

**NZS 4306:2005**

New Zealand Standard

# **Residential Property Inspection**

**NZS 4306:2005**

**COMMITTEE REPRESENTATION**

This Standard was prepared under the supervision of the Inspection of Buildings Committee (P 4306) for the Standards Council established under the Standards Act 1988.

The Committee consisted of representatives of the following:

- Body Corporate Managers
- Building Industry Authority/Department of Building and Housing
- Building Officials' Institute of New Zealand (Inc.)
- Building Research Association of New Zealand Inc.
- Electrical Contractors' Association New Zealand
- Energy Efficiency and Conservation Authority of New Zealand
- House Investigation Service Ltd.
- Housing New Zealand Corporation
- Master Plumbers, Gasfitters and Drainlayers New Zealand
- New Zealand Building Industry Federation
- New Zealand Institute of Building Surveyors Inc.
- Real Estate Institute of New Zealand Inc.
- Realsure Ltd.
- Window Association of New Zealand (Inc.)
- Winstone Wallboards Limited

**ACKNOWLEDGEMENT**

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Telephone: (04) 498 5990, Fax: (04) 498 5994.

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*AMENDMENTS*

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New Zealand Standard

**RESIDENTIAL PROPERTY  
INSPECTION**

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## REFERENCED DOCUMENTS

### NEW ZEALAND STANDARDS

NZS 3019:2004	Electrical installations – In-service testing
NZS 3604:1999	Timber framed buildings
NZS 4218:1996	Energy efficiency – Housing and small building envelope
NZS 5261:2003	Gas installation

### JOINT AUSTRALIAN/NEW ZEALAND STANDARDS

AS/NZS 1546:- - -	On-site domestic wastewater treatment units
Part 1:1998	Septic tanks
Part 2:2001	Waterless composting toilets
Part 3:2001	Aerated wastewater treatment systems
AS/NZS 1547:2000	On-site domestic wastewater management

### NEW ZEALAND LEGISLATION

Building Act 2004

Unit Titles Act 1972

### OTHER DOCUMENTS

Department of Building and Housing: The New Zealand Building Code and Approved Documents of the Building Code, Clause E2/AS1 External Moisture (Version 1 2005)

### LATEST REVISIONS

The users of this Standard should ensure that their copies of the above-mentioned New Zealand Standards and referenced overseas Standards are the latest revisions or include the latest amendments. Such amendments are listed in the annual Standards New Zealand Catalogue which is supplemented by lists contained in the monthly magazine Standards, issued free of charge to committee and subscribing members of Standards New Zealand.

## REVIEW OF STANDARDS

Suggestions for improvement of this Standard will be welcomed. They should be sent to the Chief Executive, Standards New Zealand, Private Bay 2439, Wellington.

## **FOREWORD**

Recent events in the building industry relating to weathertightness and durability have highlighted failures in construction, design, material selection, construction and supervision and the necessity for on-going maintenance on all buildings. On-going maintenance on the structure, roof, plumbing, electrical and gas systems is often neglected and yet they pose high risk factors to the overall integrity of buildings.

This Standard was prepared to introduce consistency and reliability into the inspection of residential properties.

In most instances, the sale and/or purchase of residential property is an important decision and should be contemplated only in the knowledge of the circumstances surrounding the property. In order for these decisions to be regarded as informed, completely independent and objective advice is often required.

It is intended that the Standard will also deliver the following public good:

- (a) Give credibility to the property inspection sector by:
  - (i) Setting levels of competence
  - (ii) Maintaining nationwide consistency;
- (b) Benefit all parties with an interest in the property; and
- (c) Identify deferred maintenance issues as well as other defects.



**NEW ZEALAND STANDARD****RESIDENTIAL PROPERTY INSPECTION**

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**1 Scope and general****1.1 Scope**

- 1.1.1** This Standard sets out the minimum requirements for the visual inspection of residential buildings, and for the preparation of the appropriate property inspection reports.
- 1.1.2** Pre-sale or pre-purchase property inspections (visual and non-invasive) shall make provision for reporting on:
- (a) Significant defects;
  - (b) Particular attributes;
  - (c) Gradual deterioration; and
  - (d) Significant maintenance required.
- 1.1.3** Also covered within the scope of this Standard are:
- (a) Competency required to carry out inspections;
  - (b) Reporting outline, what the various reports should include;
  - (c) Reference Standards and other relevant documents; and
  - (d) Recommendations for a special purpose property inspection and report.

**1.2 Application**

This Standard applies to all residential buildings including, but not limited to, the following:

- (a) Stand-alone houses;
- (b) Semi-detached houses;
- (c) Terrace-style houses;
- (d) Unit title, company title, cross lease dwellings;
- (e) Town houses and cluster housing; and
- (f) Apartments.

**1.3 Exclusions**

Except as provided for in 4.3, this Standard does not cover the following:

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



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