

Ref No:

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

Client: **Bruce Symon**

Site address:

Inspector - Name: Bruce Symon
Company: Realsure Limited
Qualifications: BOINZ Accredited Building Surveyor

Date of inspection:

The following areas of the property have been inspected:

	YES	NO
	(please Tick)	
(A) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(B) Sub floor	<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	<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: _____ 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 possible problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

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

		Inspected					Inspected		
		Y	N	N/A			Y	N	N/A
SITE	Orientation of building 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 and 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paths, steps, handrails and 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 and 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 points	<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- Benchtop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation type and 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 conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Ground vapour barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Air extract systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Bathrooms, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 and 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, leaking & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry - Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical types & 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rotten timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	
	Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Exterior stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SERVICES	Fire warning and control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balconies, verandas and patios, etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 construction	<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 systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Electrical services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eaves, fascia and soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Gas services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thermal insulation, type, clearance, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grey water recycling systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Party walls, fire protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rainwater collection system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Roof underlay and support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Roof construction and connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerials and 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	Obvious structural alterations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Insects and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ANCILLARY SPACES	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 types, leaking, support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Electrical types & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

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