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## **COROMANDEL HOUSE CHECK Ltd. THE PRE-PURCHASE HOUSE INSPECTION SPECIALIST**

Our inspection is a visual inspection and covers all accessible parts of the dwelling and includes both structural and cosmetic qualities.

The inspection will cover visible parts of the foundation, but also assesses the possibilities of latent structural problems in the foundation, based on the visible signs in interior and exterior cladding.

Our inspections are compliant with the New Zealand Standard for Residential Property Inspection NZS 4306 : 2005.

The report covers foundations, floor construction, base cladding, main cladding, eaves, guttering, roofing, ridges and barges, chimneys and flues, flashings, roof structure and insulation.

All architectural designed houses and dwellings with a plastered exterior will be fully checked for leaks with a non-destructive moisture meter. We check all houses with obvious defects in windows, roof and wall cladding for presence of moisture in the construction.

In older houses we also check for the presence of borer in both underfloor area and roof construction.

The interior inspection covers ceiling and wall linings, doors and door hardware, windows and window hardware, wardrobes, kitchen, bathroom and laundry cabinets.

All plumbing fittings are checked, like tap ware, wastes, pipe work and hot water cylinder.

Electrical fittings and switches, inclusive of a check of the fuse board and a visual inspection of the wiring is carried out.

The quality of paintwork, wall papering and floor coverings, as well as an appraisal of outbuildings like garage, carport and toolshed is included. The report also covers site features as drive and paving, clothesline, fencing, decks and steps.

Pools and spa pools are checked for compliance with the Pool Fencing Act and if possible, operation of pumps and fittings are checked.

We give the client the opportunity to meet the inspector on site at the end of the inspection for a site briefing.

This also gives the client the opportunity to discuss future development and/or alterations.

The report will be e-mailed or faxed to the client within 48 hours of the inspection.

The original report will be send by mail.

I am a member of the New Zealand Institute of Building Surveyors and am covered by Professional Indemnity Insurance.

Hans Apers MNZIBS  
Registered Building Surveyor