



Waikato Building Reports



46 Hamilton Gardens Obdam

Summary

Landscaping and Gardens

1. Garden Sheds: Small garden shed - Glass missing



Structure and Cladding

2. Fascia: Painted timber - Paint peeling on most of the fascia boards



Roof

3. Roof Material: Painted iron - Some loose nails.



Summary (Continued)

4. Flashings: Lead - Cracked flashing behind the vent pipe



5. Gutters: PVC - Gutters have negative flow and are holding water. Needs cleaning.



6. Downpipes: PVC - Downpipe appears blocked or is seriously leaking outside kitchen



7. Flue: Metal - There should be a protective cover over the hole in the precast section to prevent water getting into the cavity space.



Summary (Continued)

Bathroom

8. Off hallway Bathroom Walls: Gib board, Water proof lining
- I suspect that the timber around the edge of the bath is very wet and there is a strong possibility that water from the shower is running between the wall lining and behind at this timber



Bedroom

9. Off hallway, 3 bedrooms Bedroom Windows: Timber framed, Single glazed - In the main bedroom window that faces the street the window latches are broken and the large section of window appears to be loose as there is a gap along the windowsill and the timber window frame



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Introduction Letter

I hope you will find the report useful and that our service meets your expectations. If you have any further questions or concerns please don't hesitate to contact me. The same applies if you are unhappy or disappointed with any part of our service - we want to improve and all types of feedback is helpful.

This report is also intended to be scrutinized by your solicitor so he or she can give you feedback.

Please note that this inspection has been a visual inspection only as stated in our Statement of Policy (copy enclosed for your information). Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the work that cannot be sighted. This will have been stated in the report.

If you have been happy with the service and would like to send a reference it would be much appreciated.

Thank you for using Waikato Building Reports Ltd

Waikato Building Reports

Peter Pan
46 Hamilton Gardens Obdam
Page 6 of 24

General Information

Property Information

Client Name Peter Pan
Client Address 69 Tinker Bell lane
Town Never Never Land
Phone
Mobile 021786246
Inspection Property Address 46 Hamilton Gardens Obdam

Inspection Company

Inspector Name Ian Runciman
Company Name Waikato Building Reports
Address: 46 Naylor St
Town: Hamilton
Mobile: 021786246
Email: waikatobuildingreport@gmail.com

Conditions

Inspection Date 21/06/2020
Time of Inspection 9am
Others present Agent, Tenant
Occupied Occupied
Agent's name Frank Spencer
Agent's phone number
Agent's company Self
Entrance faces West.
Building type Single family home.
Estimated Age 1960s
Garage Detached
Weather Overcast
Additions/Modifications Wall between the kitchen and lounge has been opened up

Waikato Building Reports

Peter Pan
46 Hamilton Gardens Obdam
Page 7 of 24

Invoice

1. Company: Waikato Building Reports
2. Inspector: Ian Runciman
3. Address: 46 Naylor St
4. Town: Hamilton
5. Email: waikatobuildingreport@gmail.com
6. Mobile: 021786246
7. Tax Invoice GST number: 96-184-328
Date: 10/06/2020

8.

Client Name: Peter Pan

9. Address: 69 Tinker Bell lane
Town:

Property Address: 46 Hamilton Gardens Obdam
Town:

Services Performed	Amount Due
Home Inspection	\$500.00
GST:	\$75.00
Total	\$575.00

THANK YOU

Payment can be direct credited to the following bank account. Please use your name as reference.

ANZ: 06 0317 0833588 00

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us or email us

Landscaping and Gardens

- | | |
|---------------|---|
| 1. Acceptable | Driveway: Concrete |
| 2. Acceptable | Patio and Paths: Concrete |
| 3. Acceptable | Fences: Unpainted timber |
| 4. Acceptable | Gates: Painted timber |
| 5. Acceptable | Hose Taps: Tested and working |
| 6. Acceptable | Section Run-off: Flat |
| 7. Marginal | Garden Sheds: Small garden shed - Glass missing |



- | | |
|-----------------------|----------------------------|
| 8. Acceptable | Landscaping: Basic |
| 9. Acceptable | Lawns: Average condition |
| 10. Acceptable | Steps and Stairs: Concrete |
| 11. Acceptable | Clothes line Rotary |
| 12. General Photos: . | |



Structure and Cladding

- | | |
|---------------|---|
| 1. Acceptable | Structure Type: Timber framed |
| 2. Acceptable | Foundation: Concrete piles |
| 3. Acceptable | Subfloor: See separate category |
| 4. Acceptable | Wall Cladding: Painted Timber weatherboards |
| 5. Marginal | Fascia: Painted timber - Paint peeling on most of the fascia boards |



Structure and Cladding (Continued)

- 6. Acceptable Soffits: Cement board
- 7. Acceptable Exterior Lighting: Surface mount
- 8. General Photos: .



Doors and Windows

- 1. Acceptable Main Doors: Timber with glass panes
- 2. Acceptable Other Doors: Timber with glass panes
- 3. Acceptable Windows: Timber framed, Single glazed
- 4. Acceptable Flashings Painted timber
- 5. Acceptable Safety latches Fitted to some windows
- 6. General Photos: .



Garage/Carport

Detached Garage

- 1. Type of Structure: Timber framed, Concrete block Car Spaces: 2
- 2. Acceptable Garage Doors: Roller
- 3. Acceptable Door Operation: Manual
- 4. Acceptable Exterior Cladding: Metal Weatherboard, Concrete Block
- 5. Acceptable Roof cladding: Corrugated iron
- 6. Acceptable Roof Structure: Timber Truss
- 7. Acceptable Service Doors: Timber
- 8. Acceptable Floor/Foundation: Poured concrete
- 9. Acceptable Electrical: Some lights bulbs broken
- 10. Acceptable Windows: Steel frame
- 11. Acceptable Gutters: Plastic

Garage/Carport (Continued)

12. Acceptable Downpipes: Plastic
13. General Photos: Trees need trimming



Roof

Roof Material: The cladding or waterproof cover of the roof.

Flashings: Lead, iron or rubber material which is placed around or over joins to prevent moisture getting in, for example, around the part where a pipe penetrates up through the roof cladding.

Valleys: A sloping channel in the roof which direct water coming off the roof cladding is directed down into the gutters.

Gutters: Also known as spouting, these are found around the edges of the roof and channel the rainwater into the downpipes to be taken away as stormwater.

1. Marginal Roof Material: Painted iron - Some loose nails.



2. Marginal Flashings: Lead - Cracked flashing behind the vent pipe



3. Acceptable Valleys: Painted Iron

Roof (Continued)

4. Acceptable

TV Aerials: Sky and UHF

5. Marginal

Gutters: PVC - Gutters have negative flow and are holding water. Needs cleaning.



6. Marginal

Downpipes: PVC - Downpipe appears blocked or is seriously leaking outside kitchen



7. Acceptable

Chimney: Pre-cast concrete

8. Defective

Flue: Metal - There should be a protective cover over the hole in the precast section to prevent water getting into the cavity space.



Roof (Continued)

9. General Photos: .



Electrical & Gas Services

1. Acceptable Cable Type: TPS, Underground supply from pole
2. Acceptable Meterbox: Timber type, Located outside by back door
3. Acceptable Fuse Board: With meterbox
4. General Photos: .



Ceiling Space

Whole house Attic

1. Method of Inspection: From the manhole access
2. Acceptable Manhole location: Hallway
3. Acceptable Roof Framing: Timber pitched
4. Acceptable Ventilation: Roof only
5. Acceptable Insulation: Batts
6. Acceptable Insulation Depth: Below top of ceiling joist
7. Acceptable Wiring/Lighting: Wiring is draped across ceiling joists
8. Acceptable Moisture Penetration: None sighted
9. Acceptable Bathroom Venting: None
10. Acceptable Kitchen Rangehood: None

Ceiling Space (Continued)

11. General Photos: .



Heating:

Lounge Fireplace

1. Acceptable Fireplace Construction: Steel
2. Acceptable Fireplace Insert: Steel firebox
3. Acceptable Flue: Metal
4. Acceptable Hearth: Tiled
5. General Photos: .



Plumbing

Gully traps; All gully traps need to prevent the ingress of surface water and foreign bodies likely to cause blockage. The overflow level of the gully dish should be no less than 25mm above paved surface and 100mm above unpaved surfaces. Water from waste pipes should discharge into the gully trap and not escape. Eg waste pipes to short.

1. Acceptable Water toby: By footpath
2. Acceptable Water pipes: Copper
3. Acceptable Waste Pipes: PVC, Copper
4. Acceptable Vent Pipes: Copper, Cast iron
5. Acceptable Gully Traps Concrete

Hallway Water Heater

6. Acceptable Water Heater Operation: Adequate
7. Manufacturer: Coopers
8. Restrained No
9. Age: About 25 years old
10. Type: Electric, Low pressure Capacity: 135 litre
11. General Photos: .



Kitchen

Facing east Kitchen

1. Acceptable Cooking Appliances: Fisher & Paykel, Free standing
2. Acceptable Rangehood: No Rangehood
3. Acceptable Waste Disposal: No waste disposal
4. Acceptable Dishwasher: Haier
5. Acceptable Sink: Stainless Steel single bowl
6. Acceptable Electrical: No issues found
7. Acceptable Taps and wastepipes: Faucet, PVC waste pipe
8. Acceptable Benchtops: Stainless steel, Formica
9. Acceptable Units/Cabinets: Original painted timber
10. Acceptable Ceiling: Gib board, Texture paint
11. Acceptable Walls: Gib board
12. Acceptable Floor: Vinyl over timber
13. Acceptable Windows: Timber framed, Single glazed

Kitchen (Continued)

14. General Photos: .



Bathroom

Off hallway Bathroom

- 1. Acceptable Ceiling: Gib board
- 2. Marginal Walls: Gib board, Water proof lining - I suspect that the timber around the edge of the bath is very wet and there is a strong possibility that water from the shower is running between the wall lining and behind at this timber



- 3. Acceptable Floor: Vinyl over timber
- 4. Acceptable Doors: Hollow core
- 5. Acceptable Windows: Timber framed, Single glazed
- 6. Acceptable Electrical: No issues found
- 7. Acceptable Vanity Unit: Original painted timber
- 8. Acceptable Sink/Basin: Porcelain coated
- 9. Acceptable Taps and wastepipes: Individual taps, Copper trap
- 10. Acceptable Bath: Poreclin over steel
- 11. Acceptable Shower: Shower over the bath
- 12. Acceptable Heat Lamps/ Lights Standard lights
- 13. Acceptable Toilets: Separate main toilet

Bathroom (Continued)

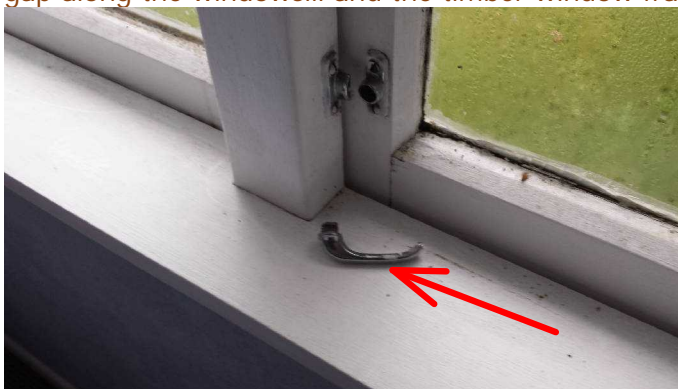
14. General Photos: .



Bedroom

Off hallway, 3 bedrooms Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Wardrobe: Single small |
| 2. Acceptable | Ceiling: Gib board |
| 3. Acceptable | Walls: Gib board |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Hollow core |
| 6. Marginal | Windows: Timber framed, Single glazed - In the main bedroom window that faces the street the window latches are broken and the large section of window appears to be loose as there is a gap along the windowsill and the timber window frame |



Bedroom (Continued)

Windows: (continued)



- 7. Acceptable Electrical: Some lights bulbs broken
- 8. Acceptable Smoke Detector: None
- 9. General Photos: .



Living Space

Lounge, dining and kitchen in one large area Living Space

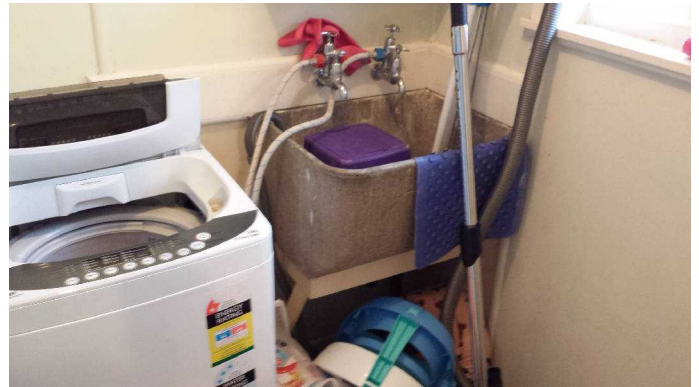
- 1. Acceptable Ceiling: Gib board, Texture paint - The textured paint might have a small amount of asbestos in it. As it is there are no concerns but if you go to remove the texture, care has to be taken with disposal of the product.
- 2. Acceptable Walls: Gib board
- 3. Acceptable Floor: Carpet
- 4. Acceptable External doors: Timber with glass panes
- 5. Acceptable Windows: Timber framed, Single glazed
- 6. Acceptable Electrical: No issues found
- 7. Acceptable Smoke Detector: None
- 8. General Photos: .



Laundry Room/Area

By the back door Laundry Room/Area

1. Acceptable Ceiling: Gib board
2. Acceptable Walls: Gib board
3. Acceptable Floor: Vinyl over timber
4. Acceptable Doors: Timber
5. Acceptable Windows: Timber framed, Single glazed
6. Acceptable Electrical: No issues found
7. Acceptable Smoke Detector: None
8. Acceptable Laundry Tub: Concrete
9. Acceptable Laundry Tub Drain: Copper
10. Acceptable Taps Individual taps
11. Acceptable Washer Drain: Drains into laundry tub
12. General Photos: .



Meth Testing

1. Test Locations: Samples taken from 3 locations



2. Results: To be confirmed from Hills Laboratory

Subfloor

Whole house Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Access: Wood door
3. Acceptable Floor type: Native timber
4. Acceptable Moisture Barrier: None
5. Acceptable Bearers & Joists Native timber
6. Acceptable Pile type: Concrete
7. Acceptable Ventilation: Grills in fibrolite base cladding
8. Acceptable Insulation: None

Subfloor (Continued)

9. Acceptable Waste Pipes: Mixture of both PVC and copper

10. General Photos: .



Policy

STATEMENT OF POLICY

If you have any questions about this please do not hesitate to ask by emailing or phoning one of the numbers at the bottom of these pages.

Scope: The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has had a minimum of ten years' experience in the building industry and has had specific training in the procedures of house inspections. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection by the client. Waikato Building Reports Ltd ('Company') shall retain all intellectual property/copyright in the report including all photos, drawings, specifications and other documents prepared by the building inspector. The client shall be entitled to use the report only for the purpose for which it was intended. The client may reproduce the report in which the Company has copyright, as reasonably required in connection with the purchase of the house but not otherwise. The client shall have no right to use any of these documents where any or all of the fees and expenses remain payable to the Company.

Policy (Continued)

Reasonable Access: Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Items and Conditions Excluded From the Report Include: Building codes, zoning ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects.

This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations, however areas that the inspector believes to be potential problem areas are checked with a non invasive moisture meter, and by other clues. Rotting of framing can only be determined by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider weather tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Disputes and Limitation on Liability: The client agrees to notify the inspector of any dispute in written form, within ten days of discovery.

The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the inspector can re-inspect the said item. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. In the event of making a claim against Waikato Building Reports Ltd you need to contact our office immediately and request a claim form.

Important Information: You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything on the day you move into the property that was not visible at the time of your visit and our inspection then you should immediately contact us to discuss.

Vendor Inspections: The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation Policy: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our

Policy (Continued)

discretion.

Payment Policy: Payment is due on delivery of the inspection report unless otherwise arranged. NO Statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Disclaimer:

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged of weather tightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

General Information about Monolithic Cladding

Monolithic cladding

Some homes with monolithic cladding types are at risk of being leaky buildings, so you need to be specially vigilant in your maintenance checks.

Monolithic cladding is made of sheets that are coated to give the seamless appearance of concrete, masonry or plaster.

Types of Monolithic cladding

EIFS: (Exterior Insulation and Finish Systems)

EIFS cladding sheets are made up of polystyrene boards with a plaster and paint finish. This type of cladding has been popular in New Zealand since the 1980s.

How to identify it?

"This type of cladding system is deep - approximately 40mm-60mm - which means the windows may appear recessed. If the window has been lined up with the face of the inner timber wall, from the outside you will be able to see a sloping section of plaster from the window frame to the face of the wall.

"If you put your hand underneath the cladding at the base of the plaster, you may be able to feel the smooth continuous plastic base capping.

"If you saw the house being built you may well have seen a lot of white, as many polystyrene cladding products are white.

Texture coated fibre cement

These cladding sheets are made from cement, fine sand and cellulose, with a textured coating applied and painted after the sheets have been installed onto the walls. This type of cladding has been around since the 1970s.

How to identify it?

"This cladding system is thin - only about 7.5mm thick - so windows are usually mounted over the cladding with a shallow sill. There may be mouldings around the windows to give the impression of depth.

"If you touch the underside of the cladding, you will feel thin sheets.

"If you saw the house being built you may well have seen a lot of pink or grey, as uncoated fibre cement sheet may be these colours.

Stucco house

Cement-based plaster is applied over a variety of backings including fibre-cement and plywood sheeting. It is then painted. This is the oldest of the three types of monolithic cladding and has been used in New Zealand since the 1920s.

How to identify it?

"As with EIFS, stucco is a deep cladding system, approximately 25mm. It can be identified by the recessed windows and sloping plaster, as with EIFS.

"When you put your hand underneath the cladding you should be able to feel the bottom of the plaster.

"If you saw the house being built you may well have seen a lot of blue, as stucco backing sheets are often

General Information about Monolithic Cladding (Continued)

this colour.

Maintaining monolithic cladding

The main things to look for are:

"Places where water can get into the framing, and

"Signs that water has already got in.

Water might get in through holes, cracks, loose cladding, fixings, joints that have separated, around doors and windows, anywhere where the sealing has failed, and any area where water can pool against the cladding.

Signs that water has got in include:

"Cracks and splits in the cladding or joints.

"Moisture staining or other visible water damage.

"Musty smells.

"Efflorescence (white chalky substance) at junctions or cracks.

"Mould, moss or colour degradation.

"Blistering or fading paintwork, or bubbling or peeling wallpaper.

Vulnerable areas to pay attention to:

"Check around the house to make sure the cladding is at least 175mm above the ground (lawn or garden) or 100mm from paved surfaces.

"Check pergolas, cantilevered decks, fascias or guttering penetrating the cladding, poorly formed flashings and meter boxes which are not sealed or flashed.

"Check any areas where the cladding is penetrated by bolts, screws or handrails.

For general maintenance, wash the cladding regularly. You may be required to wash at specific intervals to keep the warranty valid. Follow the manufacturer's recommendations.

Washing the cladding will extend the life of the materials. It's particularly important for houses near the sea.

To wash, use a soft brush and low-pressure hose, concentrating on areas rain doesn't reach, like walls sheltered by eaves. For sea spray, moss and lichen, you might have to use specific cleaning products or a one part bleach to four parts water solution and soft brush. Hose off residue with plenty of water and avoid using ladders around wet areas as much as possible. Check with the manufacturer of your cladding and your local hardware store if you are unsure.

Before you wash, check for cracks or damage.

Don't use a high pressure water blaster as it can damage claddings.

Problems with monolithic cladding

You may be able to make minor repairs to cladding yourself, but for any monolithic cladding system you should contact the manufacturer for advice on the correct products to use. If you don't know which system you have, try to identify a similar system and follow the general advice from that manufacturer.

If the cladding is a specialised system and less than 15 years old, it may still be under warranty. Again, contact the manufacturer if you know who this is.

If your house is a leaky building you'll need professional help. If the house is less than 10 years old, you may be able to make a claim under the Weathertight Homes Resolution Act 2002.

Leaky Buildings

Some homes with monolithic cladding types are at risk of being leaky buildings. Design and installation are critical factors in ensuring your home is protected from being a leaky building. If the design is inherently flawed, comprehensive work beyond maintenance may be required to solve the leaking long term.

If your home is at risk of being a leaky building, you need to be especially vigilant in your maintenance checks. Carry out a careful inspection of the cladding at least once a year.

General Information about Monolithic Cladding (Continued)

For stucco check carefully for cracking of the plaster, check around flashings and other penetrations through the plaster and seek professional advice if you have any concerns.

For texture coated fibre-cement look particularly for cracks in the jointing. Cracks in joints should be raked out and re-formed, do not attempt to seal with sealant. Contact an approved applicator to carry out repairs to the cladding. Check the waterproof coating to ensure re-painting is not required.

For EIFS pay particular attention to the corners of windows and exposed edges and anywhere that the paint finish might wear or crack. Do not attempt to repair with sealant but contact an approved applicator. It may be that only certain areas require recoating. Many EIFS systems in New Zealand are specialised systems. If you are able to identify which system your home has, follow the manufacturer's specific instructions for maintenance and repair. If you cannot establish the specific cladding system at your home, the literature on the product which it most closely resembles will give you some generic guidance on maintenance.

Look for signs that moisture might be soaking up into the cladding, often indicated by darker colouration along the bottom edges of the cladding.

If you have concerns that you may have a leaky home you should seek professional advice.