



# Residential Inspection Report

## To NZS4306:2005

Client Name:

Address of Property:

Date of Report:

House Photo

Report prepared by:

Keith Tindall

Qualified Carpenter/Joiner - *Institute of Carpenters (Carpentry & Joinery); City and Guilds (Carpentry & Joinery); Building Officials Institute of New Zealand Accredited Building Surveyor (AMBOINZ)*

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## Introduction:

Party requested report:

Email:

Site location:

Date of inspection:

Weather: Sunny, no rain in past three days

Persons present on site:

Orientation: For the purposes of this report, road crossing to access to the property is the south elevation

Site Size: 441m<sup>2</sup>

Total permitted living area: 111m<sup>2</sup> (excluding garage)



## Scope:

The scope of this report is based on a physical inspection of the property which was visual and non-invasive. The inspection was carried out in accordance with the New Zealand Standard NZS4306:2005 Residential Property Inspection. This report will identify any significant defects, particular attributes, gradual deterioration, and/or any significant maintenance required as visually evident at the time of inspection.

Inspection was made to those parts of the building where access was made available.

Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation, and the overall structure and structural elements of the building is sound. Confidence Building Inspections Limited suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer or architect be consulted to independently evaluate any specific concern or condition.

This report does not include a council file search, and is not a compliance document.

Any references to the building code, standards, or regulations, are informational only. Where a property doesn't meet current code, no action is required as it is not retroactive, however if renovations or additions are made these may need to be addressed.

This report is for the benefit of the Client requesting the report only. No third party should rely on its findings, and no liability to any third party would be accepted. This report should be read in conjunction with the agreed Terms and Conditions (Appendix A).

## Brief Property Description:

The dwelling is erected on a level building site, on a concrete floor and footings. Timber frame construction is used, with a primary cladding of brick veneer, and painted fibre-cement weatherboard feature cladding on the south elevation. Joinery is powder-coated aluminium with double glazing, and the roof is pre-painted pressed steel tile. Metal gutters are fitted externally, and convey rain water via 80mm PVC downpipes to the site's stormwater system.

The dwelling is made up of:

- open-plan kitchen/dining/lounge, master bedroom with walk-through wardrobe and ensuite, two guest bedrooms, bathroom, and single garage with laundry facilities.

The dwelling was erected in 2018 and sits on 441m<sup>2</sup> of level land, classified as a 'high' wind zone.

It is a single-level bungalow style, with a hip and valley roof-line, and gable portico over entrance. The house is laid out in a 'T' shape.

### Inspection Methodology:

Moisture testing was undertaken using a Trotec T660 non-invasive moisture metre, and readings are indicative only. This is a hand-held measuring instrument which uses a di-electric scanning method for non-destructive determination of moisture distributions in near-surface areas up to 40mm. Water ingress can occur intermittently and may not be detected by non-invasive moisture testing. For accurate measuring, invasive testing must be undertaken by a specialist.

For this device, less than 40 digits the building moisture zone is considered dry, between 40 and 80 is damp, and over 80 digits is considered wet. Moisture testing is not infallible and false positives can sometimes occur. All readings need to be considered in context of the wider environment and surrounding materials.

A representative sample of electrical sockets was tested using a Cabac polarity tester.

### Lifespan and Durability of Building Materials:

Lifespans provided are based on fair-use wear and tear, and normal maintenance of the material – where excessive use or lack of maintenance are involved lifespans may be significantly reduced. Under the *NZ Building Code B2 Durability*, building elements must meet either 50, 15, or 5-year lifespans depending on the material and its application.

### Accessibility/Limitations:

Under the Health and Safety and Work Act 2015 the exterior roof was inspected from the top of a ladder around the perimeter of the roof.

No insulation was moved in the roof space during the inspection.

The home was furnished and lived in on day of inspection. No furniture, furnishings or personal items were moved during inspection.

The following table outlines what is considered 'reasonable access' for inspectors accessing aspects of the property:

Area	Access hatch (mm)	Crawl space (mm)	Height
Roof space	450 x 400	600 x 600	Accessible from a 3.6m ladder*
Subfloor	500 x 400	Vertical clearance: Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6m ladder*
* Or such other means of access that meet OSH requirements			
** From underside of bearer			

### Insurances:

Confidence Building Inspections Limited holds current Professional Indemnity, Public Liability, and Statutory Liability insurances.

### Summary List of Significant Faults or Defects and Recommendations:

*These items deemed to be Significant Faults or Defects are those which are either against the current building code or other legislative requirements, or are a possible immediate danger to inhabitants.*

No significant faults or defects observed on the day of inspection.

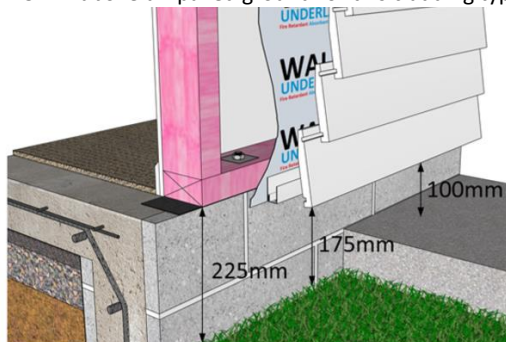
## Summary List of General Maintenance or Recommendations:

*These items are those deemed to be general maintenance issues and we advise they be addressed to ensure longevity of the building and materials, or before they become significant issues, but not a requirement.*

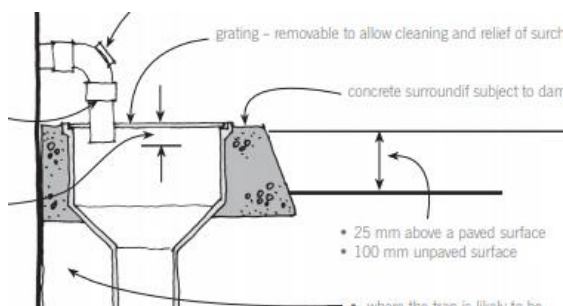
- Insufficient ground clearance of weatherboard cladding – 100mm to unpaved ground
- Gully traps have insufficient ground clearance – 35mm to unpaved ground

Cladding is required to have specific ground clearances to reduce potential damage from moisture ingress and capillary action, where water gets sucked up between the cladding and the framing causing internal damage. Not adhering to ground clearances can create a weathertightness risk.

For cladding other than masonry, the bottom of cladding to ground clearances to be 100mm above paved ground or 175mm above un-paved ground for this cladding type.



Gully traps are required to be 25mm above paved areas or 100mm above unpaved ground:



This is to stop surface water and debris from getting into the council grey-water system, to reduce the possibility of flood waters backing up into the house, and to stop debris from blocking drains which will also cause pipe waste to back up into the house.

These have been included together as they are both caused by the same issue of soil being added too high along this wall. Either the soil could be taken down a little, or it would be worth considering adding either a concrete or concrete paver mowing strip along where the weatherboard cladding and gully trap are on the south elevation, and around the gully trap on the east elevation – this would mean you then only need a 100mm clearance for the cladding, and 25mm for gully traps, which they both currently are. This would also reduce the growth of grass/vegetation up under the cladding or over the gully traps, and makes for easier mowing.

Some items within the report may be deemed to be due to general aging, or wear and tear, so have not been included in the above summaries, but have been pointed out for your information only.

## Visual Observations:

NOTE: all observations and statements made below are based on 'day of inspection' evidence.

Site:	
Orientation of Living Spaces	Site Exposure
North	The site is classified as 'high' wind zone by BRANZ



Site Contour	Vegetation
Level	Vegetation is away from cladding, cladding vents, and roofline <i>Maintenance: Vegetation should be kept trimmed away from cladding to allow the cladding to dry out, and not be allowed to get large root systems which may undermine foundations.</i>
<b>Paths, Steps, Patios, Handrails</b>	
Concrete paver patio on north elevation off living are. Surface is clean of moss and algae, with no obvious fall hazards, fit for purpose	
<b>Driveway</b>	
Formed concrete driveway on the south elevation with additional parking area beside garage. Parking for two vehicles.	
<b>Fencing</b>	
Vertical painted and un-painted timber paling fence on east/north/west boundaries, and partially on south boundary. Height up to 1800mm. <b>Gates:</b> Powder-coated aluminium pedestrian gates located between house and boundary on north and east elevations. Fences are vertically aligned, rear of the site is fully fenced to provide security, and safety for children or pets. Gates are functional and easy opening.  <i>Maintenance: Timber fencing will achieve recommended lifespan if regularly painted or stained to protect the timber from weather. Soil shouldn't be built up around the bottom of timber palings as they will rot quickly.</i>	
<b>Surface Water Control</b>	
Land sloping away from building from north down to south. Storm-water drains located in parking area on west elevation. No evidence of ponding, finished floor level is 150mm or more above road crown line.	



Site, south elevation



Site, west elevation



Site, north elevation



Site, east elevation



Driveway, south elevation



Stormwater drain, west elevation

## Exterior:

### Construction

The property is of timber-frame construction. Walls are visually straight and plumb.

### Cladding

**Primary cladding:** Brick veneer with mortar joints, installed on a concrete foundation and cavity. Veneer has weep and vent holes, which are clear of debris. Wall penetrations have sealants applied.

*Clay bricks have an expected lifespan of 80+ years. Masonry veneer is vulnerable to cracking caused by movement, blocked drainage holes/lack of drainage, and mortar blocking the cavity. It is important to adhere to ground clearances to keep weep holes in the bottom row of bricks clear of soil and debris.*

**Feature cladding:** Cavity-fixed painted fibre-cement weatherboards with back-fixed metal joiners. Ground clearance 100mm. Moisture testing was within an acceptable range on the day of inspection.

*Fibre-cement cladding has an expected lifespan of 25+ years. Fibre-cement is very absorbent and must be painted to be made weathertight. Dark colours should be avoided to prevent distortion. Fibre-cement weatherboards are vulnerable to thermal movement, moisture absorption, and moisture penetration if ends aren't sealed properly.*

- Insufficient ground clearance of weatherboard cladding

**Cladding Maintenance:** Good practice is to repaint cladding every ten years, with a good quality exterior paint. Note that dark colours on cladding can reach higher temperatures, resulting in more thermal expansion which can increase risk of cracks and cupping of boards. Paints used on fibre-cement products should have a reflectivity of 40% or more, or be specialised paints.

*It is important that ground clearance levels are maintained – lawns, garden bed, or paved areas should not exceed recommended levels, i.e. should not be up-to or over cladding, and should not cover weep holes in bricks.*

*Cladding should be cleaned once a year with a low-pressure hose and soft brush (don't be tempted to use a water-blaster or stiff brush as it can damage the surface and force water in behind flashings, and some chemicals may break down exterior coatings). Coastal marine areas may need cleaning every three months.*

### Exterior of Windows and Doors

Powder-coated aluminium with double glazing. Painted timber scribes around weatherboard cladding. Head-flashings fitted over windows and doors with drip gap. Aluminium is in new condition.

*Aluminium windows have a general lifespan of 25-40 years*

**Entrance Door:** Powder-coated metal door in aluminium frame, with glazed side panel. Key-lock hardware

**Garage Side Access Door:** Glazed aluminium frame door with snip-lock hardware.

**Garage Door:** Powder-coated pressed metal sectional door with painted fibre-cement door linings. Door is insulated. Automatic opener (not tested for operation)

**Window/Door Maintenance:** Exterior windows should be cleaned every 3-4 months with a low-pressure hose and soft brush (don't be tempted to use a water-blaster or stiff brush as it can damage the surface and force water in behind flashings). Coastal marine areas may need more regular cleaning.



*Exterior doors should be easy to operate, particularly in the event of an emergency evacuation, and require ongoing maintenance to ensure locks/hardware and hinges/runners are functional.*



Exterior, south elevation



Exterior, west elevation



Exterior, north elevation



Exterior, east elevation



Entrance



Garage side access door



Garage door

## Roof Exterior:

### Roof Materials – type and condition

Pre-painted pressed metal tile. Materials are firmly fixed with no obvious gaps or damage, and flashings appear to be correctly overlapped. Roof penetrations have EPDM and metal apron flashing, and sealants used.



*Roof Maintenance: Sealant around roof penetrations breaks down over time from UV damage. Regular checks should be undertaken to ensure sealant is still in good condition, or re-sealed if required.*  
*Trees should be kept trimmed away from rooflines as they can damage the roofing material, and also clog gutters with leaves and branches.*

### Roof Water Collection

Pre-painted formed metal external gutter. Gutters fall to an outlet. Gutters are clean and clear of debris with no visual blockages or leaks.

*Gutter Maintenance: At least once a year, gutters should be cleaned to keep them functional and clear of debris, and to extend their lifespan. Any leaks around downpipes or joins should be repaired. Where gutters are inaccessible, it is beneficial to consider adding a gutter-guard.*

### Downpipes

The roof is serviced by four 80mm round PVC downpipes, connected to the site's stormwater system. Downpipes carry water away from building envelope. Firmly fixed to cladding.

### Eaves, fascia, and soffits

Eaves: size – 600mm

Fascia and/or barge boards: Pre-painted formed metal fascia

Soffit: Painted fibre-cement sheet

No obvious damage to soffit, or gaps where water/rodents can get in. Fascia/barge boards have no evidence of damage. Moisture testing of soffits within an acceptable range on the day of inspection.



Roofline



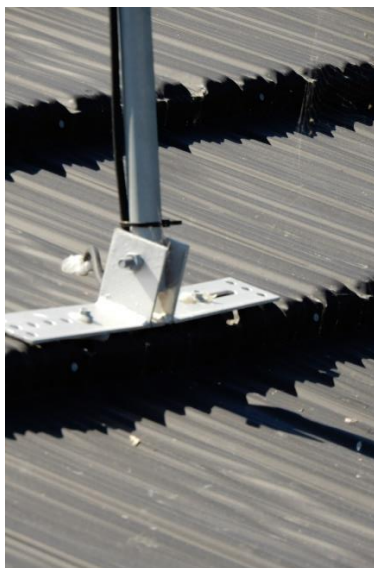
Roof valley



Roofline



Stack vent flashing



Aerial connection



Gutters clean and clear

## Roof Space:

### Accessibility

The roof space hatch is located in in garage ceiling

### Insulation – type, thickness, coverage

Glass wool sheets fitted over living areas and garage. Approx. 120mm thickness (R-rating unknown)  
No unnecessary gaps, holes, or damp. Sufficient clearance from lights, ducts, and roof edge.

### Roof Underlay and Support

Roof underlay installed horizontally. No damage or sagging evident.

### Roof Frame Construction and Connections

Nail plated timber truss construction

### Ceiling Construction Type

Flush, fixed to steel ceiling battens.

### Insect and pest infestation

No evidence of pest infestation on the day of inspection of the viewable space

*Maintenance: Timber-framed houses, particularly older houses, should regularly be treated in the house, and in the roof space, with pest spray by a professional exterminator.*

### Rotting timber

No evidence of rot on the day of inspection of the viewable space

### Discharges into Roof Space

No evidence of discharges on the day of inspection of the viewable space

*Maintenance: Checks should regularly be undertaken of the roof space for possible leaks from holes/damage in the roofing material so repairs can be made*

### Plumbing – material, leakage, support

Polybutylene water supply pipes, clipped to trusses, no evidence of leaks. PVC stack vent through roof.

### Vent Ducting

Ducting to vents and extractors fitted, expelling to the outside. No obvious holes/rips or discharges into roof space.



Roof space



Trusses and underlay



Ducting

## Interior:

### Ceilings

Painted plasterboard sheets. Moisture testing was within an acceptable range on the day of inspection. Ceilings are visually level, with no evidence of sagging on the day of inspection.

### Interior walls

Painted plasterboard sheets. Moisture testing was within an acceptable range on the day of inspection. Walls are visually plumb and straight, no evidence of damage or soft spots.

### Concrete floors

No obvious cracks, movement, or subsidence

### Doors and Frames, and Hardware

Painted hollow core doors, with painted door linings and architrave. Cavity-slider doors to bathroom, ensuite, and master wardrobe. Lever hardware. Door stops are installed. Privacy hardware to bathrooms. Doorways are plumb, doors fit openings with no evidence of sticking. Hardware is functional.

*Door Maintenance: Doors should be easy to operate, particularly in the event of an emergency evacuation, and require ongoing maintenance to ensure locks/hardware and hinges/runners are functional and doors aren't sticking in the frame.*

### Storage

Hallway: Walk-in linen cupboard with coated wire shelving.

Hallway: Single fitted storage cupboard

Kitchen: Walk-in pantry with laminate shelving

Master Bedroom: Walk-through wardrobe with coated wire shelving and hanging rails.

Guest Bedroom One and Two: Single fitted wardrobes with coated wire shelving and hanging rails.

### Windows and External Doors - interior

Powder-coated aluminium awning windows and external sliding doors with double glazing. Painted timber window/door liners and architrave. Vented latches and drainage channels in aluminium framing. Moisture testing on sills and below windows was within acceptable range on the day of inspection.

Windows and doors are functional, and easy opening. Windows have condensation drainage channel. Ventilation provided to all habitable spaces.

Bathrooms have opaque safety glass installed.





Entrance



Hallway



Lounge



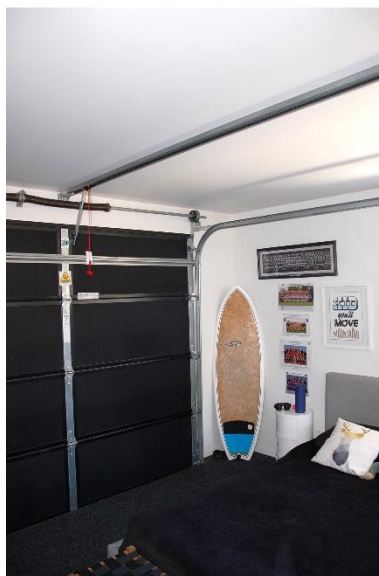
Dining



Master bedroom



Guest bedroom one





**Kitchen:****Benchtop**

Square-edge laminate; with tiled/grouted splashback behind cooktop. Sealant is used around the perimeter of the bench. Benchtop materials are splash-proof and easily cleaned. Wall linings adjacent to appliances and facilities are suitable for maintaining a hygienic space.

**Cabinetry**

Whiteboard carcass, thermofoil door/drawer fronts, metal pull handles, soft-closers fitted. Doors and drawers are functional, with no obvious swelling or damage.

**Sink/ Faucet/ Waste**

Top-mounted stainless-steel sink with 1.5 bowls and side draining board. Single mixer faucet with braided tap connectors. Overflow waste in bowl, metal grill drain, PVC waste pipes. Waste disposal unit fitted. Waste disposal unit turns on, not tested for full functionality.

No signs or rust or significant dents. No evidence of water hammer. Waste draining well, no evidence of leaks around waste pipes. Faucet firmly fitted. Hot and cold water supply to sink. Sink capable of accommodating 300mm x 125mm cylinder.

**Ventilation**

Mechanical rangehood ducted to the outside under the eaves. Unit turns on, not tested for full functionality.

**Floors**

Tiles, grouted and sealed. Flooring materials used are non-slip, waterproof, and easily cleaned.



Kitchen and cooktop



Kitchen peninsula



Kitchen sink

**Bathroom/Ensuite:****Floors**

Tiles, grouted and sealed. Extent and condition of waterproofing below tiles unknown. Wet-area flooring materials used are non-slip, waterproof, and easily cleaned.

**Cistern, pan, bidet**

Bathroom and Ensuite: Floor-fixed enclosed porcelain units with dual-flush porcelain cistern. Suites are firmly fixed, with no evidence of leaks on the day of inspection. Functional, uninhibited waste flows.

**Tiles/Wet Walls**

<p><b><u>Vanity splashbacks and bath surround:</u></b> Tiles, grouted and sealed. Extent and condition of waterproofing below tiles unknown.</p> <p><b><u>Shower enclosures:</u></b> Acrylic sheet lining to two walls.</p> <p>Moisture testing of wet walls was within an acceptable range on the day of inspection. Sealants used at junctions. Materials are waterproof and easily cleaned</p> <p><i><u>Maintenance:</u> Grouting around tiles is not a waterproofing measure, however it restricts the amount of water that gets behind the tiles. As such, for maintenance purposes it is worth considering re-grouting the tiles if cracks appear or grout starts coming out as having grout in good condition will limit the amount of water getting under the tiles, and also helps keep the area clean and free of mould.</i></p> <p><i>Silicone sealants have a lifespan of around 5 – 10 years, so it's good practice to remove old sealant and replace with quality wet-area sealant if it starts lifting and leaving gaps or peeling away.</i></p>
<p><b>Bath, faucet, waste</b></p> <p>Acrylic tub in tiled platform base. Wall-mounted mixer and spout, pop-up drain. No evidence of water hammer, tub firmly fitted, waste draining well.</p>
<p><b>Shower</b></p> <p><b><u>Bathroom and Ensuite:</u></b> Freestanding enclosures with acrylic wall linings, acrylic tray, and safety-glass door/return in aluminium frame. Single mixer with shower slide rose-head, and metal grill drain. Sealants used. Waste draining well. Splash-guard under door intact.</p>
<p><b>Vanity</b></p> <p><b><u>Bathroom and Ensuite:</u></b> Integrated ceramic top and bowl, on wall-mounted laminate base, with laminate drawer fronts. Single mixer faucet with braided tap connectors. Overflow waste in bowl, metal grill drain, and PVC waste pipes.</p> <p>No evidence of water hammer. No evidence of leaks around waste pipes. Waste draining well. Faucet firmly fixed. Sealants used around the perimeter of the vanity. Cabinets not showing signs of swelling or damage.</p>
<p><b>Ventilation</b></p> <p>Bathroom and Ensuite: Mechanical extractors ducted to the outside under the eaves. Units were tested and functional. Passive ventilation via opening windows.</p> <p><i><u>Maintenance:</u> Extractors often get clogged with lint and dust which restricts their ability to clear the air and puts strain on the unit. It is advisable to regularly clean out the grill to keep them working efficiently.</i></p>
<p><b>Special Features</b></p> <p><b><u>Bathroom and Ensuite:</u></b> Heated towel rails fitted. Not tested for operation</p>



Bathroom



Vanity, bathroom



Bathtub, bathroom



Shower, bathroom



Ensuite



Vanity, ensuite

## Laundry:

Location	Ventilation Type
Garage	Passive ventilation via opening window/door
<b>Floors</b>	
Garage carpet. Wet area flooring materials are non-slip, and water resistant	
<b>Tubs/Cabinets</b>	
<p>Freestanding integrated steel unit with single stainless-steel tub. Mixer faucet over tub, with individual separate washing machine connections, on braided tap connectors. Overflow waste in tub, washing machine standpipe, metal grill drain, and PVC waste pipes.</p> <p>No evidence of water hammer. Waste draining well. No evidence of leaks around waste pipe. Unit not showing any signs of rust or corrosion.</p>	
<b>Tiles/Wet walls</b>	
<ul style="list-style-type: none"> <li>Painted plasterboard walls around freestanding tub - it would be beneficial to add an impervious material such as tile or coated cement board, or a minimum use of high-gloss enamel paint, around the tub splash zone to reduce possible moisture damage to surrounding walls.</li> </ul> <p>Moisture testing was within an acceptable range on the day of inspection. No sign of moisture damage.</p>	



Services:	
Fire Warning and Control Systems	Heating Systems
<p>9v battery smoke detector installed in hallway, not tested for operation. Multiple escape routes.</p> <p>Detectors correctly installed, with a minimum of one within three meters of bedrooms.</p> <p><i>Detectors with a 9v battery should have the battery replaced annually. Long-life units should last for 10 years at which time the whole unit is replaced (units should have a replacement date on them)</i></p>	<p>Air-conditioning unit located west elevation sitting on concrete pad. Air-conditioning outlet located on lounge wall. Not tested for operation</p> <p><i>Ideally, air-conditioners should be serviced annually for optimum durability</i></p>
Electrical Services	Gas Services
<p>The meter box/fuse board is located on the interior garage/laundry wall. Light switches were tested and functional.</p> <p>A representative sampling of outlets and switches was undertaken. Of those tested, they were grounded and functional.</p>	<p>Mains gas. Meter located on west elevation. Servicing hot water boiler, and cooktop. Not tested for operation.</p>
Water Services	Hot Water Services
<p>Council mains water. Exterior taps located on east and west elevations.</p>	<p>Gas instant hot water boiler, located on exterior east elevation wall. Not tested for operation.</p>
Foul Water Disposal	Grey Water Recycling System
<p>Council waste connection. Condition of wastewater pipes unknown</p>	<p>PVC gully traps located on south and east elevations. Condition of wastewater pipes unknown</p> <ul style="list-style-type: none"> <li>Gully traps have insufficient ground clearance – 35mm to unpaved ground</li> </ul>
Aerials, Antennae	Telecommunications
<p>Aerial located on the north elevation of the roof. Connections not tested for operation.</p>	<p>Telephone, internet (fibre). Connections not tested for operation. Comms box located in hallway linen cupboard.</p>



Air conditioner unit

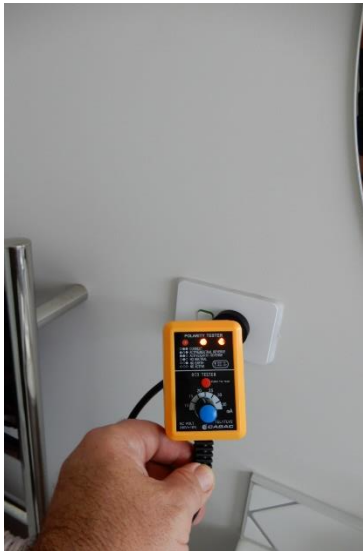


Air conditioner outlet



Meter box and fuse board





Electrical testing



Gas mains



Gas hot water boiler

### Conclusion:

Overall the property as inspected is considered to be in good condition considering the age of the property and the materials and finishes used.

### Additional Information Sources:

Tauranga City Council [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

BRANZ Maps [branz.maps.arcgis.com](http://branz.maps.arcgis.com)

BRANZ [www.branz.co.nz](http://www.branz.co.nz)

Building Performance [www.building.govt.nz](http://www.building.govt.nz)

# APPENDIX 1:

## TERMS AND CONDITIONS

### 1.0 Services:

Confidence Building Inspections Limited (CBIL) undertakes building inspection reports for the purposes of residential property pre-sale and pre-purchase, and ongoing maintenance. The requester or the inspection and report shall be referred to as the 'Client'.

### 2.0 Standard:

The Inspection and Report will be undertaken in accordance with New Zealand Standard NZS4306:2005 Residential Property Inspection (the Standard).

### 3.0 Legislation:

CBIL will undertake their services in accordance with all relevant New Zealand legislation, including but not limited to:

- Health and Safety at Work Act 2015 (HSWA)
- Building Act 2004 and the Building Code
- Consumer Guarantees Act 1993 (CGA)
- Privacy Act 1993

### 4.0 Scope:

The purpose of a property Inspection and Report is to identify significant defects visible and reasonably accessible at the time of the inspection. The Inspection carried out will be 'non-invasive' meaning the structure will not be damaged or tampered with to provide results, nor will we inspect further than that which is visible. Condition of covered structure, such as framing, is therefore not known.

4.1 In adherence with the Standard, Inspections and Reports (visual and non-invasive) shall report on the following areas:

- Site;
- Subfloor;
- Exterior;
- Roof Exterior;
- Roof Space;
- Interior;
- Services; and
- Any identified ancillary spaces or buildings, including accessory units.

4.2 The Inspection will consider aspects of the property such as:

- (a) Any significant defects;
- (b) Particular attributes;
- (c) Gradual deterioration; and
- (d) Any significant maintenance required

All areas specified in Section 2.3 of NZS4306:2005 shall be inspected, however may not be reported on. All significant defects will be reported.

4.3 General exclusions to the Report include:

- (a) Legal title;
- (b) Building warrant of fitness and services described on a compliance schedule;
- (c) Planning or resource consent issues;
- (d) Building consent issues;
- (e) Long-term maintenance planning;
- (f) Rental property tenancy inspections;
- (g) Heritage obligations; and
- (h) Compliance with body corporate rules, in terms of a memorandum of cross lease or a company title occupation agreement

4.4 Any recommendations for maintenance or remedial work, or further investigation are suggestions only and specific advice and quotes should be obtained from experts in the specific area identified.

4.5 All advice contained in the final Report may be relied upon, however no liability is accepted for any statements made by any person conducting the inspection at the time of the inspection, or prior to the supply of the Report.

4.6 The content of the Report is confidential and has been prepared solely for the Client requesting the Report. No third party should rely on its findings, and no liability to any third party will be accepted.

### 5.0 Limitations and Conditions:

5.1 *Limitations:* The Report shall not contain any assessment in relation to:

- a) Items subject to a special purpose property report (Section 4 of NZS4306:2005);
- b) Areas or items which were not, or could not be inspected by the inspector;
- c) Matters not within the expertise of the inspector; or
- d) Matters which are solely regulated by statute.

5.2 *Conditions:* The Report may be conditional upon or in relation to:

- a) The assessment of any apparent defect which may be subject to prevailing weather conditions;
- b) Information provided by the person, the employees, or the agent of the person requesting the report;
- c) The specific areas of 'expertise' of the consultant specified in the report;
- d) Apparent concealment of possible defects;
- e) The assessment of any apparent defects which may occur intermittently or usually occurs after regular use;

- f) The presence of chattels, furnishings, and personal effects; or
- g) Any other factor limiting the preparation of this report.

**5.3 Items not generally covered in an Inspection:**

- a) Footings;
- b) Concealed damp-proof membranes;
- c) Concealed drainage;
- d) Swimming pools, spa pools, saunas, and associated equipment;
- e) Operation of fireplaces and chimneys;
- f) Intercom systems;
- g) Floor coverings;
- h) Appliances – including but not limited to: dishwashers, waste disposal units, ovens, ducted vacuum systems;
- i) Structural stability (other than pipe stability);
- j) Hazards; and
- k) Hot water cylinders.

5.4. The Report is deemed to be valid for 90 days from the date of inspection. CBIL cannot be held accountable for any damage caused after the date of the inspection, including that caused by severe weather.

5.5 The Report is not a Code Compliance Certificate or a Certificate of Acceptance under the Building Act 2004. Council property searches are not undertaken as part of the inspection or report, and we recommend the client obtain a Land Information Memorandum (LIM) report for Council. The Report may contain information obtained from the Council or other third parties, however we accept no responsibility for the accuracy of that information.

5.6 The Inspection will consider weathertightness risk in accordance with Appendix A of NZS 4306:2005, however the inspection does not assess compliance with the New Zealand Building Code or the code's weathertightness requirements, and offer no guarantee the property meets weather tightness standards.

5.7 Moisture testing is undertaken in areas considered to be high risk such as around windows, doors, and wet areas, or elsewhere thought necessary. The testing is non-invasive and therefore has limitations.

5.8 CBIL uses a Trotec T660 non-invasive moisture metre, and readings are indicative only. This is a hand-held measuring instrument which uses a di-electric scanning method for non-destructive determination of moisture distributions in near-surface areas up to 40mm. Water ingress can occur intermittently and may not be detected by non-invasive moisture testing. For accurate measuring, invasive testing must be undertaken by a specialist.

5.9 CBIL takes no responsibility for any act or omission, lack of performance, negligence, or fraudulent act by the Client or any consultant, contractor, agent, or employee of the Client.

**6.0 Access:**

6.1 The Client is responsible for ensuring reasonable access is available to the dwelling and areas being inspected, together with any other relevant information to carry out the Report. Should reasonable access not be available, the Report will highlight which areas could not be inspected. If re-inspection is necessary, an additional fee will be charged.

6.2 Any dogs on the property must be adequately restrained. Failure to do so may result in the inspection not taking place, however you will still be charged for the inspection.

**7.0 Fees and Payment:**

7.1 The Client is responsible for paying the fee to CBIL. An invoice will be included with the Report, which must be paid in full within 7 days. An additional charge of \$100 will be added to any debt collection fees if the fee is not paid within this time.

7.2 A late cancellation fee may be charged if an inspection is cancelled within 24 hours of the time arranged for the inspection.

**8.0 Conflict of Interest:**

8.1 CBIL has no interest, present or complicated, in the property or its improvements and no involvement with trades people or benefits derived from any sales or improvements.

8.2 If it becomes known to CBIL that there is any conflict of interest in conducting an inspection, CBIL will inform the Client immediately.

**9.0 Disputes:**

9.1 Should any dispute arise as a result of the Inspection or Report, it must be submitted to CBIL in writing immediately.

9.2 In the event the dispute involves possible damage by CBIL to the property, the Client must give CBIL the opportunity to investigate the claim prior to any repairs being made. Investigation will be undertaken within a reasonable timeframe. Should repairs be made before prior to CBIL investigating the claim will be void.

9.3 Any unresolved disputes after a reasonable timeframe may be directed to the Disputes Tribunal.

**10.0 Insurance:**

10.1 CBIL holds current Professional Indemnity, Public Liability and Statutory Liability insurances.

## APPENDIX 2

### SUMMARY LIST OF FEATURES INSPECTED

SITE	Y	N	N/A	EXTERIOR	Y	N	N/A
Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site exposure, contour, vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paths, steps/handrails, driveway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Balconies/verandas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surface water control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>SUBFLOOR</b>				<b>ROOF</b>			
Access point	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation type, condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Eaves, fascia, soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground vapour barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>ROOF SPACE</b>			
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pile type, stability, condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Insulation type, thick, cov/cond	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pile to bearer connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obvious structural alterations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Party walls/fire proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground clearance – timber framing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof underlay/support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor type (timber, susp concrete)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof frame construction/connection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber framing and bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulation type, thick, cov/cond	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insect and pest infestation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rotting timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



INTERIOR	Y	N	N/A	SERVICES	Y	N	N/A
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire warning and control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Concrete floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors and frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical – op. of switches etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen:</b>				Water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Benchtop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinetry/doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foul water disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grey water disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Bathroom, W/C, Ensuite</b>				Solar systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerials, antennae	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cistern, pan, bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shading systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tiles/Wet walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If required			
Special features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>ANCILARY SPACES</b>	<b>Y</b>	<b>N</b>	<b>N/A</b>
<b>Laundry:</b>				Exterior claddings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tubs and cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tiles/Wet walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Internal stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Exterior windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

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

## APPENDIX 3

Ref No. CBIL19000

### CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4360 : 2005

Client:			
Site Address:			
Inspector	Name:	Keith Tindall	
	Company:	Confidence Building Inspections Limited	
	Qualifications:	Carpentry and Joinery, BOINZ Accredited Building Surveyor	
Date of Inspection:			

The following areas of the property have been inspected:

	Yes	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Any limitations to the coverage of 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:



Date:

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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