition for its age. It is well installed, in accordance with good trade practice with no rot visible.

The Copper guttering and downpipes are in good condition for their age. They are well installed, in accordance with good trade practice.

Where visible, the guttering isn't holding water and is largely free of leaf debris.

The downpipes are all connected to the stormwater system accordingly.

NOTE: Downpipes that exit onto the roof require spreaders to be installed.

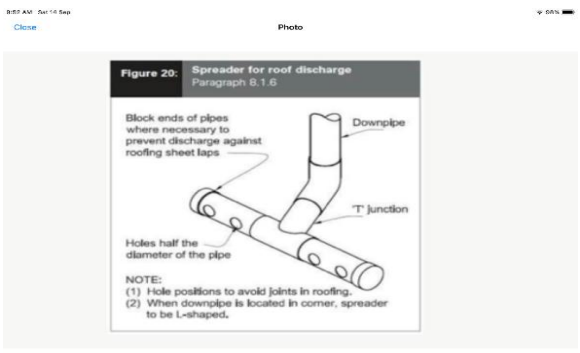












ROOF, FASCIA & GUTTERS CONTINUED

The Villaboard soffit sheets are in good condition for their age. They are well installed, in accordance with good trade practice. Some hairline cracks are visible here and there which is fairly typical for a dwelling of its age (photo 2)





The V-Grooved Plywood soffit sheets are in good condition for their age. They are well installed, in accordance with good trade practice.



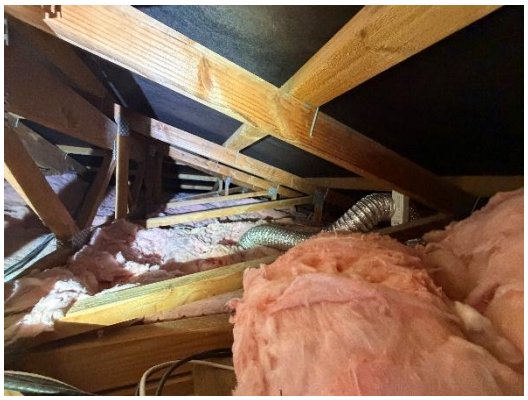
ROOF, FASCIA & GUTTERS CONTINUED

NOTE: Given the nature of construction, not all roof framing members were visible. The timber rafters and trusses that were visible are in good condition for their age, showing no signs of any deterioration, moisture damage or staining.

The internal roof spaces that were visible were dry at the time of inspection and there is no evidence of any previous moisture ingress visible.

Heavy-duty roofing underlay has been installed under the iron. Where visible it is in good condition for its age, showing no signs of any deterioration.

The internal roof spaces that were visible are insulated with blanket type insulation. We would assume all other roofing areas are also insulated. Where visible the insulation is well installed and is in good condition for its age.







EXTERNAL JOINERY

The double-glazed cedar joinery has been correctly installed. It appears to be flashed accordingly and sealed well against the Hebel cladding.

The units are in good condition for their age, showing no signs of any deterioration or wear and tear.

NOTE: All joinery flashings would have been installed, as per the cladding specifications and there should be further detailed documentation and inspection details available for viewing on the local council Property Files. These can be accessed free of charge on the Marlborough District Council website.

The joinery appears to be offering very good protection against moisture ingress, as there were no High Moisture readings recorded around any of the units internally, at the time of inspection.









EXTERNAL JOINERY CONTINUED

The front entry door is in good condition for its age and is opening and closing freely. The handle is secure in place and the lock is working well.





EXTERNAL JOINERY CONTINUED

The French and Bi-folding doors are in good condition, opening and closing freely. Handles are secure in place and locks and latches work well.








EXTERNAL JOINERY CONTINUED

The fixed skylights are well installed and appear to be flashed accordingly.

The skylights appear to be preventing moisture ingress from occurring. There was no evidence of any moisture ingress and no staining or damage visible to the internal Gib board linings.

There were no High Moisture readings recorded around the inside any of the skylights internally.









EXTERNAL JOINERY CONTINUED

Window sashes are opening and closing freely. Latches are secure in place and are working well.

The internal reveals are in good condition for their age, showing no signs of any deterioration or obvious cosmetic maintenance.







DRAINAGE & PLUMBING

The vanities, laundry sink and kitchen sink have been fitted with the appropriate PVC and chrome wastes and traps.

Adequate falls have been obtained from the units to the discharge points and gully trap.
Wastepipes are correctly fitted to gully traps, are clear of potential blockages and would comply with current council regulations.

The gully trap requires a riser to be installed to prevent any surface from entering the Sanitary Sewer System (photo 1)









DRAINAGE & PLUMBING CONTINUED

The toilets are in good condition for their age. They are well installed and work well. They appear to be vented correctly and discharge into the Sanitary Sewer System.







DRAINAGE & PLUMBING CONTINUED

Pressure of faucets good.

Plumbing fixtures are all in very good condition for their ages, showing no signs of any deterioration or obvious wear and tear.

There were no leaks detected around any of the taps or the shower roses.

The slide rails are securely fixed within the shower cubicles.











HOT WATER SYSTEM

A 270 liter low pressure HWC has been professionally installed in a cupboard in the laundry. It was manufactured in 2005.

It appears to be in good working order, with the correct valves installed.

It is well supported and has seismic straps correctly installed.

There were no leaks detected on the cylinder or pipework and there was no evidence of moisture damage or staining visible to the surrounding linings or flooring.







ELECTRICAL

A standard electrical meter board has been professionally installed to the exterior of the dwelling on the eastern elevation.

A distribution board has been professionally installed in the laundry.

There were no signs of any excess heat buildup at either of the boards or any of the power points.





INTERIOR

The kitchen bench tops and units are all in good condition for their age, showing no signs of any deterioration or wear and tear.

The cupboard doors and drawers open and close freely. Handles are secure in place.

The free-standing oven is in good condition and appears to be working well.

The gas hobs all ignited easily and were working well.

The rangehood is in good condition, is working well and is vented outside.









INTERIOR CONTINUED

The interior walls and ceilings are lined with Gib board and are stopped and finished to a good standard throughout, showing normal signs of cosmetic wear and tear, mainly in the master bedroom upstairs, there were no high moisture readings returned on the day of inspection (photo 6)

The entire interior has been kept well maintained to date.

The skirtings and door frames are also in very good condition for their age, showing no signs of any cosmetic wear and tear.













INTERIOR CONTINUED

Internal doors, both hinged and sliding, are all in good condition and are opening and closing freely. Handles are in good condition and are secure in place.

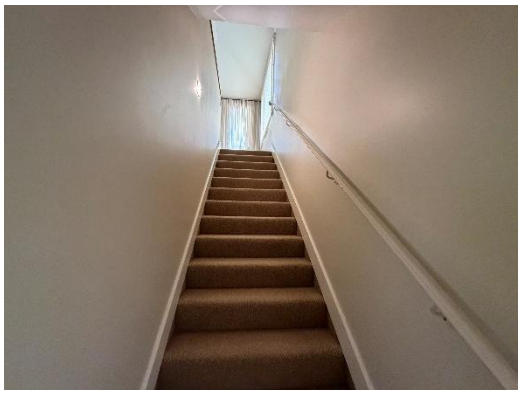
The timber handrail installed in the stairwell is in good condition and is secure in place.

Light fittings are in good condition and work well throughout.

Smoke alarms are installed in the correct locations throughout the dwelling.













INTERIOR CONTINUED

NOTE: We do not comment on the condition or functionality of any fireplaces, any Heat Transfer Systems, any wall mounted air conditioning units, fire protection, solar systems, underfloor heating systems or any heaters, as this falls out of our area of expertise. Heating and ventilation systems are a specialist field, which requires an expert in that field to carry out a separate inspection.

NOTE: The fireplace would have required consent; therefore, we would recommend that the local council's Property Files are checked to ensure that this is in place.









INTERIOR CONTINUED

The tiled shower cubicle, installed in the main bathroom is well installed. The wall & floor tiles are well laid, and the grout and silicone work has also been well installed, in accordance with good trade practice.
There were no leaks or High Moisture readings were detected around the base of cubicle.

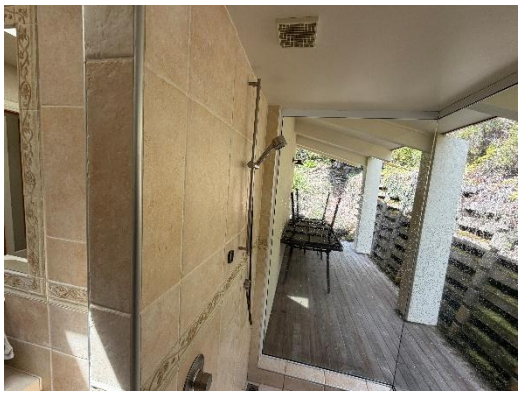
The vanity unit is in good condition for its age. It is well installed, is secure in place and is sealed well against the tiled wall.

The ventilation fan is working well and is vented outside.









INTERIOR CONTINUED

The tiled shower cubicle, installed in the ensuite bathroom is well installed. The wall & floor tiles are well laid, and the grout and silicone work has also been well installed, in accordance with good trade practice.
There were no leaks or High Moisture readings were detected around the base of cubicle.

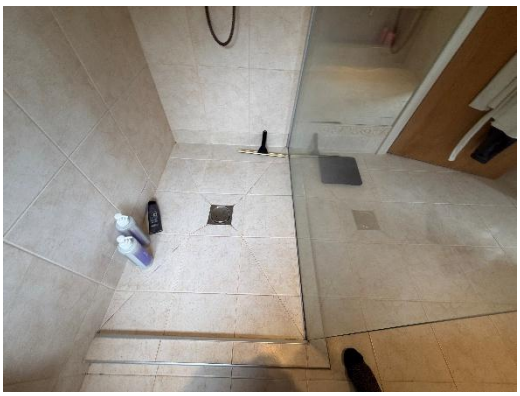
The vanity unit is in very good condition for its age. It is well installed, is secure in place and sealed well against the wall. The drawers are opening and closing freely.

The ventilation fan is working well and is vented outside.









NOTE: The tiled shower cubicles would have required waterproofing/tanking prior to tiling. Certification for this will be available for viewing on the local council property files. These can be accessed free of charge, on the Marlborough District Council website.

INTERIOR CONTINUED

The laundry cabinetry and benchtop are in good condition for their age, showing no signs of any deterioration or wear and tear.
The cupboard doors are opening and closing freely. Handles are secure in place. The bench top is sealed well against the wall.

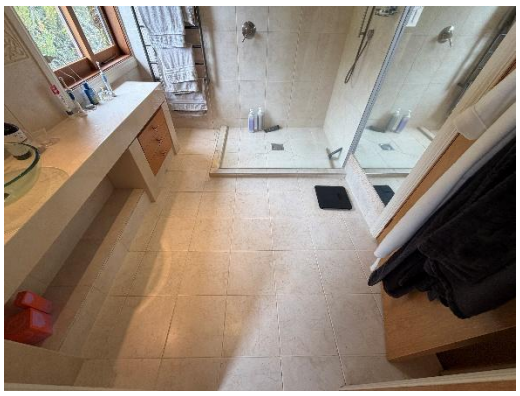




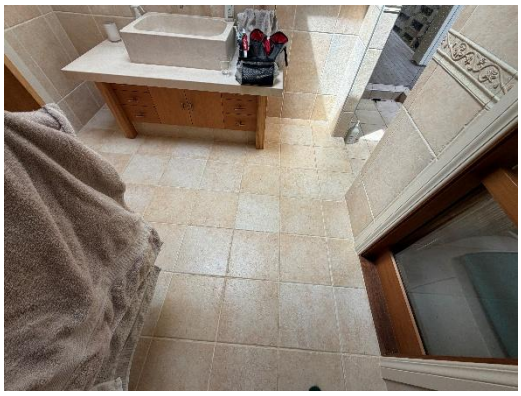
INTERIOR CONTINUED

Floor coverings consist of ceramic tiles and carpet.

The ceramic tiles, installed in the bathrooms, separate toilets, kitchen, dining and laundry are well laid. The grout work has been well installed, in accordance with good trade practice. The tiles and grout and are in good condition for their age, showing no signs of any stress movement or deterioration.

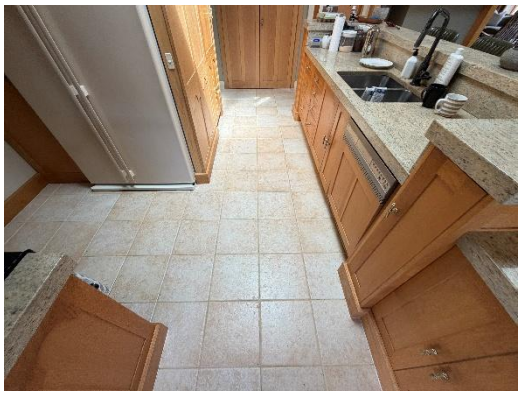








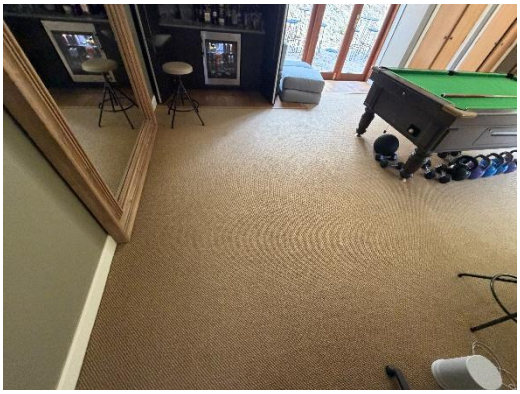


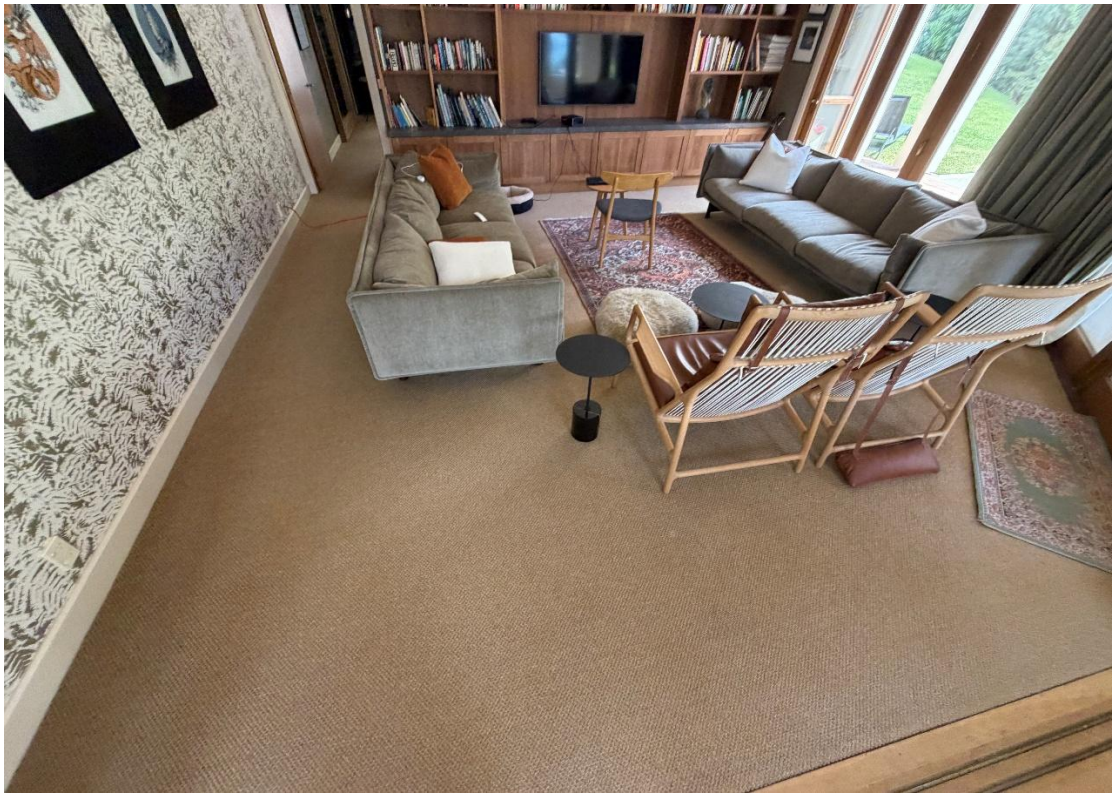


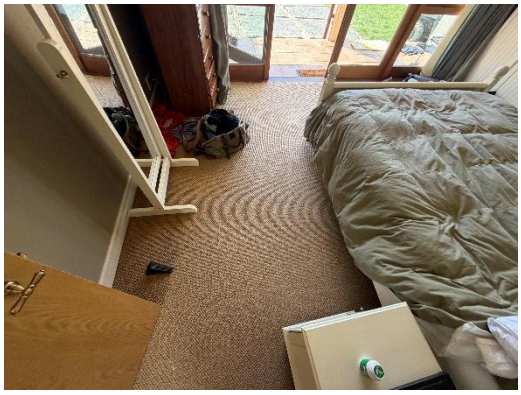
INTERIOR CONTINUED

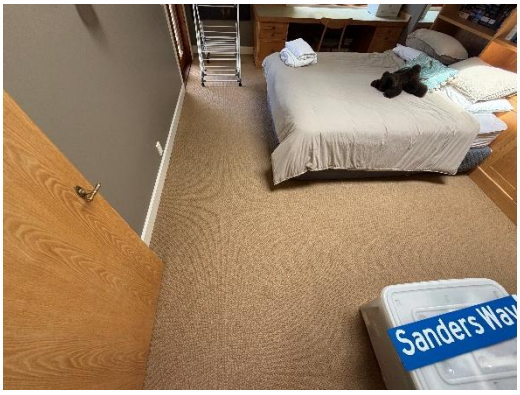
The carpet installed in the remaining areas is in good condition, showing normal signs of wear and tear for its age.











MOISTURE CONTENT READINGS

Moisture content readings were taken throughout the dwelling internally, at well-known areas for moisture ingress to occur. In this particular dwelling, moisture ingress is only likely to occur in certain areas. Specifically, these are any deterioration in the Hebel cladding, particularly above exterior joinery units and around sill areas where surface water is easily drawn in over a period of time, if the joinery is not kept well sealed to the cladding.
Any penetrations through the cladding that aren't flashed and sealed adequately.
Any deterioration in the roofing iron or around any flashing details or penetrations through the iron that aren't sealed accordingly.

When moisture ingress occurs in these areas, the moisture is generally detectable above and below the exterior joinery units, along the bottom plates, directly below units, within the internal roof spaces or around any interior linings, directly below any inaccessible internal roofing areas.

Moisture content readings were taken using a Protimeter Aquant non-invasive moisture meter.

A base reading was taken on an internal wall at the entry which is known to be dry giving a reading of 81. All readings returned figures of between 70 and 151 indicating there was no excess moisture present in the internal framing in the areas tested at the time of inspection.

Generally, moisture content readings of internal framing that read between 70 and 169 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 169 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and air temperatures.

CONCRETED AREAS

The concrete patios have been tiled, they have been placed well and are in good condition for their age, showing no signs of any stress movement or wear and tear. The grout work has been well installed, in accordance with good trade practice. They have good fall away from the dwelling or into sumps accordingly.





The concrete paths have been placed well, they are currently being landscaped.



DECKING

The decking areas are built well, in accordance with good trade practice.

The treated timber piles, bearers and joists are well installed and in good condition. All galvanized hardware is well installed and secure in place.

The Fiber cement sheets are secure in place and generally show no signs of any deterioration or significant wear and tear.

The ceramic tiles are installed well and are in good condition for their age, generally showing no signs of any stress movement or wear and tear. The grout work has been well installed, in accordance with good trade practice. They have good fall away from the dwelling.

NOTE: Some minor movement is visible along the deck and step junction on the Northeast decking (photo 3)







RETAINING WALLS

NOTE: We do not comment on any stone or retaining walls as these fall outside our area of expertise.





SLEEPOUT

The kitset sleepout cabin is prefabricated and flown onsite, being under 10m2 with no services, they do not require consent under schedule 1 of the building act 2004



It is built on treated timber piles, bearers and joists, they are well concreted into the ground. Expol insulation is installed and is in very good condition.

Construction consists of a treated timber frame. Roof construction consists of specifically manufactured timber rafters.





SLEEPOUT CONTINUED

A Colorsteel, corrugated iron roof is well installed, secure in place with roofing screws and is in very good condition for its age, showing no signs of any deterioration.

Colorsteel spouting and downpipes. The spouting is generally free of leaf debris, given the surrounding environment they will need to be checked annually.

The exterior cladding consists entirely of Colorsteel corrugated iron. They are well installed in accordance with good trade practice.

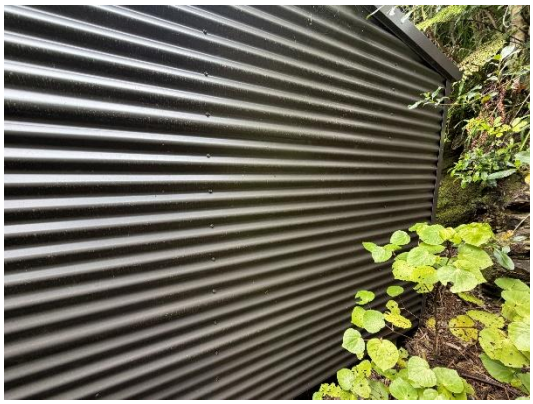
NOTE: It is important to keep the base of the cladding clear of soil, dirt and leaf debris.













SLEEPOUT CONTINUED

The interior walls and ceiling of the sleepout are lined with Plywood and were dry at the time of inspection and there was no evidence of any previous moisture ingress or damage.

Power is installed in the sleepout. Internal light fittings are working well.

The front entry door and window joinery are opening and closing freely. Handles secure and the lock is working well.











SLEEPOUT CONT'D

The treated timber deck has been built well in accordance with good trade practice.

The treated timber piles are concreted well into the ground, the treated bears and joists are in good condition for their age. The decking boards are secure in place with Galv nails and are in good condition.





SUMMARY

In conclusion, it is our professional opinion that the dwelling appears to be sound and of good construction, methods and workmanship, subject to comments on all remedial work and or construction methods.

We trust this information is sufficient for your requirements, but should you have any queries regarding this report, or should there be any matter arising therein, please feel free to contact me further.

The inspection did not include areas that were inaccessible, not readily accessible or obstructed at the time of the inspection. The inspector did not remove or move any obstructions which may be concealing evidence of defects.
Defects in obstructed or concealed areas may only be revealed when the items are moved or removed, or access has been provided.

Jared Hall
LBP 132525
KIWI INSPECTIONS MARLBOROUGH LTD

Please quote our reference **26-148** for any future matters concerning this report.



STATEMENT OF POLICIES

General: This inspection report is based on a limited visual inspection of the dwelling in general. The intention of the inspection is to identify any current or potential areas that may lead to further deterioration if left unattended. The report will generally include foundations & subfloor, exterior finished ground levels, exterior cladding, roof & roofing elements, insulation, external joinery, decks, fencing, concreted areas and the interior, etc. Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins or dry rot, etc. The inspection encompasses a level of the NZS4306:2005 NZ Standard residential property inspection.

Limitations: Any areas which are inaccessible, cannot be seen or are concealed including walls, ceilings, floors, insulation, locked or inaccessible rooms, have not been inspected or any comments offered therein, and the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection. Undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

The information in this report and any attached pages is intended for the use of the addressee only and cannot be relied upon by any person other than to whom it is addressed. The information it contains is classified as “In Confidence” and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited.

Access: Access is deemed to be that which is safe, unobstructed, with a minimum of 600Wx450Hmm access to subfloor through an opening that can be easily accessed and a minimum height of 450 from ground level And the underside of the bearer, a minimum of 600x600mm access to ceiling cavities and roofs which can be safely accessed from a 3.6m ladder.

Exclusions: We have not inspected and do not comment on geological stability, soil conditions, underground services and life expectancy of materials. This report does not include the structural engineering, electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, septic tanks, insect attack/borer. This report does not propose to be a full “Weather-tightness Assessment”, and any non-invasive moisture content readings are indicative and only relevant at the time of inspection. We advise independent, professional advice in these areas.

We assume that all improvements lie within the title boundary, which we have not searched or provided any comment on. We have not obtained a LIM or inspected Council files and recommend that the owner obtain a LIM or consider engaging our LIS service.

Liability Limitations & Disputes: We offer you our opinion as at the date of inspection and give no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas only which may not be included within the report. The addressee agrees to notify the inspector of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions no alterations, replacements or repairs shall be carried out before the inspector can re-inspect areas in dispute. The addressee understands and agrees that failure to notify the inspector as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

This report should not be construed as a full weather-tightness assessment as no destructive or invasive investigation methods have been undertaken. This report cannot be forwarded to or reissued to any third parties in the event of the resale of the dwelling.

Whilst all care will be taken to turn off all lights and lock all doors as we find them, we cannot guarantee this, we request you check all lights and the security of your property after we have left.