

Ref No: **XXXXXX**

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

Client: **CLIENT NAME**

Site address: **ADDRESS OF INSPECTED PROPERTY**

Inspector- Name: **...Bryan Richards**

Company: **I B I S 2000 Ltd**

Qualifications: **NZTC, BOINZ, NZ ACCREDITED BUILDING SURVEYOR**

Date of inspection: **dd/mm/yyyy**

The following areas of the property have been inspected:

|   | Yes                      | (please tick) | No                       |
|---|--------------------------|---------------|--------------------------|
| (a) Site  | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (b) Sub-floor                                       | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (c) Exterior  | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (d) Roof space                                      | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (e) Interior  | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (g) Services  | <input type="checkbox"/> |               | <input type="checkbox"/> |
| (h) Accessory units, ancillary spaces and buildings | <input 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: \_\_\_\_\_ Date: \_\_\_\_\_

An inspection carried 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 report. Refer to NZS 4306 : 2005 for full details.



## SUMMARY LIST OF FEATURES INSPECTED

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

|  |                           | Inspected                                    |                          |                          |                          |  | Y N N/A |  |  |
|--|---------------------------|--|--------------------------|--------------------------|--------------------------|--|---------|--|--|
|  |                           |  |                          |                          |                          |  |         |  |  |
| <b>S<br/>I<br/>T<br/>E</b>   |                           | Orientation of living space                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Site exposure, contour & vegetation          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Retaining walls                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Paths, steps, handrails & driveways          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Fencing                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Surface water control                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
| <b>S<br/>U<br/>B<br/>-<br/>F<br/>L<br/>O<br/>O<br/>R</b>                                     |                           | Location of access point                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Accessibility                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Foundation type & condition                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Foundation walls                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Ground condition                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Ground vapour barrier                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Drainage                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Ventilation adequacy                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Pile type, instability & Condition           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Pile to bearer connections                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Obvious structural alteration                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Ground clearance of timber framing           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Floor type(timber or suspended concrete)     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Timber framing and bracing                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Insulation type, approximate thickness       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Coverage & condition                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Plumbing – material types, leakage & support | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Electrical – wiring type and support         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  | Insect & pest infestation | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Rotting timbers           | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Debris                    | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
| <b>I<br/>N<br/>T<br/>E<br/>R<br/>I<br/>O<br/>R</b>   |                           | Ceilings                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Walls  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Timber floors                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Concrete floors                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Doors & frames                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Electrical – operation of switches, etc      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Heating systems                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Kitchen – Bench top                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Cabinetry                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Sink   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Tiles  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Air extraction system                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Bathroom, W.C, Ensuite -                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Floor  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Cistern, pan & Bidet                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Tiles  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Bath   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Shower                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Vanity/washbasin                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Special features                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Laundry – Location                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  | Floor                     | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Tubs/cabinet              | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Tiles                     | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Ventilation               | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Storage                   | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Stairs                    | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Exterior windows & doors  | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
| <b>E<br/>X<br/>T<br/>E<br/>R<br/>I<br/>O<br/>R</b>   |                           | Construction type                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Cladding                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Chimneys                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Exterior stairs                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Balconies, verandas, patios, etc.            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
| <b>R<br/>O<br/>O<br/>F</b>   |                           | Roof material                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Roof condition                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Downpipes                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Eaves, fascia & soffits                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
| <b>S<br/>E<br/>R<br/>V<br/>I<br/>C<br/>E<br/>S</b>   |                           | Fire warning & control systems               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Heating systems                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Central vacuum systems                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Ventilations systems                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Security systems                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Electricity services                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Gas services                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Water services                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Hot water services                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Foul water services                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Grey water recycling systems                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Rainwater recycling system                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Solar heating                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Aerials & antennae                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  | Shading systems           | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Telecommunications        | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
|  | Lifts                     | <input type="checkbox"/>                     | <input type="checkbox"/> | <input type="checkbox"/> |                          |  |         |  |  |
| <b>A<br/>N<br/>C<br/>I<br/>L<br/>L<br/>E<br/>R<br/>Y<br/>S<br/>P<br/>A<br/>C<br/>E<br/>S</b> |                           | Exterior claddings                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Floors                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Roofs  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |         |  |  |
|  |                           | Sub-floor                                    | <input 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