



Glider Club

Building Inspection

Steven Fargher

4/18/24

Contents

Fuel Store	2
Summary	2
List of issues	2
Photos	3
Certificate of Inspection	4
Club Room	6
Summary	6
List of issues	6
Photos	8
Certificate of Inspection	17
Hangar	19
Summary	19
List of issues	19
Photos	20
Certificate of Inspection	26
Generator Room	28
Summary	28
List of issues	28
Photos	29
Certificate of Inspection	31

Fuel Store



Summary

Building is in reasonable condition and would only take minor maintenance to bring up to good condition. It is not suitable for its current purpose of fuel store.

List of issues

- Un filled block walls
- Holes in block cladding
- No bund in case of fuel leak
- No ventilation
- Roof physically connected
- Disconnected data cables for unknown purpose
- Concrete roof weathered, but appears to be watertight still
- Surface rust on metal door
- Poor quality repair on interior block work

Photos



Certificate of Inspection

Form of Certificate (Normative)

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

Ref No.

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

Client: AWAC

Site address: Fuel Store - Glider Club

Inspector - Name: Shannon Blandthorn / Steve Faragher

Company: AWAC

Qualifications:

Date of inspection: 17/4/24

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input 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 type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" 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: [Signature] Date: 17/4/2024

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.

© 2005 Standards New Zealand. Pads of 40 forms can be ordered from: www.standards.co.nz

SUMMARY LIST OF FEATURES INSPECTED

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

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

Club Room



Summary

The building is in poor condition with the subfloor, exterior wall paint, external windows and doors, and plumbing being the major issues. While not economical to bring up to healthy homes standards, repairs could be undertaken to bring it up to a suitable standard for a club rooms. A rough estimate for a bare minimum repair would be at least \$215,000 and would include the following:

Re-pile \$40k
Bearers \$20k
Paint and repairs \$40k
Gutters \$15k
Soak pit \$10k
Waste system repair \$5k
Windows \$50k
Access stairs \$5k
Drinking water upgrades to household supply \$20k
Fireplace replace - \$10k

List of issues

- Many bearers joins not supported
- Piles not attached to bearers
- Significant packers between bearers and piles the NZS3604 allow no tolerance for this

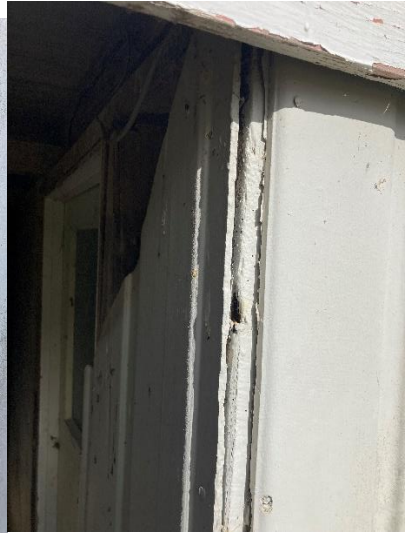
6.6.6.1

Pile tops shall be at a level to support bearers without packing.

- Basement room lock and unable to be inspected
- Broken windows
- Rotten window frames
- Poorly fitting window casements and external doors
- Asbestos wall cladding
- Holes in cladding
- Roof replaced with coloursteel 10-15 years ago and in good condition
- All cladding needs a clean and paint
- Storm water not compliant or missing or broken
- No drainage between subfloor and basement
- Sewer pipe broken
- Sewer pipe supports significantly corroded
- Toilet and basin not vented
- Grey water goes into drainage trench. This may be discharged into a soak pit in some cases, but must not be discharged on top of the ground
- Zip is only hot water and not tested
- Low pressure cold water from external header tanks
- Main water tank cracked and leaking
- Septic system old, but functions
- Septic drain field condition unknown
- Septic suitable for no more than 10-15 people per day with no grey water, 5-10 if grey water was included
- Cold water not drinking water standard. Roof water, no filters or first flush diverter
- Lino may contain asbestos
- Fireplace rusted through and should be replaced
- Power cables exposed.
- All electrical should be checked by an electrician
- Cracks in internal cladding that show significant movement in past
- Trim missing in toilet room

Photos



















Certificate of Inspection

Form of Certificate (Normative)

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

Ref No.

CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005

Client: AWRC
 Site address: Club Rooms - Glider Club
 Inspector - Name: Sharon Blandhorn / Steve Faughner
 Company: AWRC
 Qualifications: _____
 Date of inspection: 17/4/24

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input type="checkbox"/>	<input checked="" 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 the inspection are detailed in the written report.

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

Signature: [Signature] Date: 17/4/2024

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.

© 2005 Standards New Zealand. Pads of 40 forms can be ordered from: www.standards.co.nz

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

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

Hangar



Summary

The Hangar is in average condition for its age. The major issue is the roof that may need to be replaced, otherwise only corrosion treatment and minor maintenance required.

List of issues

- Surface rust across entire roof
- Ridge flashing beyond repair
- Several small holes in roof and wall cladding
- Minor surface rust on wall cladding
- Rust caused by building supplies and earth piled up too high around bottom of wall cladding
- Steel portal frames has minor surface rust around bracing
- Electrics not compliant, recommend electrician inspection
- Gutter not operational
- Corrosion has caused loss of section on section of door frames
- Exposed internal power cable outside
- Footing and slab visible is in good condition
- Roofing paper to stop condensation has many holes

Photos













Certificate of Inspection

Form of Certificate
(Normative)

Ref No.

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

Client: AWRC
 Site address: Hanger - Glider Club
 Inspector - Name: Shannon Blandthorn / Steve Fogher
 Company: AWRC
 Qualifications: _____
 Date of inspection: 17/4/24

The following areas of the property have been inspected:

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

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

Certification:

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

Signature: [Signature] Date: 17/4/2024

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.

© 2005 Standards New Zealand. Pads of 40 forms can be ordered from: www.standards.co.nz

employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

SUMMARY LIST OF FEATURES INSPECTED

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

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

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

Generator Room



Summary

This shed is in poor condition. It is recommended to be replaced.

List of issues

- Both wall and roof cladding rusted through in places with many holes.
- Open cavity in back wall to let out exhaust.
- Frame of the door is rusted and missing bottom rail.
- Electrical work does likely not comply, would recommend having a qualified electrician.
- Split in concrete floor.
- Signs of moisture in timber framing.
- Spacing of timber frames not to any sort of modern standard.
- Door latch is broken.

Photos





Certificate of Inspection

Form of Certificate
(Normative)

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

Ref No.

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

Client: GWRC

Site address: Generator Room - Glider Club

Inspector - Name: Shannon Blandhwa / Steve Fargher

Company: GWRC

Qualifications: _____

Date of inspection: 17/4/24

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input 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 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 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: 17/4/2024

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.

© 2005 Standards New Zealand. Pads of 40 forms can be ordered from: www.standards.co.nz

SUMMARY LIST OF FEATURES INSPECTED

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

Employees and students of Te Pūkenga trading as The Open Polytechnic of New Zealand are licensed to temporarily download this document and may print and retain it for 12 months or until the end of their course whichever comes first.

	Inspected				Inspected		
	Y	N	N/A		Y	N	N/A
SITE	Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Site exposure, contour & vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Paths, steps, handrails & driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Surface water control	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
SUBFLOOR	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 & bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Insulation type, approximate thickness, 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 & support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Insect and 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"/>			
EXTERIOR	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Balconies, verandahs, patios, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
ROOF	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof water collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Downpipes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Eaves, fascia & soffits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
ROOF SPACE	Accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof cladding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Thermal insulation type, clearances, approximate thickness & coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Party walls, fire proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof underlay & support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof frame construction & connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Ceiling construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Insect and pest infestation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Rotting timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Discharges into roof space	<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 & support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
INTERIOR	Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Timber floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Doors & frames	<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"/>			
	Heating systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Kitchen – Bench top	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Cabinetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Air extraction system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Bathroom, WC, ensuite – Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Cistern, pan & bidet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Bath	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Vanity/washbasin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Laundry – Location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Tubs/cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Storage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Exterior windows & doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
SERVICES	Fire warning & control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Heating systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Gas services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Water services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Hot water services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Foul water disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Aerials & antennae	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Shading systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
ANCILLARY SPACES	Exterior claddings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Subfloor	<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.