



Residential Inspection Report To NZS4306
for
Martin
Regarding Property Address:
70B Sample st Manurewa
Auckland
Prepared: July 04 2016



By: Right Home NZ Limited
Kathiravan Sivaprakasam BE
Auckland
099503858

WWW.RIGHTHOMENZ.CO.NZ

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Executive Summary

With the repairs and renovation recently done, the property inspected is considered to be in above average condition for its age, type of construction, finishes and materials used, but for the defects listed in the report.

This Summary lists significant report items that in the opinion of the Inspector should be addressed in the short term. It must not be considered as the complete report. Please review the entire report including the limitations, descriptions, overviews, appendices and/or additional materials before rendering any conclusions. Not all comments will be in the summary.

5: Grounds

5.1: Driveway / Parking

Condition

The grade slopes towards building / structure.

Recommendation

Recommend that this item be evaluated by a Licensed Building Practitioner (LBP) and corrected.

5.2: Walkway

The concrete walkway around the house is at lower level than the gravel driveway and it needs correction .

9: Attic

9.3: Insulation

Condition

Uneven distributon noticed and of not enough depth.

Recommendation

Recommend that this item be repaired or replaced with a new insulation by a Insulation specialist.

11: Bedroom 1

11.2: Windows and Screens

Condition

Evidence of rot repair on the bottom corners of the windows.

Found dry at the time of inspection when checked with moisture meter.

Recommendation

Recommend that this item be monitored on an on-going basis.

The aluminium joinery is of old type as with the age of the house, without condensation channels. Needs extra care to keep condensation off the windows with sufficient ventilation.

12: Bedroom 2**12.3: Windows and Screens**

Condition

Noticed evidence of rot repair. Poor finish noted.

Tested dry with moisture meter on the wall surface, but any internal damage is unknown.

Recommendation

Recommend that this item be evaluated / repaired by a LBP.

13: Kitchen**13.4: Cabinets**

Condition

Noticed signs of repair. Signs of previous water damage under the sink. No current leaks can be found. But any hidden damage is unknown.

Recommend this be monitored.

17: Bathroom**17.2: Electrical**

Condition

Towel heater cabling lying loose on floor.

Implication

This is a potential Safety Hazard.

Recommendation

Recommend that this item be repaired by a Registered Electrician.

17.3: Sink

Condition

Sink plumbing done with external piping which appears not of standard practice.

Recommendation

Recommend that this item be evaluated by a Registered Plumber.

18: Crawl Space**18.1: General**

Limitation

The door is only 300 MM high and so inspected from the entry.

18.2: Electrical

Condition

Noticed loose cables lying on the floor.

The ground earth clamp is not clamped to the earth rod, lying loose.

Recommend that this item be repaired by a Registered Electrician.

1: Inspector's Qualification

1.1:

Qualification & Experience

The home inspector Kathiravan Sivaprakasam is an Engineering graduate with 20 plus years of combined experience in engineering and construction related industry including property repair, renovation, ventilation and air conditioning.

He is a Member of INTERNACHI (International Association of Certified Home Inspectors), the largest body of home inspectors in the world.

He is a INTERNACHI CERTIFIED PROFESSIONAL HOME INSPECTOR and has acquired the following other certifications as well.

He has completed the training program for accreditation with Building Officials Institute of New Zealand (BOINZ) and on the way to become a BOINZ Accredited Building Surveyor.



2: Scope

LIMITATIONS OF THIS REPORT

Disclaimer

- (a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal (property, vehicles, vegetation, debris or soil).
- (b) The inspection did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects.
- (c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.
- (d) This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
- (e) This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
- (f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.
- (g) No warranty can be given as to other defects, not apparent to visual inspection at the time; inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.
- (h) Weather conditions can affect moisture found e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.
- (i) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises.
- (j) This report does not include any positioning of building or improvements in relation to site

boundaries, or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.

(k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.

Conventions and Terms Used in this Report

USE OF PHOTOS:

This report includes many photographs. In general, pictures will be of deficiencies or problem areas or limitations in inspection, Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some pictures may be just for your information. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

RED text denotes significant defects or hazardous conditions which need relatively quick attention, repair or replacement. These comments are also duplicated in the Executive Summary section.

GREEN text denotes limitations if any, that restricted the inspection.

BLUE text denotes defects or conditions which are less than significant. or comments which further expand on a significant defect, or comments of recommendations, routine maintenance, tips, and other relevant resource information.

3: Moisture Testing

3.1:

During the course of this Residential Property Inspection, moisture testing procedures will be undertaken around high risk areas and places of common fault. Any moisture concentrations detected during this inspection will be included within this report.

We use TroTec T660 the latest, state of the art, non-invasive moisture meter to perform our moisture testing.

Moisture readings using Trotec T660:

Reading (Digits) Moisture Range

1-40 Dry

41-80 Damp

81 & above Wet

These readings are indicative only and vary from property to property and dependent on the weather and other conditions at the time of inspection. Damp and wet readings will be notified in the report and further intrusive destructive testing may be required to examine the extent of moisture penetration/damage which is not under the scope of this standard inspection.



4: Building Data and Weather Conditions

4.1: Building Data

Approximate Age

25 to 35 years

Style

Single Family

Main entrance faces

East

Occupancy status

Vacant



DESCRIPTION

This property is a timber framed, single level, 3 bedroom house with fibre cement cladding and Aluminium joinery, facing East. It appears to be built in 1980's and is recently renovated with new painting all over, with new wooden laminate flooring throughout, with ceramic tiling in bathroom & Toilet. The bathroom and toilet is renovated with fittings of current age. The house is located in a rear flat section on a shared driveway, fully fenced with lawn all around.

4.2: Weather Conditions

Weather

Windy

Recent Rain / Snow

Symptoms of recent rain noticed.

Ground Cover

Wet

Temperature

12 degree C

5: Grounds

5.1: Driveway / Parking

Material

Gravel

Condition

The grade slopes towards building / structure.



Implication

Improper sloping toward the building/structure can cause water damage and **structural damage**.

Recommendation

Recommend that this item be evaluated by a Licensed Building Practitioner (LBP) and corrected.

5.2: Walkway

Material

Concrete

Condition

The grade slopes towards the building / structure.

Implication

Improper sloping toward the building/structure can cause water damage and structural damage.

Recommendation

The concrete walkway around the house is at lower level than the gravel driveway and it needs correction .



5.3: Deck

Limitation

Deck height is too low, creating limited access/visibility to inspect under the deck.



Location

East side of house. West side of house.

Material

Wood

Condition

The condition is marginal.

5.4: Fence / Wall

Location

The house is fully fenced.

Material

Generally Wood. But corrugate iron at a small section on the driveway.

Condition

Noticed no defects.

Recommendation

Recommend cleaning and painting.



5.5: Drainage Affecting Foundation

Lot Grade

There appears to be drainage towards the building.

Condition

The lot is sloping towards the building.

Implication

Grading sloping towards building which is causing ponding on walkway and the floor.

Recommendation

Recommend a drainage be provided around the east periphery of the building.

6: Carport

6.1: General

Type

2 Car, Detached Car port with galvanised steel roof and steel structure.



6.2: Floor

Material

Gravel

Condition

Noticed no defects.

7: Exterior

7.1: Exterior Walls

Construction

Wood Framed

Siding Material

Fiber Cement planks

Condition

Evidence of crack repairs and board replacement on North and South walls.

7.2: Fascia, Soffit and Trim

Condition

Evidence of repair found. Fascia and Soffit looks new.

7.3: Gutters / Eavestroughs and Downspouts

Material

uPVC

Condition

Evidence of repair found. Gutter and downspouts looks new.

8: Roof

8.1: Covering

Inspected From

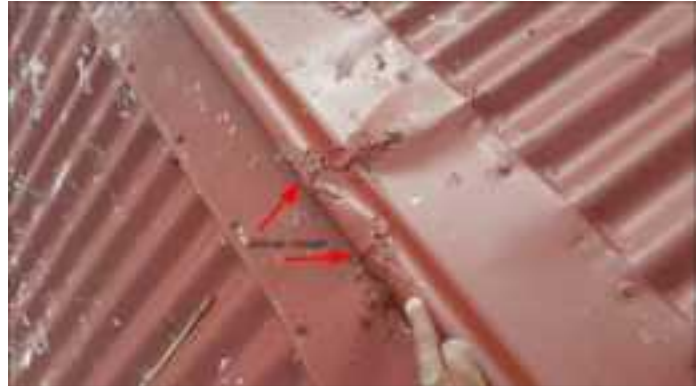
Viewed from roof

Material

Corrugated iron Gable roof

Approximate Age

Same as House.



Condition

Appears to be repaired and newly painted. Noticed damages to lead flashing at ridge with attempted repairs with Silicon. But no evidence of any leaks when inspected from attic on this spot.



Recommendation

Recommend that this item be repaired or replaced in a professional way by a roofing specialist.

8.2: Ventilation

Type

Soffit

8.3: Plumbing Vents

Condition

Toilet vent without capping.



Recommendation

Recommend a capping be installed.

8.4: Fascia, Soffit and Trim

Material

Wooden Fascia and Fibre cement soffit.

Condition

Appears like a new gutter.



8.5: Gutters / Eavestroughs and Downspouts

Material

Vinyl / Plastic

Condition

The condition is satisfactory. appears new.



9: Attic

9.1: General

Limitation

Mostly viewed From Access Panel and below the ridge line where the height is enough for crawling.

Access Location

Hallway

Access Type

Hatch / Hole

9.2: Framing

Timber framing.

Condition

No defects found.



9.3: Insulation

Material

Loose wool

Depth

30 to 50 mm.

Condition

Uneven distributon noticed and of not enough depth.





Recommendation

Recommend that this item be repaired or replaced with a new insulation by a Insulation specialist.

10: Master Bedroom

10.1: Location / Description

Location

North West

Description



10.2: Windows and Screens

Condition

Window latch damaged.



Recommendation

Recommend that this item be repaired or replaced.

11: Bedroom 1

11.1: Location / Description

Location

South East

Description



11.2: Windows and Screens

Condition

Evidence of rot repair on the bottom corners of the windows.

Found dry at the time of inspection when checked with moisture meter.



Recommendation

Recommend that this item be monitored on an on-going basis.

The aluminium joinery is of old type as with the age of the house, without condensation channels. Needs extra care to keep condensation off the windows with sufficient ventilation.

12: Bedroom 2

12.1: Location / Description

Location

West

Description



12.2: Heating / Cooling

Condition

Panel heater installed.

12.3: Windows and Screens

Condition

Noticed evidence of rot repair. Poor finish noted.

Tested dry.



Recommendation

Recommend that this item be monitored on an on-going basis.

12.4: Walls / Ceiling

Condition

Noticed wall damage by lock.



Recommendation

Recommend that this item be repaired and a door stop installed.

13: Kitchen

13.1: Location / Description

Location

South East

Description

Main Kitchen



13.2: Walls / Ceiling

Material

Drywall

Condition

Wall around kitchen sink tested dry (25 to 29) with moisture meter.



13.3: Appliances

Dishwasher

Not Present

Stove / Cooktop

Working

Oven

Working

Exhaust Fan

Not Present

Recommendation

[Recommend to install kitchen exhaust fan / range hood.](#)

13.4: Cabinets

Condition

Noticed signs of repair. Signs of previous water damage under the sink. No current leaks can be found. But any hidden damage is unknown.

Recommend this be monitored.



13.5: Plumbing

Limitation

Condition

The tap appears to be new.

14: Dining Room

14.1: Location / Description

Location

East

Description



14.2: Electrical

Location

Dining

Condition

Screws missing in telephone jack point cover and the wiring condition is unknown.



Recommendation

Recommend that this item be repaired or replaced by a Registered Electrician.

14.5: Walls / Ceiling

Material

Drywall

Condition

Noticed evidence of gib repairs. The wall is newly painted.

15: Living Room

15.1: Location / Description

Location

South West



15.2: Heating / Cooling

Condition

Living room has a Heat pump and it powers up.



15.3: Walls / Ceiling

Condition

Noticed damages to the ceiling panels in 2 places.



Recommendation

Recommend that this item be repaired or replaced by a LBP.

15.4: Door

Material

Aluminum framed glass ranch slider

Condition

Ranch slider is hard to operate.

Recommendation

Recommend that this item be repaired or replaced by a door specialist.

16: Laundry Room

16.1: Location / Description

Location

Laundry tub(new) located in the bathroom.

Description



16.2: Heating / Cooling

Condition

Heat Fan Light system appears to be working. Appears new.



17: Bathroom

17.1: Location / Description

Location

East.



Description

Bathroom appears to be renovated with new ceramic tile flooring, new wash basin and shower.

17.2: Electrical

Condition

Towel heater cabling lying loose on floor.



Implication

This is a potential Safety Hazard.

Recommendation

Recommend that this item be repaired by a Registered Electrician.

17.3: Sink

Condition

Sink plumbing with external piping which appears not of standard practice.



Recommendation

Recommend that this item be evaluated by a Registered Plumber.

17.4: Shower

Condition

Shower appears to be in new condition.



17.5: Toilet

Condition

Toilet appears to be in new condition.



18: Crawl Space

18.1: General

Limitation

The door is only 300 MM high and so inspected from the entry.



Type

Full

Access Location

Access panel on the East wall.

Access Type

Hatch / Hole

18.2: Electrical

Limitation

Condition

Noticed loose cables lying on the floor.

The ground earth clamp is not clamped to the earth rod, lying loose.





Implication

This is a potential Safety Hazard - risk of electrocution.

Recommendation

Recommend that this item be repaired by a Registered Electrician.

18.3: Drainage

Condition

The floor appears wet.

Recommendation

Recommend evaluation by LBP.

18.4: Columns

Condition

There is evidence of water staining on the posts and the Post to Bearer braces are rusted and broken in few places.



Recommendation

Recommend that this item be repaired or replaced by a LBP and a ground vapour barrier be installed.

18.5: Insulation / Ventilation

Insulation is not visible.

Recommendation

Recommend to install insulation.

19: Electrical

19.1: Main Panel

Location

Hallway

Amperage

60 Amp

Over Current Protection

Circuit Breakers - TPS cable

Residual Current Device

No RCD found. It is normal with the age of building.

Recommendation

Recommend that this item be evaluated by a Registered Electrician and upgraded.

20: Plumbing

20.1: Water Service

Water Supply

Is Public

Main Valve Location

At the right of the driveway entrance from the road.

Functional Flow

Satisfactory

20.2: Water Heater

Location

Kitchen

Brand

Rheem

Model

Rheemgas

Energy Source

Natural Gas piped from mains supply

Combustion Air Venting

Sufficient

Condition

The condition is marginal.

Thermostat set in Vacation mode.

Working condition not known.

Recommendation

Recommend a service from the manufacturer.

20.3: Gas / Oil Service

Condition

Natural gas supply

21: Certificate

CERTIFICATE OF PROPERTY INSPECTION

in accordance with NZ Standard 4306:2005

Date: 04 July 2016
Client: Mr Customer
Site Address: 70B Sample Street, Auckland
Property Inspector: Kathiravan Sivprakasam
Company: Right Home NZ Limited
Position: Director
Date of Inspection: 04 July 2016

0
The following areas of the Property have been inspected:

- a) Site
- b) Subfloor
- c) Exterior
- d) Roof Exterior
- e) Roof Space
- f) Interior
- g) Services
- h) Accessory Units, Ancillary Spaces and Buildings

Any limitations to the coverage of the Inspection are detailed in the Written Report.

CERTIFICATE

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



04 July 2016

Signature:

Date:

An inspection carried out in accordance with NZS4306:2005 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 NZS4306:2005 for full details.

22. SUMMARY LIST OF FEATURES INSPECTED

SITE	Y	N	N/A	INTERIOR	Y	N	N/A
Orientation of building spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 & 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	Y N N/A			Heating Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location of access points	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Bench top	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	- Air extract systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical types & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rotten timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR	Y N N/A			- Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

For full details of the inspection refer to the Inspectors Property Report and to NZs 306:2005						
Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SERVICES	Y N N/A	
Balconies, verandas and patios, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire warning and control systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Eaves, fascia and soffits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ANCILLARY SPACES	Y N N/A	
ROOF SPACE	Y N N/A			Exterior claddings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thermal insulation, type, clearance, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Party walls, fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Roof underlay and support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Roof construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Obvious structural alterations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Insects and pest infection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Plumbing types, leaking, support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Electrical types & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

23: Risk Assessment

NZS 4306:2005 Definitions of Weather - Tightness Risk Assessment

Wind zone

Low risk ----- Low wind zone as described by NZS:3604
 High risk ----- High wind zone as described by NZS:3604
 Very high risk ----- Very high wind zone as described by NZS:3604

Number of storeys

Low risk ----- One storey
 Medium risk ----- Two storeys in part
 High risk ----- Two storeys
 Very high risk ----- More than two storeys

Roof / Wall intersection design

Low risk ----- Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)
 Medium risk ----- Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)
 High risk ----- Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)
 Very high risk ----- Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

Eaves width

Low risk ----- Greater than 600 mm at first floor level
 Medium risk ----- 450-600 mm at first floor level or over 600 mm at second-floor level
 High risk ----- 100-450 mm at first floor level or 450-600 mm at the second floor level
 Very high risk ----- 0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level

Envelope complexity

Low risk ----- Simple rectangular, L, T a boomerang shape with single cladding type
 Medium risk ----- More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)
 High risk ----- Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
 Very high risk ----- As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)

Deck design

Low risk ----- None, timber slate deck or porch at ground level
 Medium risk ----- Fully covered in plan by roof, timber slate deck attached that first or second floor level
 High risk ----- Enclosed deck exposed in plan or cantilevered at first-floor level
 Very high risk ----- Enclosed deck exposed in plan or cantilevered at second-floor level or above

End of Report

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Kathiravan Sivaprakasam

Auckland

099503858