BUILDING REPORT

181 TIROHANGA ROAD

VERIFIABLE DATA

Prepared by Building Science Ltd
027 557 8766

19th November 2025

Statement of Passing Over Information

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To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

181 Tirohanga Road, Tirohanga, Lower Hutt City

3 2 2 743m² 210m²

Property Details

Category	RESIDENTIAL
Legal Description	Lot 23 Deposited Plan 72065
Title Reference	WN39B/272
Territorial Authority	Lower Hutt City
Year Built	1997
Capital Value	$960,000
Land Value	$620,000
Improvements Value	$340,000
Valuation Reference	16104/61100
Owner Name(s)	Archibald David Gray,Gillian Margaret Gray,Canterbury Trustees Limited

Last Sale

Sale Price	$810,000
Sale Date	05-Sep-20
Sale Method	Whole
Days on Market	40 days
Listing Agency	Tall Poppy Lower Hutt,...
Listing Agent	-
Agent Contact	-

Property Features

Wall Material	Fibre Cement
Roof Material	Tile Profile
Deck	Y
Units	1
Land Use	Single Unit excluding Bach
Zone	Residential Zone A
Tenure	Freehold

Sale History (up to last four sales)

5 Sep 2020	$810,000 Whole 40 DOM
7 Dec 2009	$410,000 Whole -
22 Jun 2004	$380,000 Whole -
30 May 1997	$260,000 Whole -

BUILDING SCIENCE LTD

Moisture, Weathertightness & General Condition Report

Inspector: Building Science Ltd
Qualifications: IICRC Water Damage Restoration Technician | 20+ years diagnostics
Tools Used: Protimeter ReachMaster | Trotec | FLIR CAT 62
Client: **Mr & Mrs Gray**
Property: **181 Tirohanga Road, Tirohanga, Lower Hutt**
Inspection Date: **24 November 2025**

SECTION 1 — PROPERTY OVERVIEW

The dwelling at 181 Tirohanga Road is a two-storey residential home constructed in the late 1990s, utilising a direct-fix textured fibre-cement cladding system with aluminium joinery and pressed-steel roofing. The home is elevated, well positioned, and benefits from good airflow and outlook.

At the time of inspection, the property presented as **generally well maintained**, with evidence of recent exterior painting, functional services, and a tidy interior environment. The site is partially exposed to coastal and weather influences, which is typical for this location and has been considered in the assessment.

No evidence of systemic weathertightness failure was observed during this non-invasive inspection.

SECTION 2 — MATERIAL PERFORMANCE & BUILDING ELEMENTS

Cladding Performance

The direct-fix textured fibre-cement cladding system was visually inspected externally and internally. No delamination, bulging, or distortion was observed. The paint coating appears to be in serviceable condition and continues to provide protection to the underlying substrate.

As with all direct-fix systems, long-term performance is dependent on paint maintenance, sealant condition, and junction detailing. At the time of inspection, the cladding system was performing as intended for a dwelling of this type and age.

Joinery Performance

The home retains original aluminium joinery. Aluminium joinery of this generation is widely documented to allow small amounts of water ingress at corners, glazing beads, and drainage paths under certain wind and weather conditions, including from new. This is a known performance characteristic rather than a defect state.

During inspection, some **localised elevated moisture readings** were identified around selected joinery elements. These readings were confined to joinery interfaces and did not present as widespread or systemic moisture patterns within wall structures.

No visual indicators of internal lining breakdown or widespread moisture damage were observed.

Roofing

The pressed-steel roofing system appeared serviceable at the time of inspection. No active leaks were identified internally. Gutters and downpipes were present and generally functional.

Decks & Enclosed Balconies

The property includes enclosed balcony areas. These spaces were inspected visually and with moisture instrumentation. No evidence of widespread moisture intrusion was detected at the time of inspection. Junctions and finishes appeared consistent with normal performance expectations.

SECTION 3 — MOISTURE ASSESSMENT

Methodology

Moisture testing was undertaken using:

- Protimeter ReachMaster (deep-penetration, up to approx. 15 cm)
- Trotec non-invasive moisture meter (surface to shallow depth)

Thermal imaging was also used as a comparative tool to identify anomalous temperature patterns consistent with moisture presence.

Findings

- The majority of wall linings, skirtings, and floor junctions tested within normal dry ranges.
- Some **elevated moisture readings were recorded adjacent to certain joinery elements**, particularly at lower corners and junctions.
- These readings were localised and consistent with known aluminium joinery performance characteristics.
- No evidence of moisture migration away from joinery zones into broader wall areas was identified.

Contextual Interpretation

Localised elevated readings around aluminium joinery are **not uncommon** and are frequently observed in homes of this era, including in properties with otherwise sound building envelopes. The readings identified do not, in themselves, indicate systemic failure or widespread weathertightness compromise.

As this was a non-invasive inspection, concealed conditions cannot be fully ruled out; however, the overall moisture profile observed was consistent with a home performing within expected parameters for its age and construction type.

SECTION 4 — WEATHERTIGHTNESS CONTEXT (E2/AS1)

When assessed against MBIE E2/AS1 weathertightness risk principles, the dwelling includes some higher-risk design features typical of late-1990s construction, including:

- Direct-fix cladding
- Limited eaves
- Enclosed balcony elements
- Aluminium joinery

These features are common nationally and do not automatically indicate poor performance. At the time of inspection, the dwelling did not exhibit indicators of systemic weathertightness failure.

SECTION 5 — SUMMARY & CONCLUSION

This inspection did not identify evidence of systemic moisture ingress or widespread weathertightness failure. The home presents as generally well maintained, with a moisture profile consistent with expectations for a property of this age, design, and construction methodology.

Some localised elevated moisture readings were identified around joinery elements. These readings are consistent with known aluminium joinery performance characteristics and were not accompanied by broader indicators of internal damage or cladding breakdown.

Overall, the dwelling appears to be performing in a manner consistent with similar homes of its era and construction type.

SECTION 6 — TERMS & CONDITIONS

This inspection was carried out as a **non-invasive, visual and non-destructive assessment** of the readily accessible areas of the property at the time of inspection. No linings, finishes, fixtures, or building components were removed or altered as part of this assessment.

The findings and opinions expressed in this report reflect the **conditions observed on the day of inspection only**. Moisture levels within building materials can vary depending on weather conditions, temperature, humidity, recent rainfall, internal heating and ventilation, and patterns of occupancy. As a result, moisture readings may change over time and should be interpreted in context.

This report is not a warranty or guarantee of the future condition or performance of the building. Buildings are dynamic systems, and the performance of materials, junctions, and assemblies may change due to age, wear, maintenance practices, environmental exposure, or alterations made after the inspection date.

The inspection was limited to areas that were visible and reasonably accessible at the time. **Concealed, inaccessible, or future defects may exist** and cannot be ruled out by a non-invasive inspection. No opinion is expressed regarding areas that were not visible or accessible.

Where elevated moisture readings or other matters were identified, these findings represent **observations rather than confirmation of cause**. Determining the precise source, extent, or duration of moisture ingress may require further targeted or invasive investigation, which falls outside the scope of this report.

This report has been prepared for the exclusive use of the named client and for the stated purpose only. No responsibility is accepted for reliance by third parties unless expressly agreed in writing.

Nothing in this report should be construed as legal advice, a compliance certificate, or a certification of Building Code compliance. This report does not replace the need for ongoing maintenance, prudent ownership, or specialist advice where warranted.

Should the condition of the property change, or if additional concerns arise, further inspection or investigation may be appropriate.

ABOUT THE CLADDING SYSTEM

This home is built using a **direct-fix textured fibre-cement cladding system**, which was the **standard and fully compliant construction method under the New Zealand Building Code** at the time the house was built. This form of construction was used widely across New Zealand for many decades and represents a large portion of the country's existing housing stock.

Behind the exterior cladding is a **waterproof building paper**, which acts as a secondary barrier. Its role is to help deflect any moisture that may pass the outer surface and guide it safely downward within the wall system. This approach was the accepted method of managing moisture before modern cavity systems became common.

When maintained in accordance with normal home-ownership expectations, this type of cladding system has been shown to perform reliably over time.

At the time of inspection, the exterior cladding and paint finishes appeared to be in serviceable condition and consistent with what would reasonably be expected for a home of this age.

ABOUT THE WINDOWS AND DOORS (ALUMINIUM JOINERY)

The home is fitted with **aluminium windows and doors**, which were also standard for houses built in this period. Aluminium joinery is durable and widely used, but it is important for buyers to understand how it performs.

Aluminium joinery is designed to **manage water rather than exclude it entirely**. Under certain weather conditions, small amounts of moisture can enter drainage channels within the window or door frames and then drain back to the outside. This is a recognised and long-established characteristic of aluminium joinery systems, including when new.

For this reason, moisture readings taken close to some window and door areas can sometimes be higher than surrounding wall areas. On their own, such readings do **not automatically indicate a problem**. What matters is whether moisture remains localised and whether there are signs of wider spread or internal damage.

During the inspection, some localised elevated moisture readings were identified near certain joinery elements. These were consistent with known aluminium joinery performance characteristics and were not accompanied by signs of widespread moisture issues or building envelope failure.

LEGAL AND INDUSTRY CONTEXT

In New Zealand, the High Court has considered a number of cases relating to weathertightness in residential buildings. In doing so, the Court made it clear that **direct-fix construction and aluminium joinery are not inherently defective systems**.

The Court recognised that many weathertightness issues historically arose from a combination of factors such as design complexity, workmanship, detailing at junctions, and maintenance practices — rather than from any single building material alone.

As a result, the presence of direct-fix cladding or aluminium joinery should not be taken, by itself, as an indication that a property is defective or failing.

ONGOING CARE FOR FUTURE OWNERS

Like all homes, this property will benefit from **routine, sensible maintenance**.

- Keep exterior paint coatings in good condition.
- Inspect and renew sealants around windows and doors as needed.
- Keep window and door drainage channels clear.
- Maintain good ventilation inside the home.
- Keep soil and garden material clear of exterior walls.

These are normal home-ownership practices and help support the ongoing performance of the building.

Three Key Takeaways for Buyers

1. The home was built using construction methods that were standard and Building Code-compliant at the time.
2. Localised moisture readings near aluminium joinery can be a normal characteristic and do not, on their own, indicate widespread issues.
3. With routine maintenance, homes of this type commonly continue to perform well.

INSURANCE VALUATION – BUILDING ONLY (EXCLUDING LAND)

This insurance valuation has been prepared for the purposes of **reinstatement cost estimation** only and excludes land value, professional fees not expressly stated, and contents.

Basis of Valuation

- **Dwelling Size:** Approx. **210 m²**
- **Rate Applied: $4,200 per m²**
- **Valuation Method:** Floor-area–based rebuild estimate
- **Land Value: Excluded**

Calculation

210 m² × $4,200 per m² = **$882,000**

Indicative Insurance Reinstatement Value (Building Only):

$880,000 – $900,000 (rounded allowance)

Commentary

The rate applied reflects current construction cost pressures in New Zealand, including labour, materials, demolition, and rebuild costs typical for a two-storey residential dwelling of this type and complexity. This figure is intended as an **indicative insurance reinstatement estimate**, not a market value or sale price.

Insurance providers may apply their own cost indices, escalation allowances, or professional fee inclusions. Owners should confirm with their insurer whether additional allowances (such as demolition, design fees, or compliance upgrades) are included within their policy limits.

THERMAL IMAGING REPORT

Purpose of Thermal Imaging

Thermal imaging was undertaken as a **screening tool** to identify temperature anomalies that may be associated with moisture presence, insulation variation, air leakage, or construction detailing. Thermal imaging does not detect moisture directly; rather, it highlights surface temperature differences that may warrant correlation with other inspection methods.

All thermal observations were interpreted alongside **non-invasive moisture meter readings** and visual inspection findings.

Scope of Thermal Survey

Thermal images were captured throughout the dwelling, including:

- Window and door openings
- Joinery corners and junctions
- Internal wall surfaces
- Ceiling areas
- Enclosed balcony and window zones
- Selected floor and wall junctions

A total of **51 thermal images** were reviewed as part of this assessment turi2 .

Thermal Observations

Across the majority of the dwelling, thermal images showed **generally consistent and uniform temperature patterns**, indicating normal thermal performance of wall and ceiling linings.

Some **localized thermal anomalies** were observed at:

- Window and door perimeters
- Joinery corners
- Junctions between joinery and internal linings

These areas typically presented as minor temperature differentials relative to surrounding surfaces. Such patterns are commonly associated with:

- Aluminium joinery thermal bridging
- Normal air movement at window interfaces
- Expected heat transfer characteristics of glazing systems

No broad, diffuse cold patterns were identified within wall or ceiling fields that would typically suggest widespread moisture accumulation or systemic envelope failure.

Correlation With Moisture Testing

Thermal findings were cross-referenced with non-invasive moisture readings taken during the inspection.

Where minor thermal anomalies were observed near joinery, these locations generally correlated with **localised elevated moisture readings** identified during moisture testing. These readings remained confined to joinery-adjacent zones and did not extend into surrounding wall areas.

This pattern is consistent with **recognised aluminium joinery performance characteristics** and does not, on its own, indicate systemic weathertightness failure.

Interpretation & Limitations

Thermal imaging is best used as a **qualitative assessment tool**. Temperature variations may be influenced by a range of factors including:

- Time of day
- Internal heating patterns
- Air movement
- Material thermal conductivity
- Recent weather conditions

Accordingly, thermal imaging results should be interpreted in conjunction with other inspection data. In this case, thermal observations were consistent with the overall findings of a **generally dry building envelope**, with only localised joinery-related variation noted.

Conclusion

The thermal imaging assessment did not identify patterns indicative of widespread moisture intrusion or systemic building envelope failure. Observed anomalies were localised, primarily associated with joinery interfaces, and consistent with expected thermal behaviour for a dwelling of this age and construction type.

FLIR Thermal Image Report

Measurements (°C)

Spot 1		29.2
Spot 2		29.0
Spot 3		28.9

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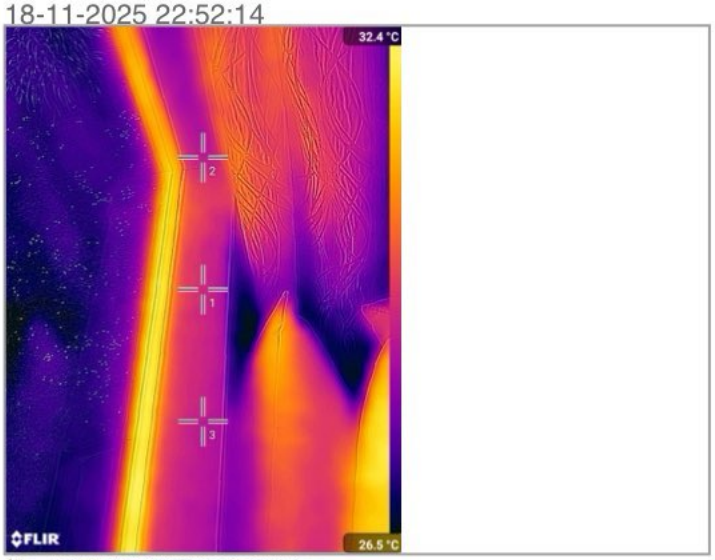

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FLIR Thermal Image Report

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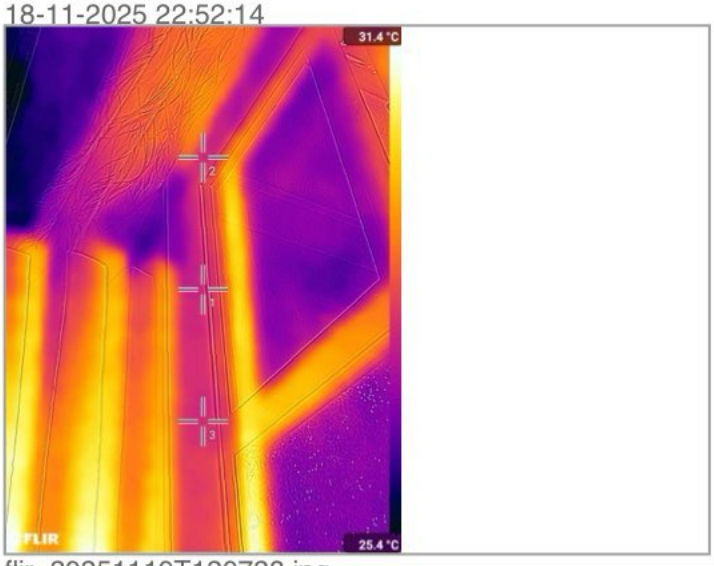

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FLIR Thermal Image Report

Measurements (°C)

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Spot 2		28.4
Spot 3		27.6

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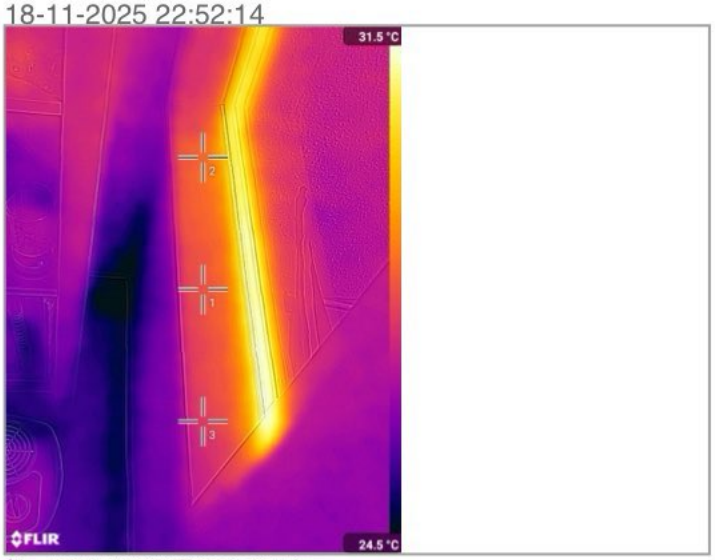

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Measurements (°C)

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Spot 2		28.3
Spot 3		27.4

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Measurements (°C)

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Spot 2		30.7
Spot 3		26.5

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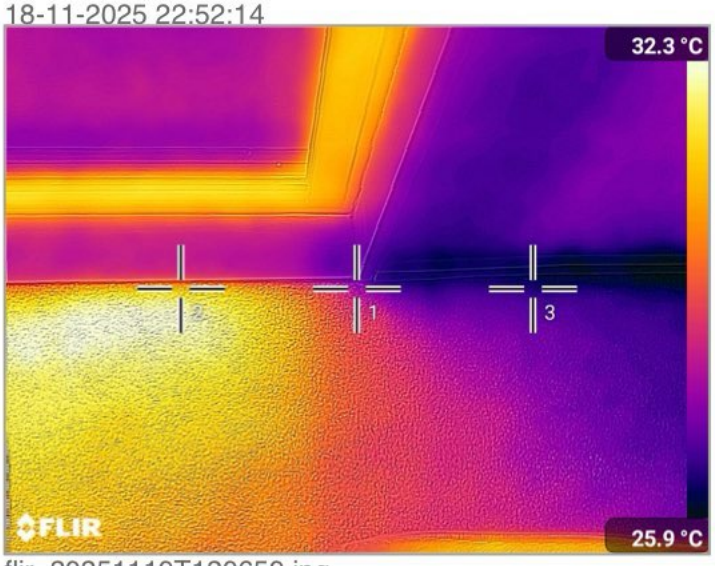

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FLIR Thermal Image Report

Measurements (°C)

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Spot 2		25.8
Spot 3		28.2

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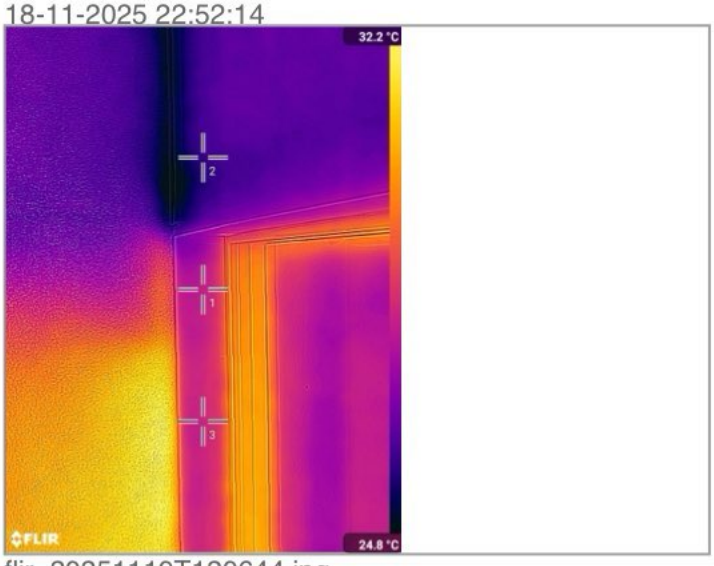

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FLIR Thermal Image Report

Measurements (°C)

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Spot 3		25.8

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FLIR Thermal Image Report

Measurements (°C)

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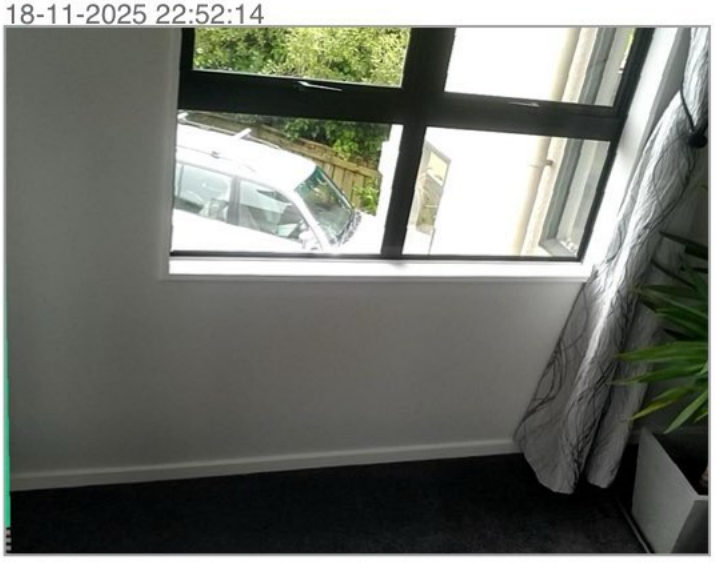

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Measurements (°C)

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Spot 3		26.1

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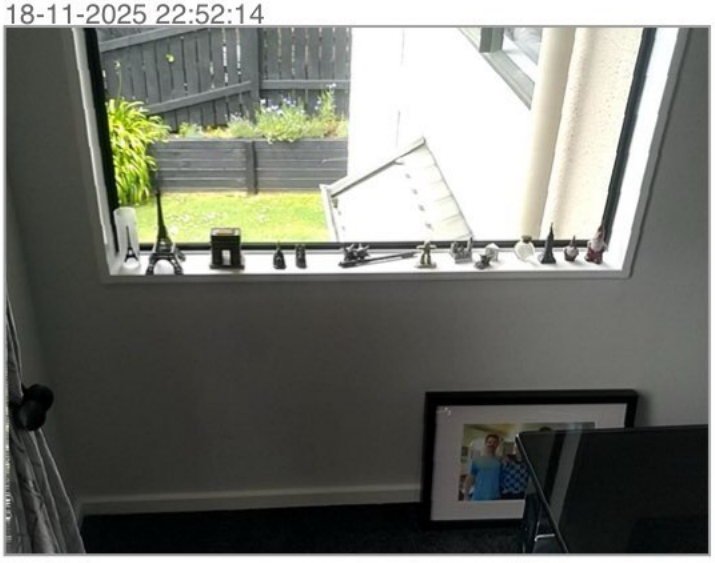

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Measurements (°C)

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Spot 2		29.3
Spot 3		28.2

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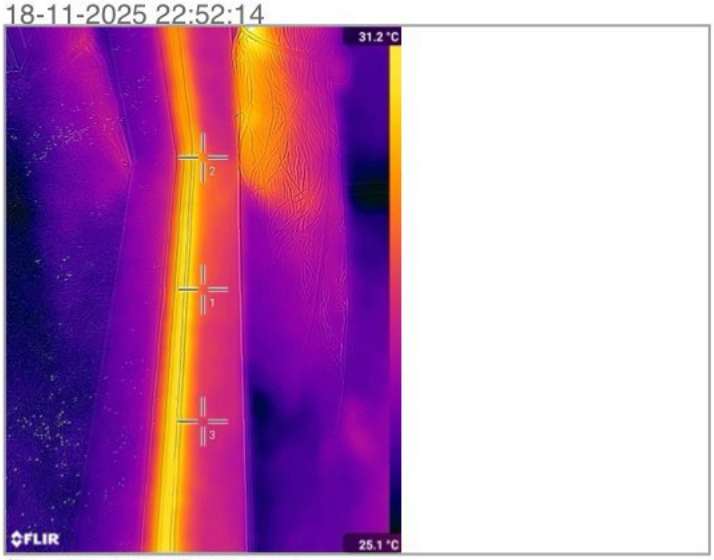

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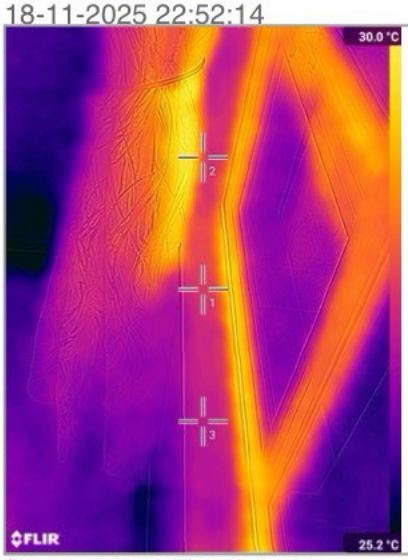

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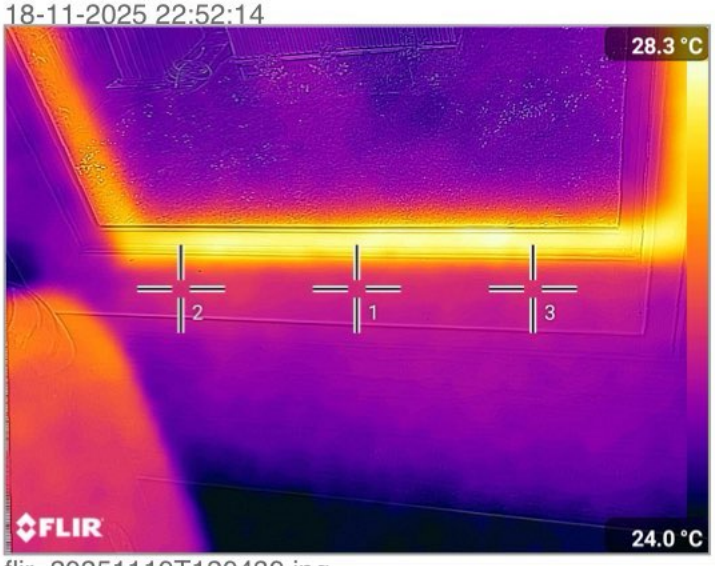

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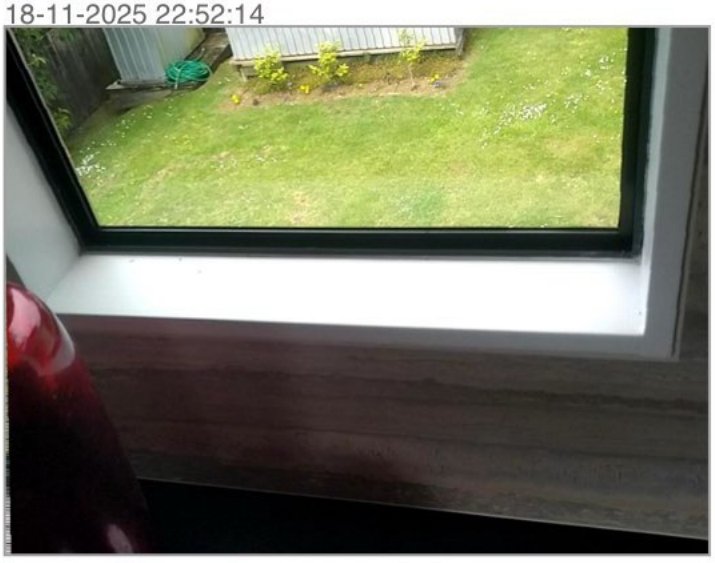

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Spot 3		26.8

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FLIR Thermal Image Report

Measurements (°C)

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Spot 2		25.2
Spot 3		25.4

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FLIR Thermal Image Report

Measurements (°C)

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Spot 3		29.2

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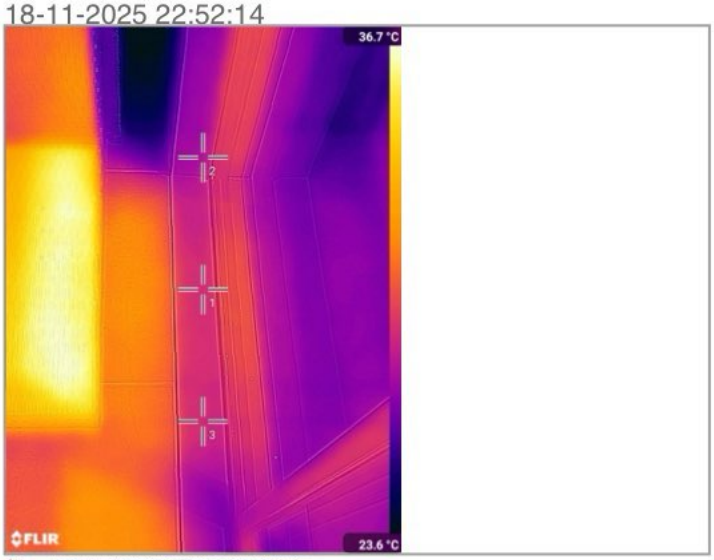

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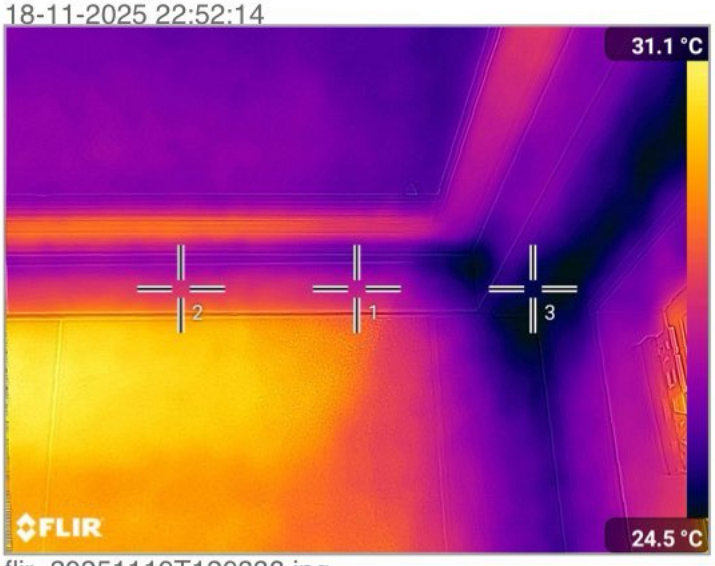

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Measurements (°C)

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Spot 2		25.1
Spot 3		24.7

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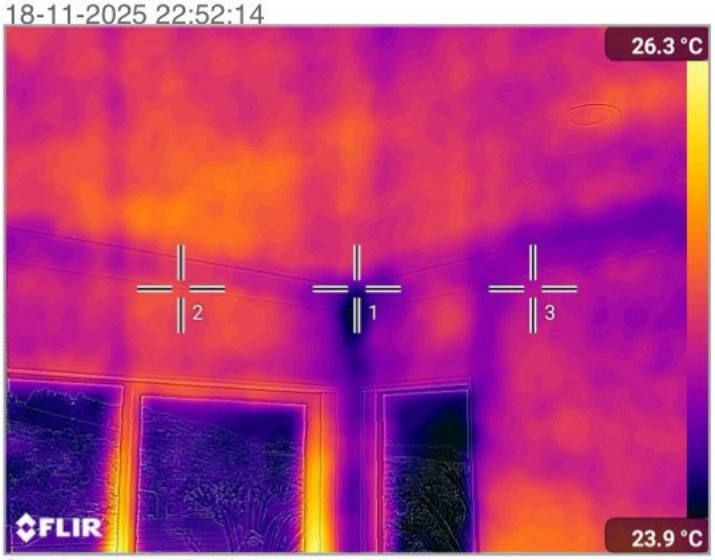

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Measurements (°C)

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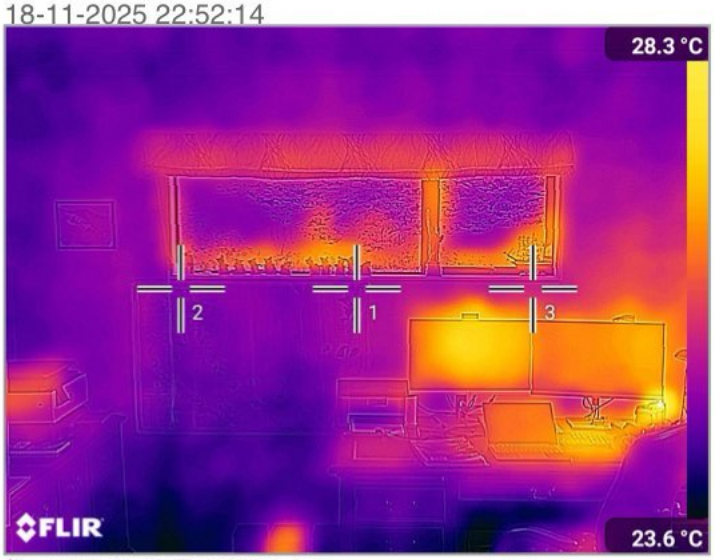

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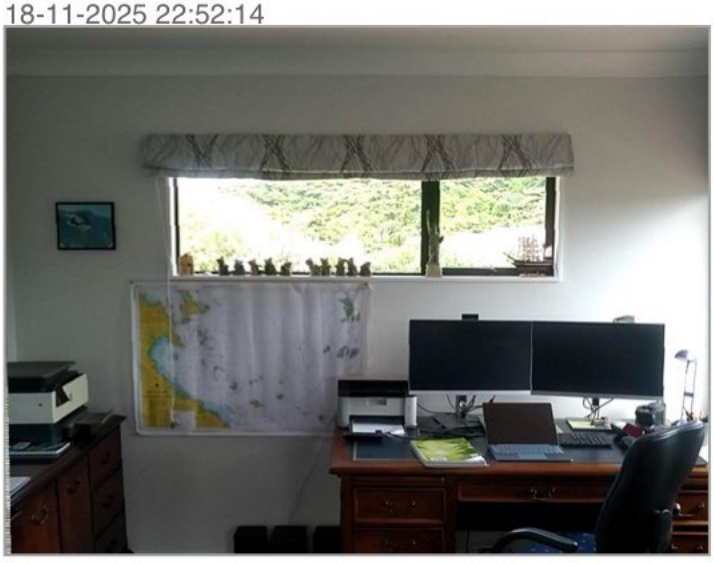

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Spot 2		23.2
Spot 3		23.2

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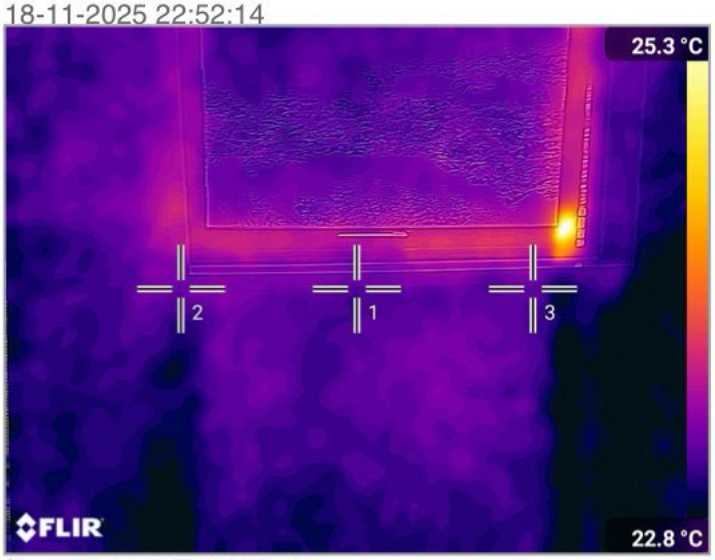

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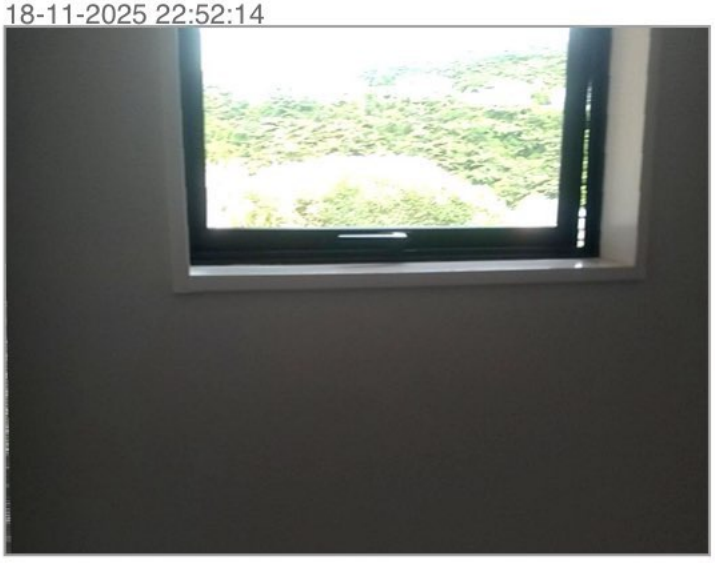

FLIR Thermal Image Report

Measurements (°C)

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Spot 2		22.9
Spot 3		22.6

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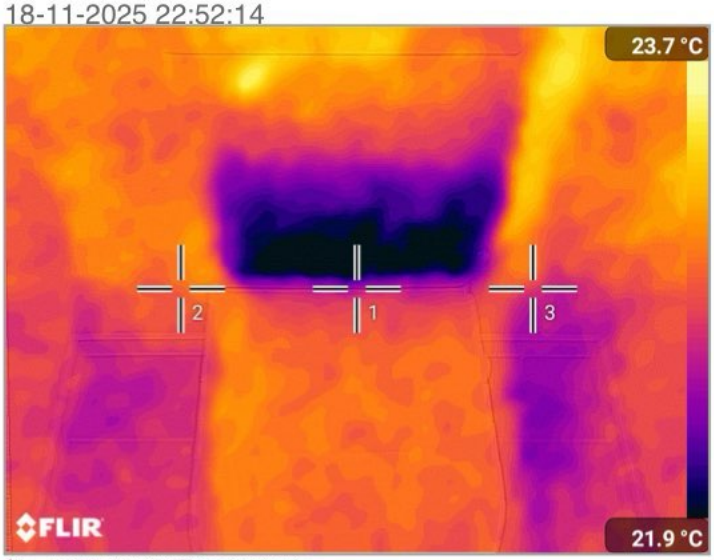

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FLIR Thermal Image Report

Measurements (°C)

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Spot 2		25.4
Spot 3		25.5

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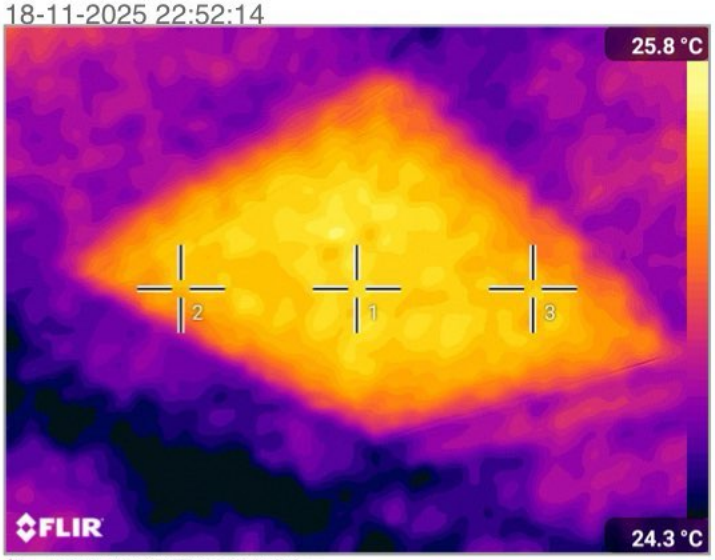

flir_20251119T120212.jpg

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FLIR Thermal Image Report

Measurements (°C)

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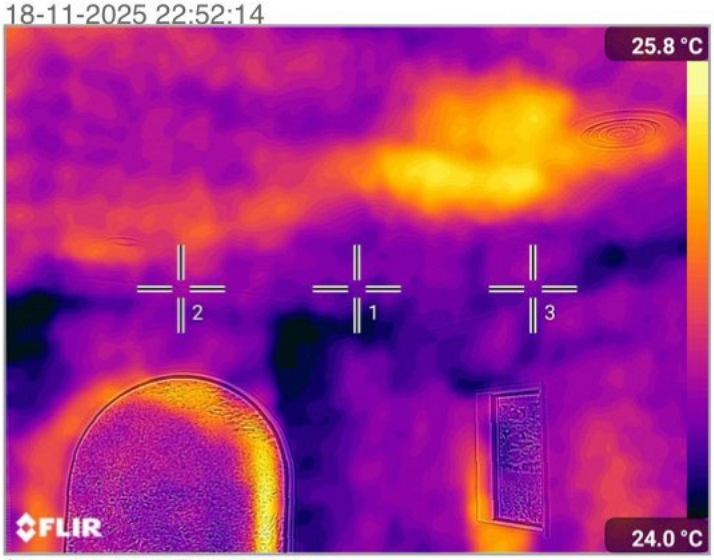
Spot 2		24.5
Spot 3		24.4

18-11-2025 22:52:14



flir_20251119T120200.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		24.8
Spot 2		25.1
Spot 3		24.7

18-11-2025 22:52:14

flir_20251119T120144.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

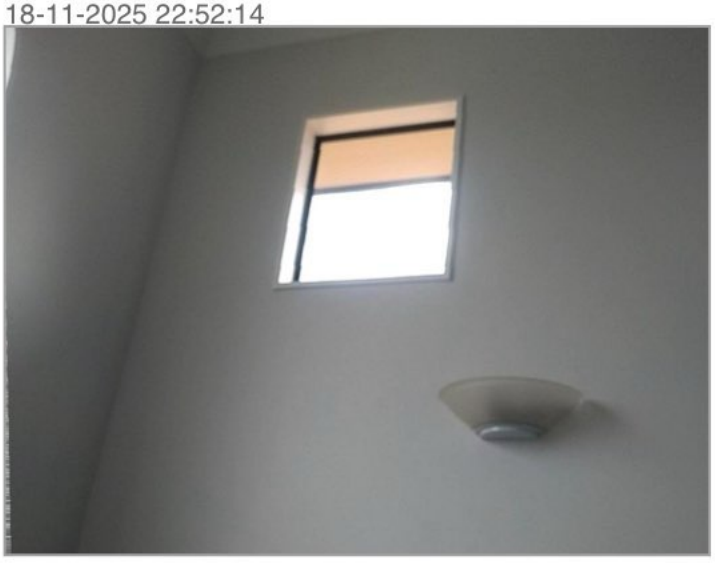
Measurements (°C)

Spot 1		24.5
Spot 2		24.3
Spot 3		24.3

18-11-2025 22:52:14

flir_20251119T120124.jpg

18-11-2025 22:52:14



FLIR Thermal Image Report

Measurements (°C)

Spot 1		24.4
Spot 2		24.3
Spot 3		24.3

18-11-2025 22:52:14

flir_20251119T120111.jpg

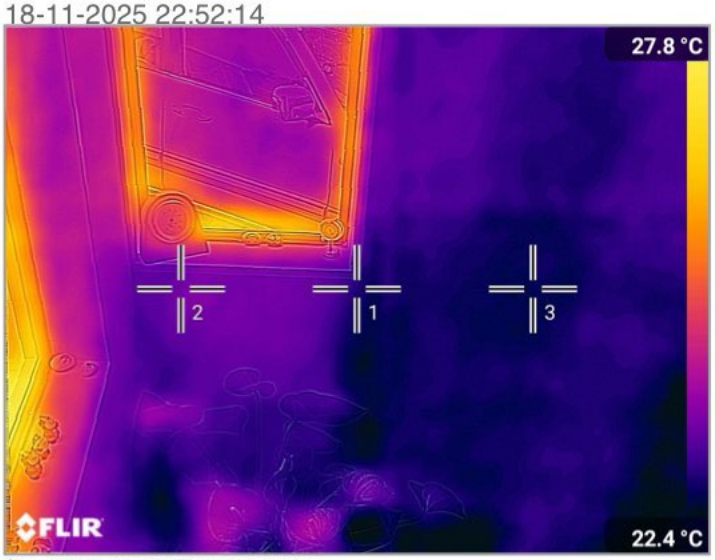
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

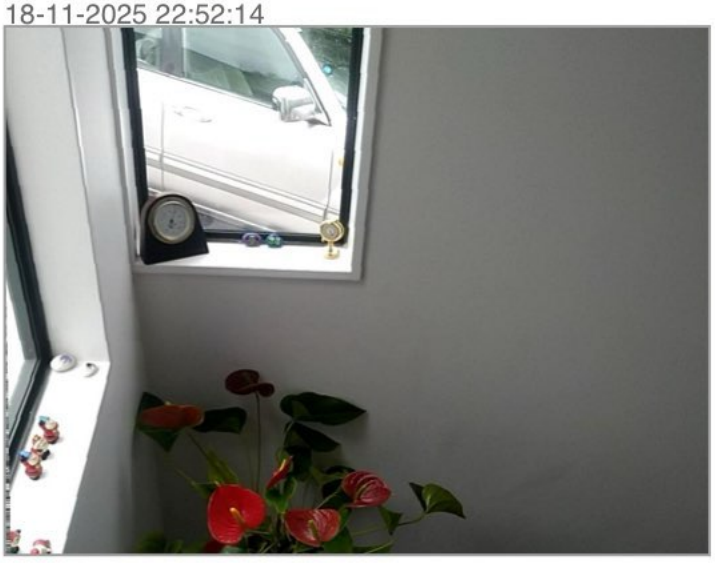
Spot 1		22.9
Spot 2		23.5
Spot 3		22.7

18-11-2025 22:52:14



flir_20251119T120057.jpg

18-11-2025 22:52:14

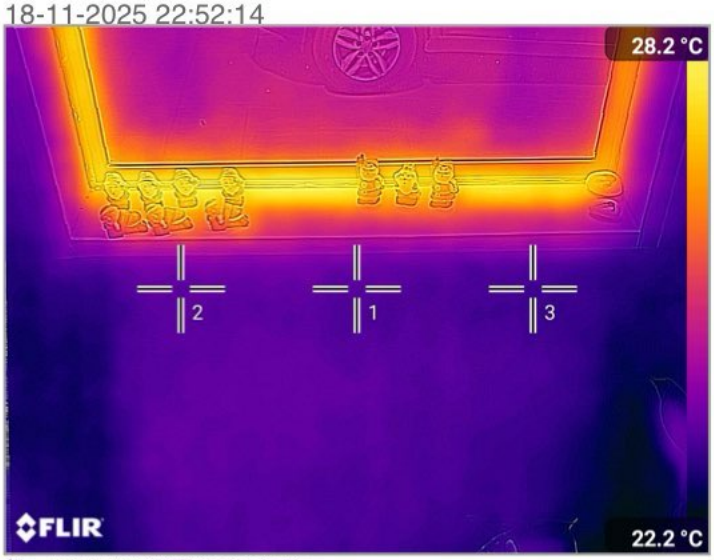


FLIR Thermal Image Report

Measurements (°C)

Spot 1		23.4
Spot 2		23.4
Spot 3		23.1

18-11-2025 22:52:14



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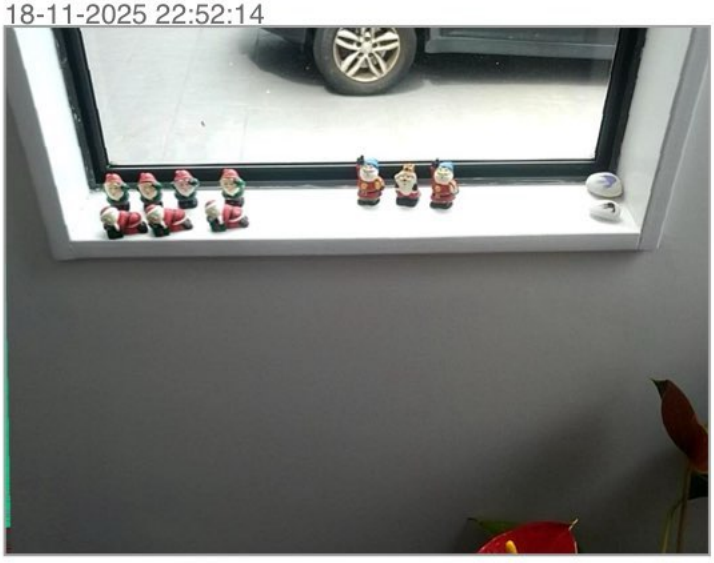
18-11-2025 22:52:14

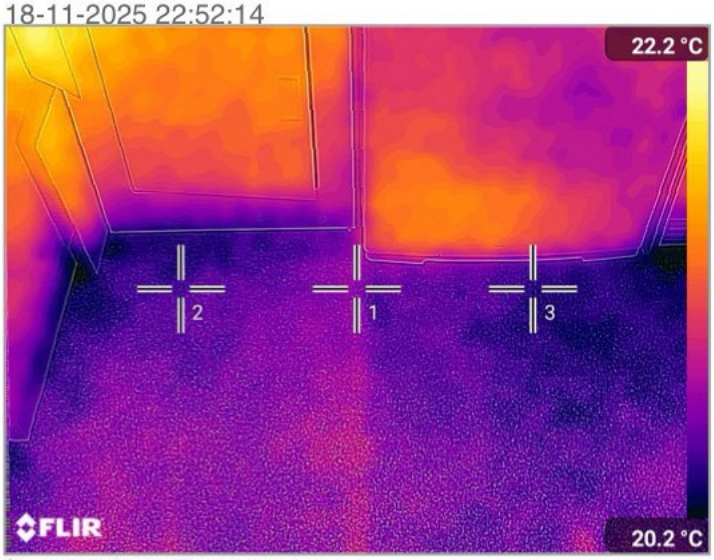


FLIR Thermal Image Report

Measurements (°C)

Spot 1		20.7
Spot 2		20.5
Spot 3		20.4

18-11-2025 22:52:14



flir_20251119T120028.jpg

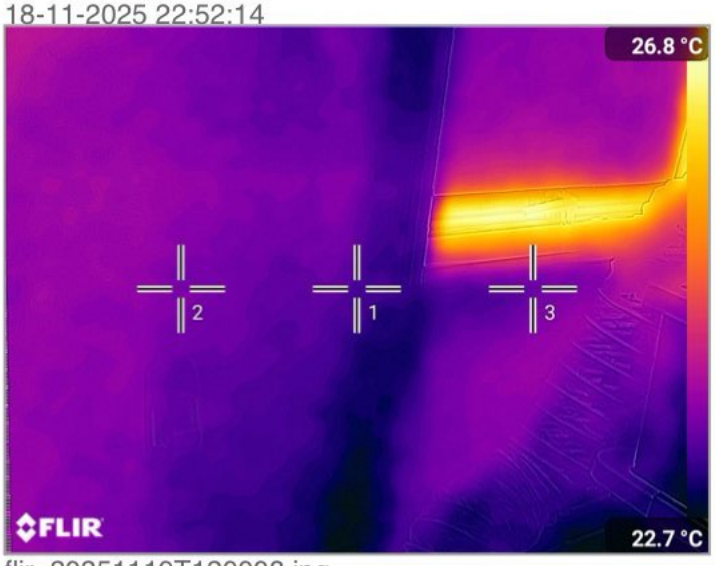
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		23.2
Spot 2		23.5
Spot 3		23.4

18-11-2025 22:52:14



flir_20251119T120008.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		23.2
Spot 2		23.2
Spot 3		23.0

18-11-2025 22:52:14

flir_20251119T115956.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		24.2
Spot 2		23.8
Spot 3		23.8

18-11-2025 22:52:14

flir_20251119T115946.jpg

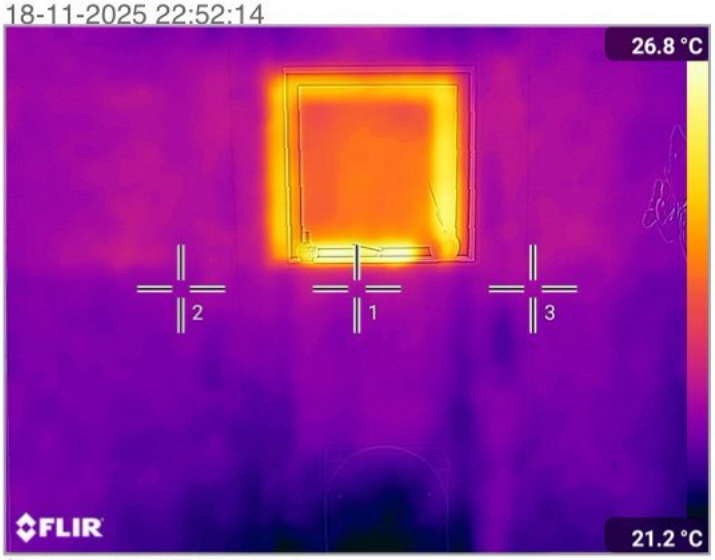
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		22.7
Spot 2		22.5
Spot 3		22.5

18-11-2025 22:52:14



flir_20251119T115931.jpg

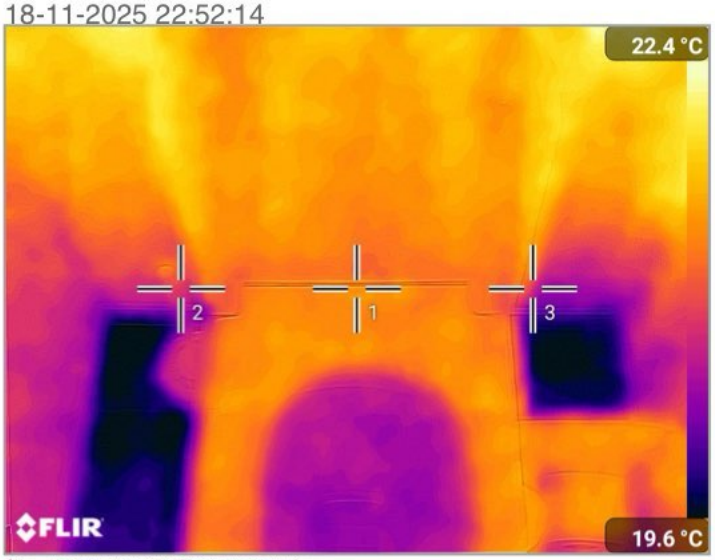
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.3
Spot 2		20.8
Spot 3		20.7

18-11-2025 22:52:14



flir_20251119T115920.jpg

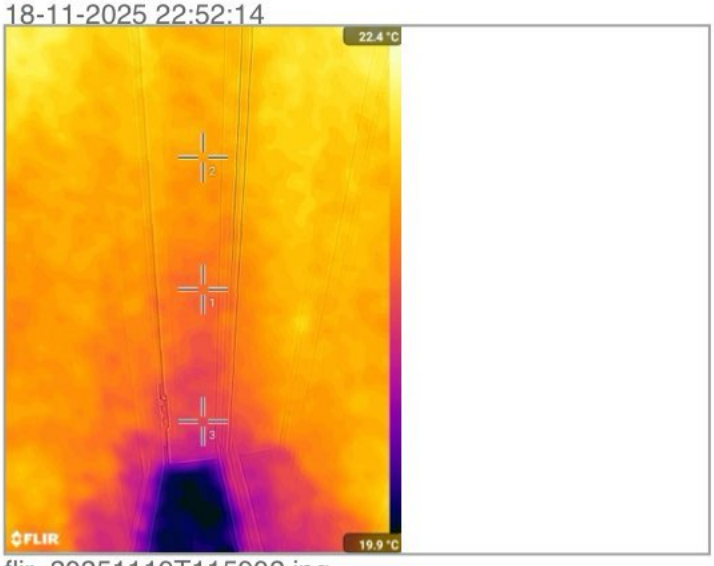
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.3
Spot 2		21.6
Spot 3		21.0

18-11-2025 22:52:14



flir_20251119T115902.jpg

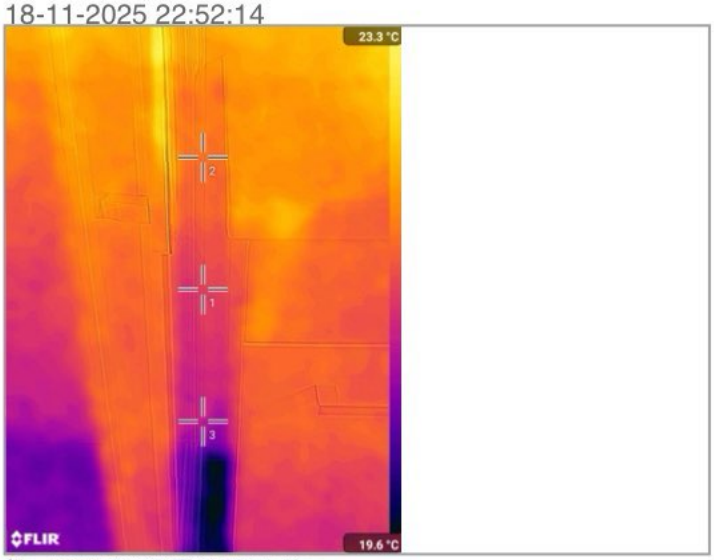
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.4
Spot 2		21.9
Spot 3		21.0

18-11-2025 22:52:14



flir_20251119T115855.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		22.4
Spot 2		22.6
Spot 3		22.4

18-11-2025 22:52:14

flir_20251119T115837.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

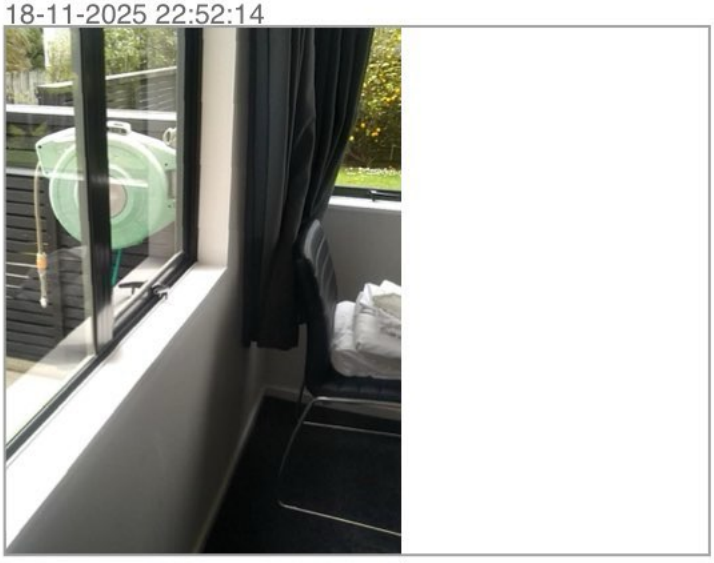
Measurements (°C)

Spot 1		26.9
Spot 2		26.6
Spot 3		24.4

18-11-2025 22:52:14

flir_20251119T115743.jpg

18-11-2025 22:52:14

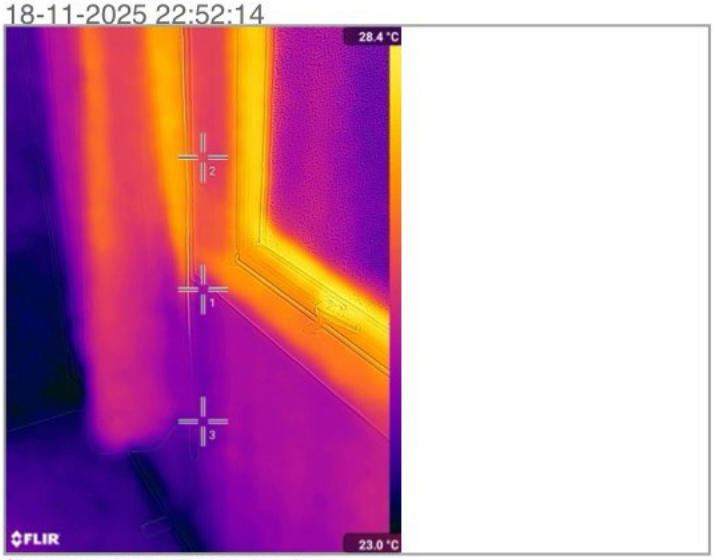


FLIR Thermal Image Report

Measurements (°C)

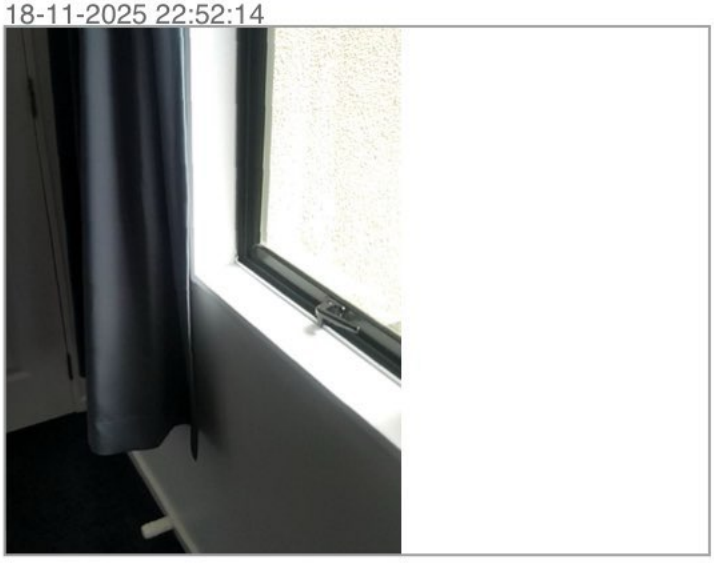
Spot 1		24.8
Spot 2		25.9
Spot 3		24.3

18-11-2025 22:52:14



flir_20251119T115724.jpg

18-11-2025 22:52:14



FLIR Thermal Image Report

Measurements (°C)

Spot 1		26.1
Spot 2		27.1
Spot 3		25.6

18-11-2025 22:52:14

flir_20251119T115708.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

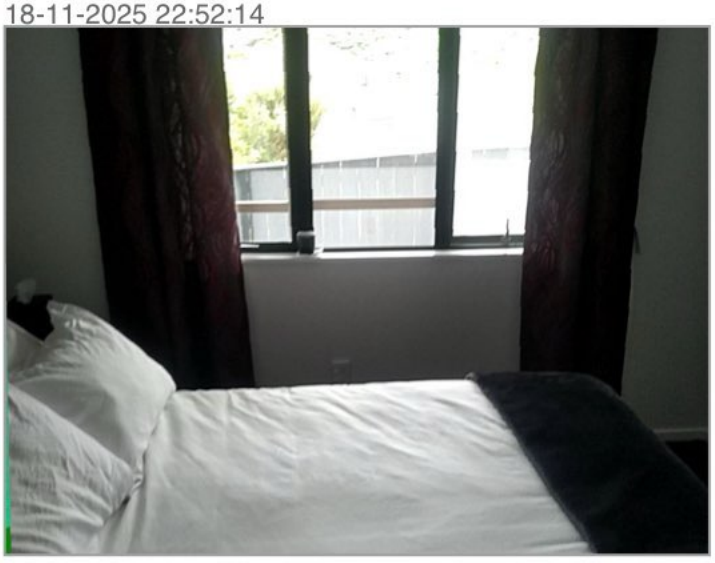
Measurements (°C)

Spot 1		22.5
Spot 2		22.6
Spot 3		22.2

18-11-2025 22:52:14

flir_20251119T115642.jpg

18-11-2025 22:52:14

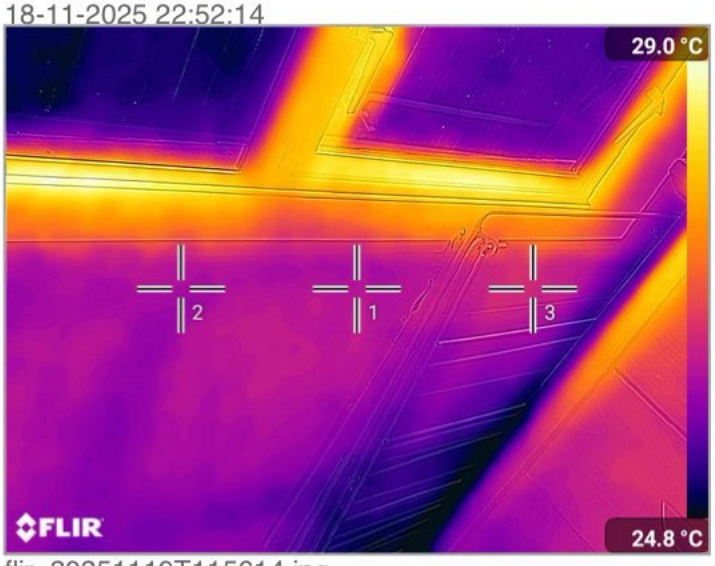


FLIR Thermal Image Report

Measurements (°C)

Spot 1		26.1
Spot 2		26.0
Spot 3		26.4

18-11-2025 22:52:14



flir_20251119T115614.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		24.6
Spot 2		25.0
Spot 3		24.7

18-11-2025 22:52:14

flir_20251119T115602.jpg

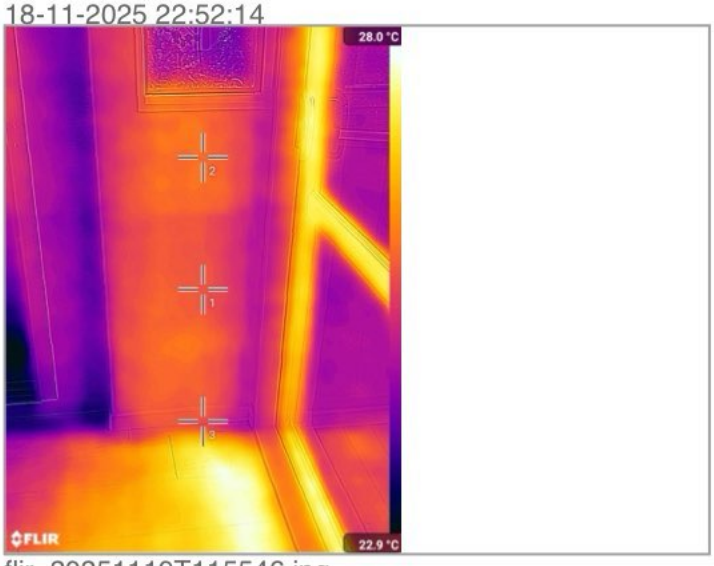
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		25.7
Spot 2		25.9
Spot 3		25.5

18-11-2025 22:52:14



flir_20251119T115546.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

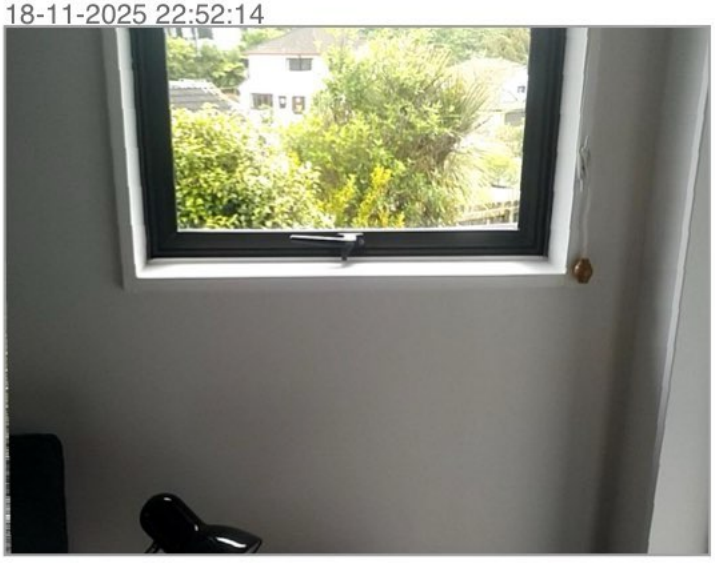
Measurements (°C)

Spot 1		23.7
Spot 2		23.7
Spot 3		23.1

18-11-2025 22:52:14

flir_20251119T115532.jpg

18-11-2025 22:52:14



FLIR Thermal Image Report

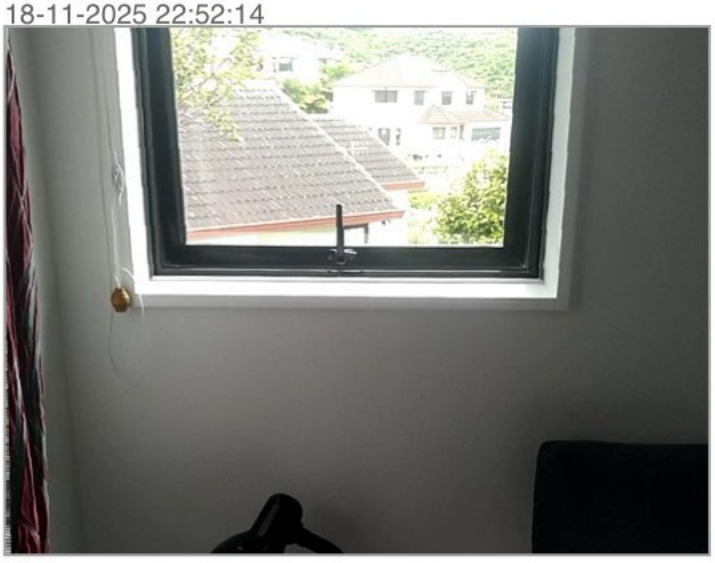
Measurements (°C)

Spot 1		23.1
Spot 2		23.0
Spot 3		23.0

18-11-2025 22:52:14

flir_20251119T115506.jpg

18-11-2025 22:52:14

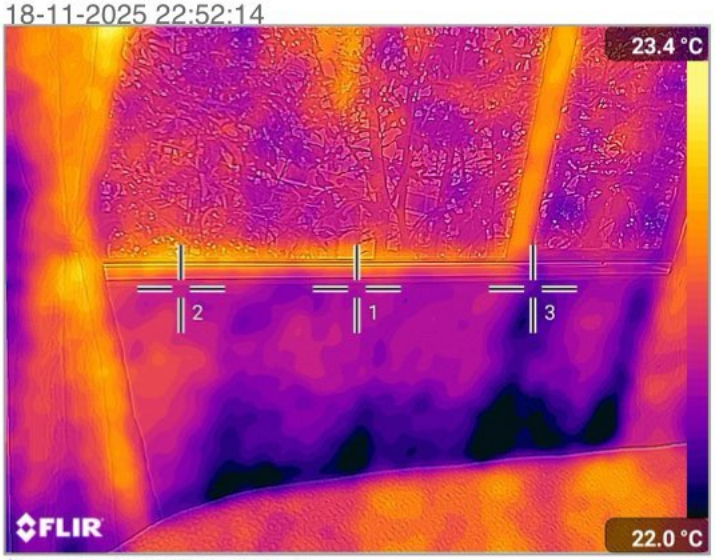


FLIR Thermal Image Report

Measurements (°C)

Spot 1		22.4
Spot 2		22.5
Spot 3		22.2

18-11-2025 22:52:14



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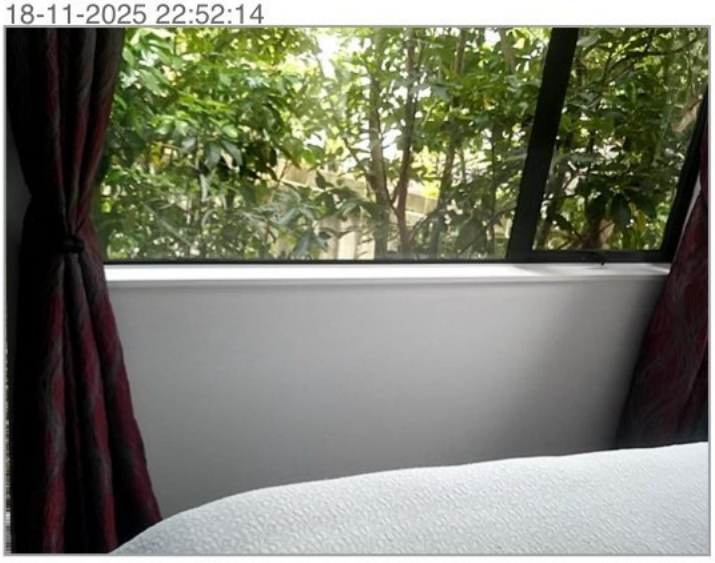
18-11-2025 22:52:14

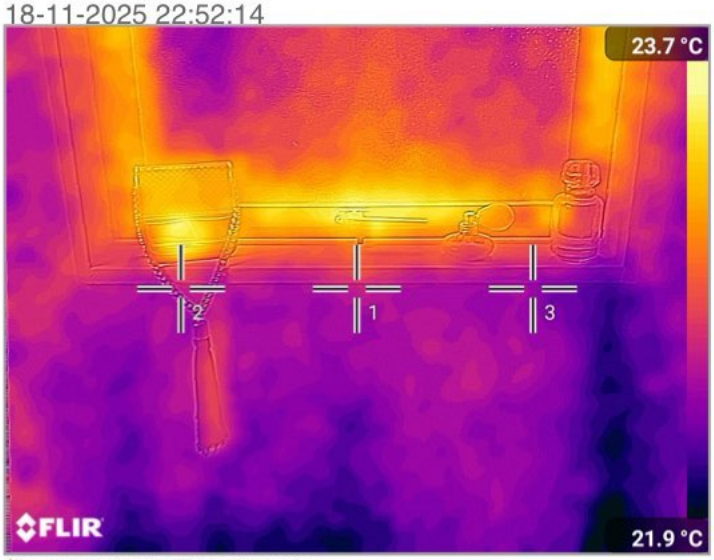


FLIR Thermal Image Report

Measurements (°C)

Spot 1		22.5
Spot 2		22.5
Spot 3		22.4

18-11-2025 22:52:14



flir_20251119T115437.jpg

18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		22.8
Spot 2		23.3
Spot 3		22.6

18-11-2025 22:52:14

flir_20251119T115422.jpg

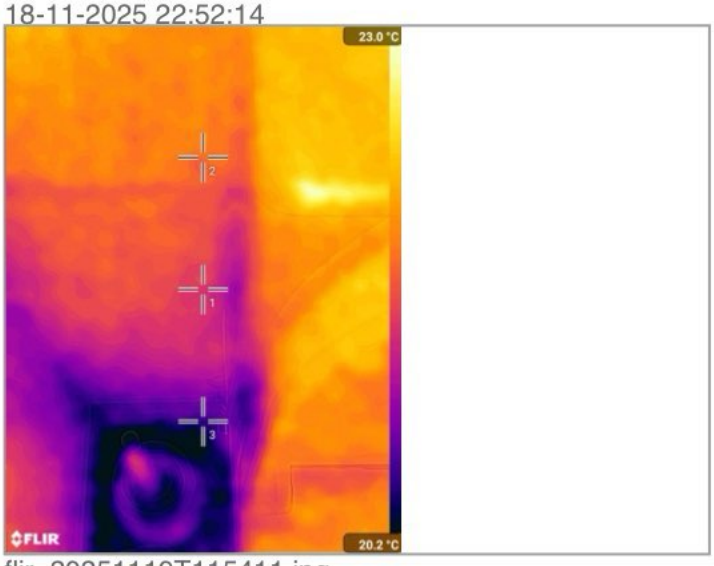
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.4
Spot 2		21.7
Spot 3		20.5

18-11-2025 22:52:14



flir_20251119T115411.jpg

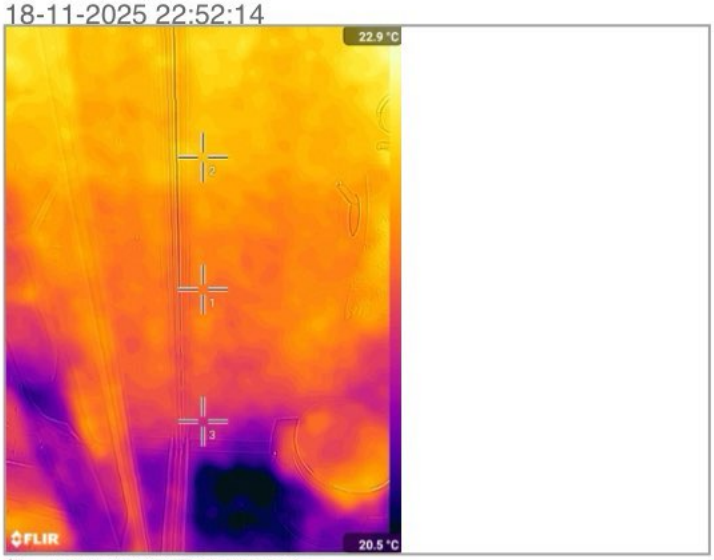
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.9
Spot 2		22.3
Spot 3		21.4

18-11-2025 22:52:14



flir_20251119T115356.jpg

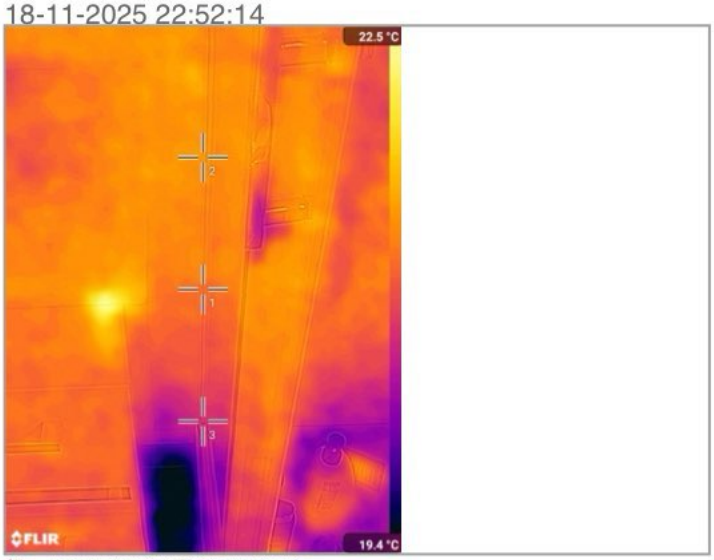
18-11-2025 22:52:14

FLIR Thermal Image Report

Measurements (°C)

Spot 1		21.1
Spot 2		21.4
Spot 3		20.6

18-11-2025 22:52:14



flir_20251119T115347.jpg

18-11-2025 22:52:14


Rinnai