Sample Building Inspections Ltd

Pre-purchase building inspection: 32 Wood Street, Rimu Bay

Report SBI-SAMPLE-4471. Inspected 10 September 2026. Written to NZS 4306:2005.

SAMPLE

Summary

A 1987 weatherboard bungalow on timber piles, with a 2004 garage and a 2019 bathroom and deck. Overall the house is in average to good condition for its age. No significant weathertightness defects were found.

Area	Condition	Comment
Roof	Fair	Long-run iron. Surface rust at two fixings near the chimney. Repaint within 3 to 5 years.
Cladding	Good	Bevel-back weatherboards. Paint chalking on the west wall.
Windows	Good	Timber joinery, putty cracking to two sashes.
Subfloor	Good	Piles sound. Ground vapour barrier present. Insulation fitted.
Interior	Good	Minor settlement cracking in the hallway lining.
Bathroom	Good	Renovated 2019. Moisture readings normal.
Deck	Good	Fixings and joists sound.

Items to consider

- Treat surface rust to the roof fixings near the chimney.
- Have the rear stormwater line checked with a camera. It was not visible at the time of inspection.
- Re-putty two window sashes on the south elevation.

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Moisture readings

Location	Reading	Result
Bathroom, behind shower	12%	Normal
Laundry wall	11%	Normal
Kitchen, under sink	14%	Normal
Bedroom 3, exterior wall	13%	Normal

Scope and limits

This is a visual, non-invasive inspection of the accessible areas on the day. It is not a guarantee against defects, and it does not assess compliance with the building code.

Sample Building Inspections Ltd and its inspectors are invented for this sample.

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