

# Property assessments for Weathertight Claims

---

Last updated: 8 March 2019

If your Weathertight Claim is accepted as eligible, your property will be assessed to identify the causes of leaks and the extent of the damage.

There are two assessment options available: an eligibility report, and a full report. Your claims advisor will advise you on which report will best meet your needs.

## What is included in an assessment report

---

Your assessment will start with a review of your home's built date. If the assessor believes the built date meets the eligibility criteria, they will then investigate the:

- number of leaks causing damage
- causes of moisture entry
- extent of all damage
- property file.

The full assessment report is usually for obvious and significantly damaged properties and includes a description of the work necessary to repair the property and the cost of repairs.

Investigations to your property are likely to include:

- visual observations and investigations (your assessor will look at all relevant parts of the building)
- non-invasive surface investigations (your assessor will use electronic equipment to scan relevant accessible surfaces without damaging them)
- invasive testing (<https://www.building.govt.nz/resolving-problems/resolution-options/weathertight-services/property-assessments/guide-to-weathertight-invasive-testing/>) (these investigations can cause damage or require removal of parts of your building, for example cladding or linings).

Invasive testing of your home could be major or minor depending on the property and the type of report required. Testing may include drilling small holes in walls (inside or outside) and cutting holes in the external cladding (up to A4 in size).

Your assessor will make temporary repairs which should prevent water entry for up to six months, but you are responsible for making the final repairs.

[Guide to weathertight invasive testing \(https://www.building.govt.nz/resolving-problems/resolution-options/weathertight-services/property-assessments/guide-to-weathertight-invasive-testing/\)](https://www.building.govt.nz/resolving-problems/resolution-options/weathertight-services/property-assessments/guide-to-weathertight-invasive-testing/) has more information.

## Timing of assessment reports

---

For a standalone claim covering a single house, an eligibility assessment report will take 6–8 weeks and a full assessment report will take 3 months.

If your claim is for a multi-unit complex, we will advise you on the expected timeframes for assessment reports.

Following the completion of the report, you will be advised of the Ministry of Business, Innovation and Employment's (MBIE) Chief Executive's decision on the eligibility of your claim. You will then be contacted by your claims advisor to discuss options.

If your assessor believes you do not have an eligible claim, you will have 20 working days from the date the report is finalised to make a submission to MBIE's chief executive supporting your eligibility.

---

## Contact us

Contact Weathertight Services for more information (<https://www.building.govt.nz/about-building-performance/contact-us/#WeathertightServicesContactDetails>)

---



New Zealand Government

This information is published by the Ministry of Business, Innovation and Employment's Chief Executive. It is a general guide only and, if used, does not relieve any person of the obligation to consider any matter to which the information relates according to the circumstances of the particular case. Expert advice may be required in specific circumstances. Where this information relates to assisting people:

- with compliance with the Building Act, it is published under section 175 of the Building Act
- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.