

PROPERTY INSPECTION REPORT



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PROPERTY INSPECTION REPORT

This non-invasive pre-purchase property inspection report is to be read in conjunction with the terms and conditions included in this report.

Report carried out by Paul McKenzie

Reg. Master Builder (7872) Licensed Building Practitioner (104802)

Report valid for 30 days from date of inspection.

Address: **13 Broadbent St**
 Riccarton
 Christchurch

Client: **Wayne and Carolie Blair**
 Jwayneblair@hotmail.com

Date of report: **15th May 2015**

Weather: **Raining**

SITE

Style of house

Single level brick and timber weather-board clad house; built approx in the 1950-60's.

Orientation of living areas

Living areas face north.

Site exposure, contour and vegetation

Flat sheltered site, minimal landscaping.

Retaining walls

No retaining walls.

Fencing

Timber paling fencing in reasonable condition.

Deterioration/rot to the rails on the south elevation fencing.

Driveway

Tar-sealed, concrete and shingle driveway in older condition.

Slumping to the edges of the tar-seal.

Surface water control to overall site

Water appears to fall to front of section, water is also ponding on the tar-sealed area.

EXTERIOR OF HOUSE

Foundation type

Concrete foundation in good condition; no visible cracking.

Viewed above ground level only.

Ventilation to foundation

Concrete vents to foundation giving adequate ventilation to sub-floor.

Cladding of exterior

100 Series brick cladding; minor cracking to mortar-joints, otherwise in good condition.

Deterioration/rot to the timber weather-boards to the extension, also evidence of borer.

Narrow gap to the top of the weatherboards on the north/east corner.

Cement-board cladding to the entry area may contain asbestos.

Chimney

Old metal chimney flue has been removed; hole remains open to the weather on the roof.

Fascia and gutter

Timber fascia and barges mostly in good condition; hole to the south elevation barge.

Metal spouting in older condition.

Downpipes

65mm downpipes in good condition; water falls to storm-water outlets.

Outside taps

No leakage sighted to outside taps.

Snowties to spouting

No snowties to spouting.

Soffits

Cement-board soffits in well-painted condition.

Flashings

Timber boards, Hardies-sheet boards and steel lintels above doors and windows in reasonable/older condition.

Structural alterations

Two bedroom extension on the east elevation.

Garage has been converted into two bedrooms and studys.

Earthstake to ground

Earthstake not located.

Roof exterior

Concrete tile roofing to the original part of the house has slight sagging to the hip-blades due to weight of roof and age of house, otherwise appears to be in good order.

One sealed roofing tile on the north hip may need replacing.

T-rib iron roofing to the extension in dented condition.

Corrugate iron to the garage in good order.

Penetration of roof eg. vents

All penetrations well-flashed and secured.

Television aerials and other

All aerials well-secured.

Exterior heat-pump unit

Exterior unit not secured to the base.

Exterior windows type

Mix of timber, steel and aluminium windows in good condition.

Minor rust to the steel window.

Exterior doors

Timber doors in good condition.

Paths

Minor cracking to concrete paths.

SUB-FLOOR

Accessibility to under-floor

Access to sub-floor through bathroom.

Pile type

Concrete piles appear to be in good original condition.

Any structural alterations under floor

None evident.

Fixings for bearers to piles

No fixings as per the practise at time of build.

Vapour barrier to ground

No barrier.

Plumbing to sub-floor

Polybutelene and PVC piping well-supported.

Sewer drain leakage

None sighted.

Waste pipe to bathroom/kitchen leakage

Well-supported waste-pipes to kitchen and bathroom.

No visual evidence of leaking to pipes when water in kitchen, bathroom and laundry was flowing.

Unsure where one waste-pipe on the exterior of the extension is from as it does not go to a sewer outlet.

Ventilation to under floor

Well-ventilated through vents.

Type of timber floor

Timber tongue and groove flooring.

Insulation to under floor

Double-sided foil insulation well-installed.

Ground clearance of timber to sub-floor

300-600mm clearance.

Insect and pest infestation

Borer evident to the bearers.

Rotten timber to sub-floor

None sighted.

ROOF SPACE ABOVE CEILING

Accessibility

Good access through bathroom ceiling.

Type of construction

Heavy timber framed conventional roof; connections appear secure.

Ceiling construction

100 x 50mm ceiling joists in good order.

Under roof building paper and/or netting

No roofing underlay as per the practice for tile roofing at time of build.

Insulation

R2.6 Batts insulation neatly installed.

Plumbing to roof space

Polythene pipes no longer in use.

Wiring to roof

Mostly Thermoplastic-sheathed cable wiring (TPS).
Cloth wirings to the mains-cable.

Low water pressure tank and overflow to outside.

Polyurethane tank not secured in roof-space; no longer in use.

Insect infestation

None sighted.

Rotten timber

None sighted.

Vents into ceiling space

Mechanical vents from the bathrooms into the ceiling-space.

INTERIOR

Switch board

Switchboard in good condition; two MCB's added.
Cloth wirings to the mains-cable.

Alarms

Smoke alarms operational.

Hot water cylinder.

300 litre cylinder restrained outside.

ENTRY/HALL

Door

Timber front door well-aligned.

Floor covering

Carpet in good condition.

Walls and ceiling

Plaster walls; timber boarding to the ceiling; all in good condition; no visible cracking.

Lights and plugs

All working.

KITCHEN

Windows

Aluminium single glazed in good working order.

Floor covering

Tiles in good order.

Walls and ceiling

Plaster walls in good condition; no visible cracking.
Hard-board tiles to the ceiling are sagging in places.

Tiles/splash-back areas

Tiles behind bench in good order; well-sealed to wall.

Bench-top

Formica bench-top in good order.

Dishwasher

Standard dishwasher in place; not tested.

Oven type and range-hood

Free-standing range not tested.
Canopy range-hood in operational order.
Venting through the roof.

Plumbing

No plumbing leakage sighted; high pressure to cold water, low to hot.

Cabinetry

Melamine cabinetry has tape missing to the edges, also some water-damage.
Drawers are tight to open; need easing.
One cupboard door is broken/missing.

Lights and plugs

All working.

DINING

Doors

Timber door is binding at the top.

Floor covering

Carpet in good condition.

Walls and ceiling

Plaster and timber boarding to the walls in good condition; no visible cracking.
Hard-board tiles to the ceiling are sagging in places.

Lights and plugs

Two light-switches don't appear to be working; balance operational.

LOUNGE

Doors

Timber door well-aligned.

Windows

Aluminium single glazed in good working order.

Floor covering

Carpet in good condition.

Walls and Ceiling

Some dents to the plaster walls; balance in good condition.
Partition wall has been removed and a beam placed in the ceiling; all well-built.

Lights and plugs

All working.

Heating

Heat-pump in operational order.

BEDROOM WEST

Doors

Timber door well-aligned.

Windows

Aluminium single glazed in good working order.

Floor covering

Carpet in good condition.

Walls and ceiling

Plaster in good condition; no visible cracking.

Lights and plugs

All working.

Wardrobe

Built-in wardrobe; door well-aligned.

BEDROOM SOUTH/WEST

Doors

Timber door well-aligned.

Windows

Aluminium single glazed in good working order.

Floor covering

Carpet in good condition.

Walls and ceiling

Plaster in good condition; no visible cracking.

Lights and plugs

All working.

Wardrobe

Built-in wardrobe; sliding doors well-aligned.

BEDROOM SOUTH/EAST

Doors

Timber door well-aligned.

Windows

Aluminium single glazed in good working order.

Floor covering

MDF timber flooring in good order.

Walls and ceiling

Plaster-board, timber boarding and brick walls in good order.

MDF timber ceiling in good order.

Lights and plugs

All working.

Wardrobe

No built-in wardrobe.

BEDROOM NORTH/EAST

Doors

Timber door well-aligned.

Windows

Steel single glazed in good working order.

Floor covering

Carpet in good condition.

Walls and ceiling

MDF timber ceiling in good order.

MDF timber and brick walls in good order.

Lights and plugs

All working.

Wardrobe

No built-in wardrobe.

BEDROOM/GARAGE NORTH

Doors

Aluminium door well-aligned.

Windows

Aluminium single glazed in good working order.

Floor covering

Carpet in good condition.

Walls and ceiling

Minor cracking to the MDF walls.

Hard-board or ply-wood ceiling in good order.

Lights and plugs

All working.

Wardrobe

No built-in wardrobe.

BEDROOM/GARAGE SOUTH

Doors

Aluminium door well-aligned.

Windows

Aluminium single glazed in good working order.

Beads to the fixed window pane beside the door are loose.

Floor covering

Carpet in good condition.

Walls and ceiling

MDF walls in good order.

Hard-board or ply-wood ceiling in good order.

Lights and plugs

All working.

Wardrobe

No built-in wardrobe.

BATHROOM ONE

Doors

Timber door well-aligned.

Walls and ceiling

Hard-board and formica in good condition; no visible cracking.

Window

Timber single glazed in good working order.

Floor covering

Tiles in good order.

Two tiles are missing.

Bath and shower

No bath.

Cubicle shower with glass door in good order.

Mixer works well.

No plumbing leakage sighted.

Vanity

Vanity in good working order.

Acrylic top with cupboards below; no plumbing leakage sighted.

Heating/vent

Wall heater; mechanical vent to ceiling; both in working order.

Venting to the ceiling-space.

Light

Light working.

W.C

Pan and cistern in good working order.

No plumbing leakage sighted.

Laundry area

Washing machine to bathroom; no tub.

BATHROOM TWO

Doors

Timber door well-aligned.

Walls and ceiling

Plaster to the ceiling is in poor/water-damaged condition.

Tiles to the walls in good order.

Window

Timber single glazed in good working order.

Floor covering

Vinyl in good condition.

Bath and shower

Acrylic bath with tile surround in reasonable order.

The end of the bath requires re-sealing.

Rubber wedge to the bath screen door is loose.

Screen doors are not working correctly on the track.

Shower over bath in good working order; mixer works well.

No plumbing leakage sighted.

Vanity

Vanity in good working order.

Acrylic top with cupboards below; no plumbing leakage sighted.

Heating/vent

Light/fan unit in operational order.

Mechanical vent to the ceiling in working order.

Lights and plugs

Only one of the five lights is working.

One rocker to the switch on the wall is not working correctly/sticking.

W.C

Pan and cistern in good working order.

No plumbing leakage sighted.

GARAGE

Type of garage

Separate double garage has been converted to bedrooms.
Check Council consent for habitable use.

Doors

Single glazed doors in good alignment.

Walls and roof

Hardies-board and iron exterior cladding in good order.
Corrugated iron roof in good order.

Windows

Aluminium single glazed in good order.
Loose beads to one window.

Floor

Unable to view under carpet.

Lights and plugs

All working.

Moisture readings

Taken with Surveymaster Protimeter dual-function moisture meter.

It should be emphasized that these readings are non-invasive and serve as a guide only, they cannot determine conditions within the walls.

Normal moisture content range has been understood and acceptable at 12% - 14%.

The NZ standard 3002 since 2005 requires that H1.2 treated framing timbers not be allowed to exceed 20% moisture content.

At time of build, moisture content will not exceed 14% before wall linings are installed.

Readings taken beside doors and windows:

North: 9.8%

South: 12.2%

East: 11.8%

West: 9.9%

Bathroom one:

Right side of shower: 15.8%

Left side of shower: 13.8%

Bathroom two:

Right side of shower/bath: 14.0%

Left side of shower/bath: 15.8%

Services

Mains power, sewer and water.

Levels

East-West: Out of level by 20mm over 9mts: lower to east.

North-South: Out of level by 12mm over 12mts: higher to north.

15mm lower to the centre of the house.

Summary

House appears to be in a sound condition, as much as can be determined through a visual, non-invasive inspection.

Areas noted throughout report include:

- Minor cracking to the brick mortar-joints.
- Deterioration/rot to the timber weather-boards to the extension, also evidence of borer.
- Narrow gap to the top of the weatherboards on the north/east corner.
- Timber fascia and barges mostly in good condition; hole to the south elevation barge.
- Cement-board cladding to the entry area may contain asbestos.
- Old metal chimney flue has been removed; hole remains open to the weather on the roof.
- Concrete tile roofing to the original part of the house has slight sagging to the hip-blades due to weight of roof and age of house; one sealed roofing tile on the north hip may need replacing.
- T-rib iron roofing to the extension in dented condition.
- Exterior heat-pump unit not secured to the base.
- Minor cracking to concrete paths.
- Unsure where one waste-pipe on the exterior of the extension is from as it does not go to a sewer outlet.
- Borer evident to the sub-floor bearers.
- Mostly Thermoplastic-sheathed cable wiring (TPS); cloth wiring to the mains-cable.
- Polyurethane tank not secured in roof-space; no longer in use.
- Hard-board tiles to the kitchen and dining room ceiling are sagging in places.
- Melamine cabinetry has tape missing to the edges, also some water-damage.
- Drawers are tight to open; need easing and one cupboard door is broken/missing.
- Two light-switches in the dining room don't appear to be working; balance operational.
- Some dents to the lounge plaster walls.
- Beads to the fixed window pane beside the door in bedroom south are loose.
- Two tiles are missing to the bathroom floor.
- Plaster to the bathroom-two ceiling is in poor/water-damaged condition.
- The end of the bath requires re-sealing.
- Rubber wedge to the bath screen door is loose; screen doors are not working correctly on the track.
- Only one of the five lights is working in bathroom-two, also one rocker to the switch on the wall is not working correctly/sticking.
- Separate double garage has been converted to bedrooms; check Council consent for habitable use.

NB:

Various building materials used pre 1987 eg: sheet Hardies cement-board products, soffit linings, stippled ceilings, insulation etc may contain asbestos.

No testing for asbestos is undertaken in this report.

Borer was sighted to the house timbers as noted, however, given the age of the house and that untreated timber was likely to have been used in the construction, borer could be present in other areas.

Should you need clarification of any matter arising from this report you can contact me on 021 0367391.

Regards

A handwritten signature in black ink, appearing to read 'Paul McKenzie', written over a vertical line.

Paul McKenzie



West elevation to road.



New extension to east elevation.



Insecure heat-pump.



Hole in roof from previous chimney.



Very minor cracking to mortar-joints.



Borer to weather-boards.



Slumping to tar-sealed driveway.



Deteriorating fence rails.



South/east elevation.



Rear of garage in good order.



South/east hip blade is sagging.



Secure side of garage cladding.



Secure hot water cylinder.



Two bedroom extension to east.
Steel window beginning to rust.



Hole in barge capping may allow south/
west rain inside.



Extension to east.



East extension.



Borer to cladding.



Small hole to cladding.



Sub-floor to extension secure.



Tile roofing secure.



Not sure what this waste-pipe is for.



Rotten board and borer to east elevation.



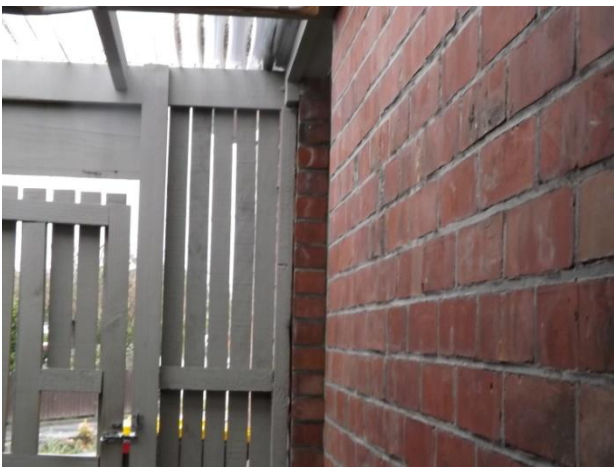
Holes around waste-pipes should be plastered.



Water runs off the end of the lean-to roofing spouting.



Water-tank in roof-space not secured.



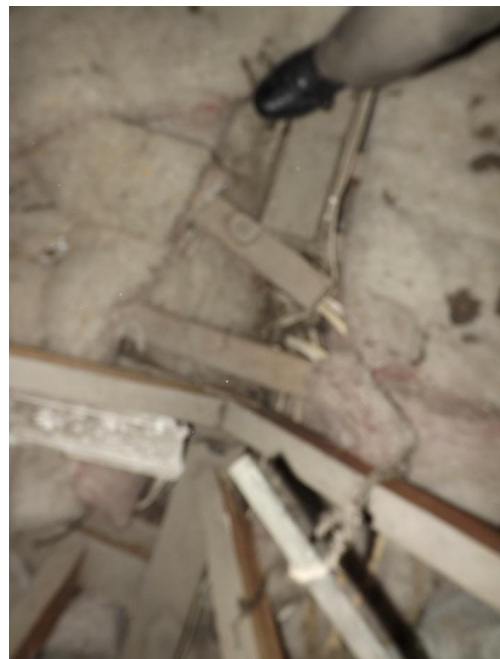
South elevation.



Hole in roof from previous chimney flue.



Secure shelter to south elevation.



Mostly TPS wiring to ceiling.



Insulation well-placed; new ceiling beam well-built over lounge area.



Dents in wall of lounge.



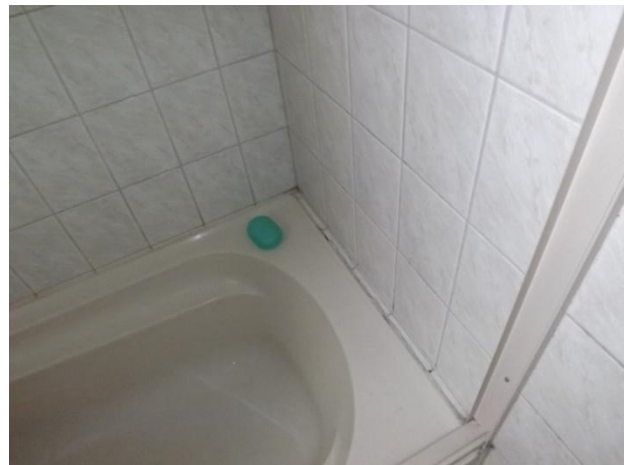
Secure roof framing.



Tiles missing to bathroom floor.



Switch board in good order; cloth mains cable.



Sealant required to end of bath.



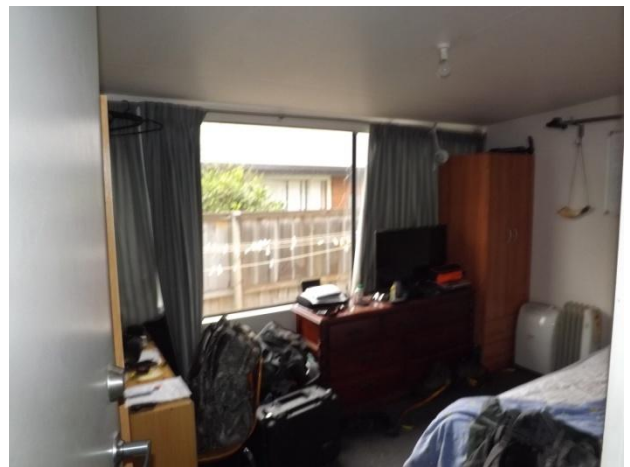
Bathroom.



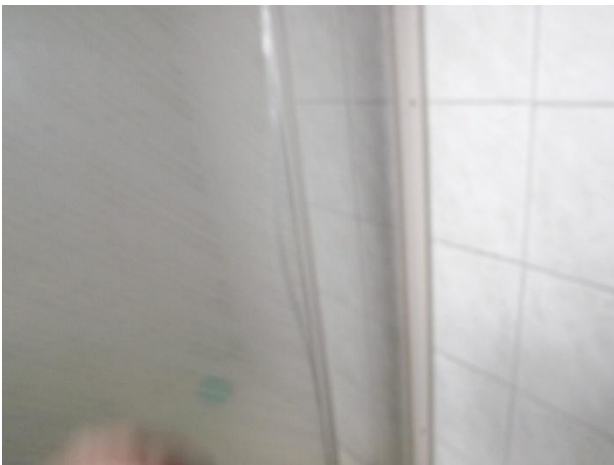
Kitchen.



Screen-doors to bath not operating correctly.



Bedroom.



Rubber wedge to bath screen-doors are loose.



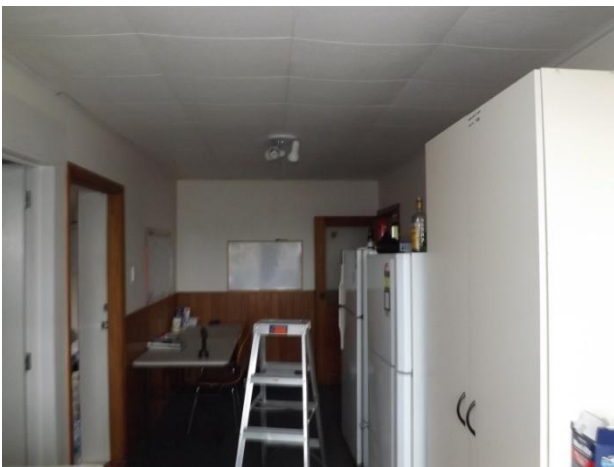
Kitchen.



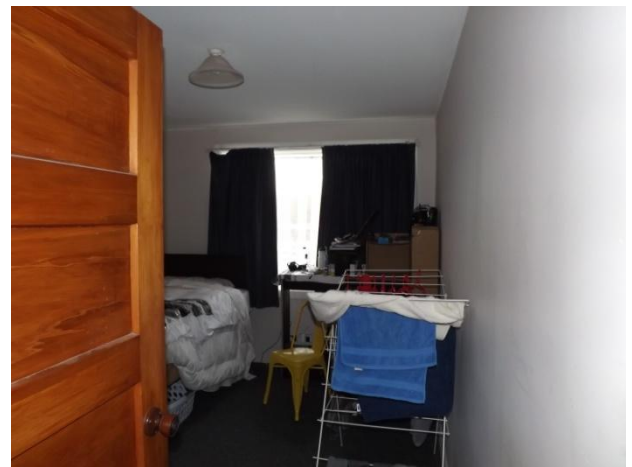
Kitchen ceiling tiles are sagging.



Bedroom.



Kitchen/dining.



Bedroom.



Lounge.



Bathroom.



Bedroom.



Secure insulation to sub-floor.



Secure sub-floor.



Loose door to kitchen units.



Galvanised piping and PVC waste-pipes.



Sub-main to garage.



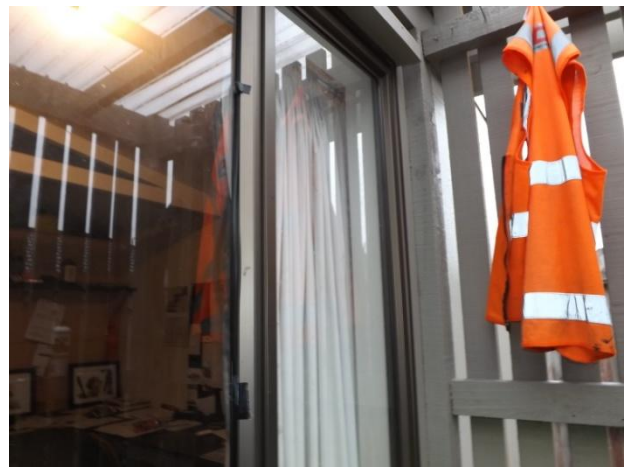
Garage.



Garage.



Garage/bedroom.



Loose beads to window sash in the south bedroom.



Garage.



Paint deteriorating to bathroom ceiling.

Ref No. 02043

**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

Client: Wayne & Coralie Blair
jwayneblair@hotmail.com
Site address: 13 Broadbent St Riccarton Ch. Ch
Inspector - Name: Paul McKenzie
Company: P&S Construction Ltd
Qualifications: Reg. Master Builder 4872: LBP
Date of inspection: 15/05/2015

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings <u>garage</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 *Residential property inspection* – and I am competent to undertake this inspection.

Signature: [Signature] Date: 15/05/2015

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

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SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable).

		Inspected					Inspected		
		Y	N	N/A			Y	N	N/A
SITE	Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INTERIOR	Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site exposure, contour & vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paths, steps, handrails & driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface water control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical – operation of switches, etc.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SUBFLOOR	Location of access point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation type & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground vapour barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Air extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Bathroom, WC, ensuite –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ventilation adequacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pile type, instability & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Cistern, pan & bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pile to bearer connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground clearance of timber framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor type (timber or suspended concrete)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Timber framing & bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insulation type, approximate thickness, coverage & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Plumbing – material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry – Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tubs/cabinet } <i>Bthroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rotting timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
EXTERIOR	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SERVICES	Fire warning & control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconies, verandahs, patios, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heating systems		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ROOF	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Gas services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF SPACE	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thermal insulation type, clearances, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Foul water disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Party walls, fire proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Rainwater collection systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof underlay & support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Aerials & antennae	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Shading systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Insect and pest infestation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Rotting timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ANCILLARY SPACES	Exterior claddings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing – material types, leakage & support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tile fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.					

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.

TERMS & CONDITIONS

Scope of the report:

1. P&S Construction shall, subject to the terms herein, undertake the inspection of the Premises in accordance with NZS and prepare a report in accordance with NZS.4306:2005
2. P&S Construction shall consider Weather Tightness of the Premises regardless of age but will not evaluate or report in accordance with appendix A of NZS or E2/AS1 of the building code, matrix and evaluation as this would be subject to a specialist report.

Inspection:

3. The Client will ensure that P&S Construction has lawful and unimpeded and reasonable access to the Premises including, but not limited to, the roof cavities, foundations and spaces and that all such areas are clear for an inspection to be carried out.
4. The Report prepared following visual inspection shall:
 - (a) indicate any areas of the Premises which were inaccessible or not inspected and the reason why.
 - (b) identify any significant fault or defect.
 - (c) suggest whether any significant fault or defect should be referred for a specialist report or for remedial repairs.
5. The inspection is limited to a visual inspection only of the Premises which P&S Construction has reasonable access to and which is in the clear and unobstructed line of site. The inspection does not include any areas of the Premises which cannot be visually inspected due to concealment or obstructions. P&S Construction shall not dismantle equipment or undertake any intrusive or destructive inspection, moving of furniture, appliances, stored items or excavation.
6. The report is not intended to be a warranty or guarantee of the present or future Weather Tightness, adequacy or suitability of the Premises.

Limitation

7. The inspection is subject to the limitations set out herein and is not an exhaustive or technical inspection of each and every component of the building on the Premises or every possible defect.
8. The inspection and report excludes;

- (a) air conditioning system, dishwashers, stoves, hobs, heating systems, insulation or heating and cooling equipment, aerials, intercoms, security systems, fire detection systems or heat sensors;
- (b) plumbing, gas piping/fitting, drainage and electric systems at the Premises;
- (c) the condition of playground equipment;
- (d) swimming pools or spas;
- (e) the existence or presence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestations, borer, termites, dry rot and health or environmental hazards.
- (f) faults which occur intermittently (whether due to absence of use, occupation, concealment or weather);
- (g) Resource Management matters or building code conformity.

9. The report is to be used by the Client only as guidance for evaluation of the condition of the Premises and is not intended as an all-encompassing report dealing with the Premises from every aspect.

10. Apart from significant fault or defect the report is limited to items which are not acceptable for their age, condition or type of material.

11. Any suggestion or recommendations contained in the report are suggestions and recommendations only and it is the responsibility of the Client and the person performing the remedial work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranties and any necessary local authority consents are obtained prior to proceeding with remedial work.

12. The Report is valid only for a period of 30 days after the date of the Report after which time the Premises will require re-inspection to determine any changed circumstances which may affect the Report.

13. The inspection and Report should not be construed as a code compliance or an inspection of any legal or territorial authority standards, codes, regulations, or by-laws as they pertain to or affect the Premises. The inspection and Report does include compliance with the NZ building code.

14. The Report is not a structural or land stability survey and does not cover accuracy of fence lines, boundary lines or survey pegs.

15. Any opinions of P&S Construction regarding adequacy, capacity of expected life of components are general statements based on information about similar components and occasional variations are to be expected.

Liability

16. The Report is prepared and provided for the confidential use of the Client and their professional advisors. The report may not be copied, reproduced, passed on or sold on in whole or in part or in any form whatsoever unless specifically authorized in writing by P&S Construction. The Report may not be used or relied upon by any person other than the Client unless specifically authorized in writing by P&S Construction. P&S Construction is not liable for any reliance placed on the Report or any loss suffered by any person other than the Client.

17. The liability of P&S Construction is limited to the cost of the Report. P&S Construction shall not be liable for any loss as a result of any act, error or omission of P&S Construction or the Client. The Client hereby indemnifies P&S Construction in respect of any claims concerning any such loss.

Terms of trade

18. In consideration of P&S Construction providing the Client with the Report, the Client agrees to the following terms of trade:

(a) Payment is due 7 days after receipt of invoice;

(b) Accounts not paid by the due date shall be charged interest at 2% of the total amount owing per month the account is overdue, together with all debt collection costs.

Interpretation

“Client”	means the party defined as Client in the report.
“NZS”	means the New Zealand Property inspection Standards NZS 4306:2005.
“Premises”	means the property inspected.
“reasonable access”	means access that is safe and unobstructed and has a minimum clearance of 400-450mm opening access door that can be safely accessed from a 3.6 metre ladder in the ceiling space and 500x 400mm access and crawl space of 500mm vertical clearance for the sub-floor area. If minimum clearance is not available, the area should be within the inspector’s unobstructed line of vision.
“Report”	means this written Report.
“Weather Tightness”	means the weather tightness as measured in accordance with Appendix A of the NZS or E2/AS1 of the Building Code.

