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Home Inspection Report



14 Hollywood Avenue, Titirangi, Auckland

Inspection prepared for: Alexandre Vartzbed
Date of Inspection: 27/9/2021 Time: 11:00 AM
Age of Home: Mixed, Size: 144m²
Weather: Fine

Inspector: Duane Turner
Phone: 09 811 8018 / 027 376 4806
Email: duane.turner@abuyerschoice.com
www.abuyerschoicewatiakere.co.nz



Report Summary

How To Read This Report:

Ratings Definitions:

No Rating = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal & Defective Items:

Deck/s		
Page 6 Item: 5	Balustrades	The lack of balustrades in some areas presents a fall hazard
Balcony		
Page 9 Item: 4	Balustrades	• Unsatisfactory, a compliant balustrade should be installed
Crawl space general		
Page 17 Item: 5	Timber framing and bracing	<ul style="list-style-type: none"> • Appears satisfactory however joist hangers should be installed beneath the workshop area. • Bracing has been installed beneath the lounge/kitchen indicating movement has taken place, while appearing stable future movement can not be ruled out
Crawl space plumbing		
Page 20 Item: 4	Soil stack	• The soil stack should be vented to above the roof line
Roof space		
Page 22 Item: 6	Insect and pest infestation	• Evidence of borer, this is not unusual for a home of this age in this location, while no active borer is visible periodic fumigation should be carried out to prevent infestation
Roof type & condition		
Page 23 Item: 3	Surface damage and deterioration	• The homes metal roofing is showing signs of damage and corrosion, this roof likely has a limited lifespan
Page 24 Item: 4	Lichen/moss	<ul style="list-style-type: none"> • There is a considerable amount of lichen/moss present on the roof • The roof surface would benefit from being cleaned
3rd Bedroom		

Page 43 Item: 6	Moisture Readings	• Several readings were taken and all were within the acceptable range and indicate the room to be DRY however moisture staining on the ceiling may indicate intermittent or historic roof leaks
Heating		
Page 54 Item: 2	Condition	• The woodburner and open fireplace should be checked and cleaned by a fireplace professional prior to use

General site features

1. Building type

Two level
Residential

2. Approximate land size

M D NI 946m2

3. Approximate house size

M D NI • 144m2

4. Entrance faces

M D NI • West

5. Services

M D NI

- Water is mains supply
- Electricity is connected at the time of inspection
- Sewer disposal is via the city system
- Gas is supplied to the home via portable gas bottles (not inspected)

6. Section contour

M D NI • Easy/Moderate Fall

7. Vegetation

M D NI • Mature trees and shrubs present

Exterior electrical

1. Meter box condition

M D NI • Good condition



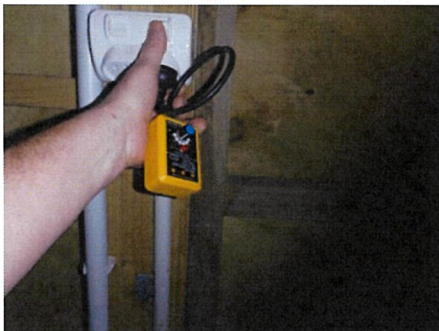
2. Exterior lighting

- M D NI
- Present



3. Exterior power points

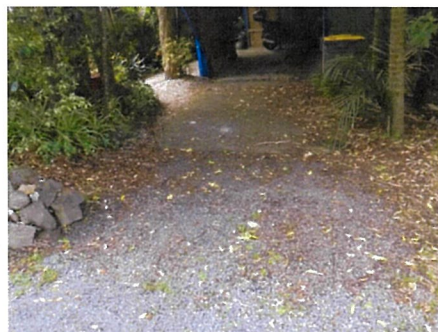
- M D NI
- Functional



Driveway

1. Material type

- M D NI
- Concrete
 - Gravel



2. Condition

- M D NI
- Average condition

3. Drainage

M D NI

- None present

Path/s

1. Material type

M D NI

- Pavers
- Gravel



2. Condition

M D NI

- Average condition

3. Drainage

M D NI

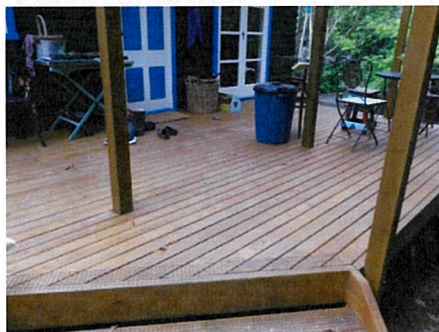
- None present

Deck/s

1. Material type

M D NI

Timber



2. Condition

M

D

NI

- Good condition

3. Bracing Framing and Piles

M

D

NI

Satisfactory



4. Excessive springiness

M

D

NI

None noted

5. Balustrades

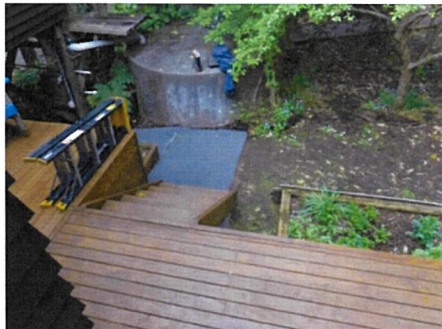
M

D

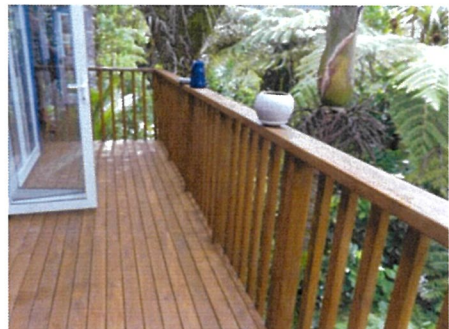
NI

The lack of balustrades in some areas presents a fall hazard

X



Fall hazard



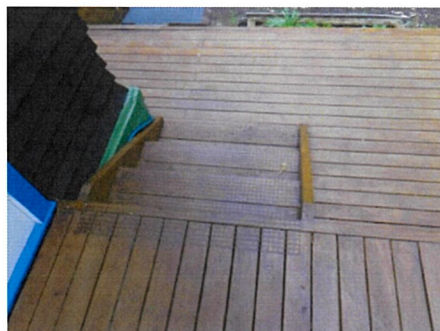
6. Stairs

M

D

NI

Satisfactory



Retaining wall/s

1. Material type

M D NI

- Timber walls



2. Drainage

M D NI

- Not visible

3. Condition

M D NI

- Average condition



Shading systems

1. Condition

M D NI

- Appears well constructed and in good condition
-



Fences/gates

1. Material type

- M D NI • Timber

2. Height

- M D NI • 1.8m

3. Condition

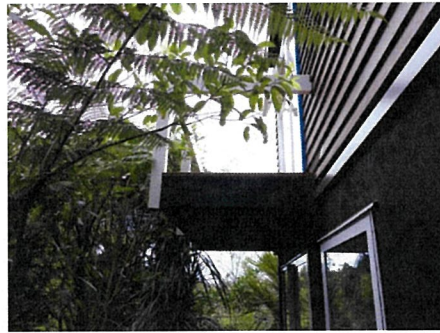
- M D NI • Average condition



Balcony

1. Location

- M D NI



2. Material type

M D NI • Timber

3. Excessive springiness

M D NI • None noted

4. Balustrades

M D NI • Unsatisfactory, a compliant balustrade should be installed
X

Water tank

1. Type

M D NI • Concrete



2. Condition

M D NI • Good condition

3. Condition of pump

M D NI • Functional condition



Surface water control

1. Signs of ponding

M D NI

- No signs of ponding present

Clothesline

1. Condition

M D NI

- Functional condition



Letter box

1. Condition

M D NI

- Functional condition

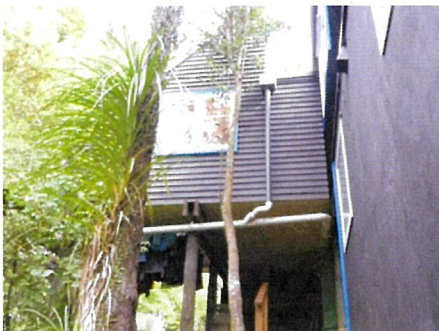


General cladding condition

1. Material type

M D NI

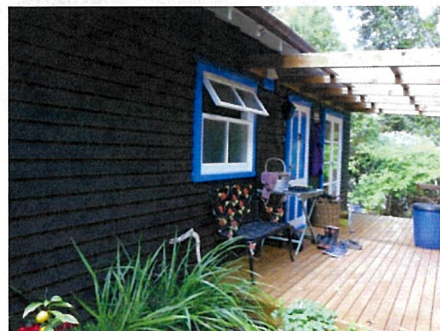
- Timber weatherboard
- Plywood



2. Surface finish

M D NI

- Good condition



3. Weather tightness risk

M D NI

- Low risk

4. Clearances

M D NI

- Adequate

5. Cavity

M D NI

- Cavity system present at the workshops plywood cladding



Present at the workshop

6. Flashings

M D NI

- Present



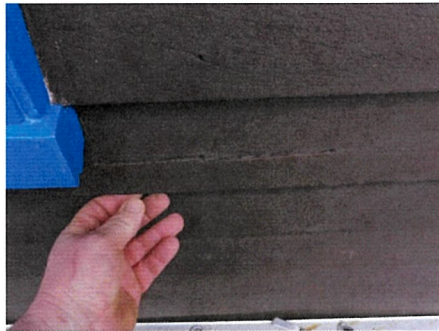
7. Splitting and rot

M D NI

- No significant splitting or rot apparent



Some splitting present



Exterior windows condition

1. Material type

M D NI

- Timber
- Aluminium



2. Type

M D NI

- Single and double-glazed

3. Broken Glass

M D NI

- None visible

4. Operation and fit

M D NI

- Satisfactory





5. Hardware

- M D NI • Functional

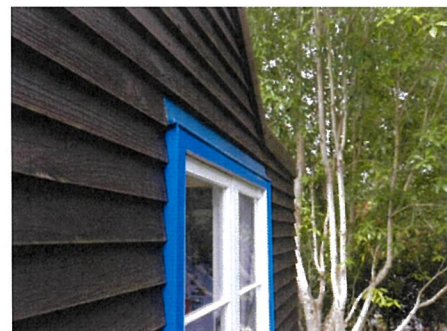
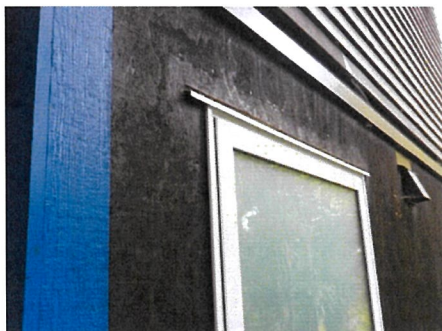
6. Facings and trims

- M D NI • Average condition



7. Flashings

- M D NI • Present



Exterior doors condition

1. Material type

- M D NI • Wooden



2. Door panel condition

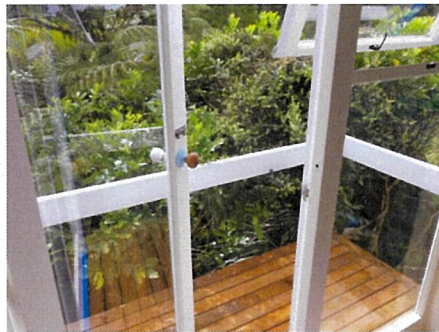
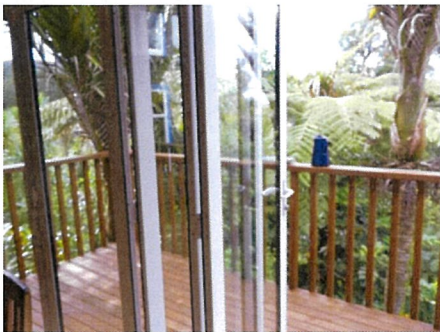
M D NI

- Good condition

3. Operation and fit

M D NI

- Satisfactory



4. Hardware

M D NI

- Functional

5. Facings and trims

M D NI

- Good condition

6. Flashings

M D NI

- Present



Exterior construction - Timber framed

1. Verticality and alignment

M D NI

- Satisfactory for the age of the structure



2. Dampness and moisture damage

M D NI

- Not evident

3. Apparent modifications

M D NI

- The home appears to have been modified from its original configuration, recommend ensuring all required council consents have been granted

Crawl space general

1. Accessibility

M D NI

- 50% accessible visually



2. Drainage

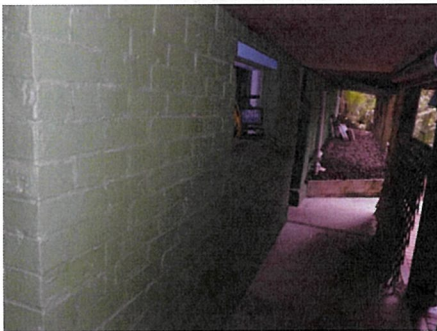
M D NI

- Dry

3. Foundation walls

M D NI

- Brick



Some cracking present



Cracking present

4. Ground clearance of timber framing

M D NI

- Satisfactory

5. Timber framing and bracing

M D NI

X

- Appears satisfactory however joist hangers should be installed beneath the workshop area.

- Bracing has been installed beneath the lounge/kitchen indicating movement has taken place, while appearing stable future movement can not be ruled out



Correct joist hangers recommended



Additional bracing has been installed

6. Rotting timbers

M D NI

- None visible

7. Ventilation adequacy

M D NI

- Adequate

8. Floor type

M D NI

- Wooden floorboards
- Plywood

9. Ground vapour barrier

M D NI

- Present



Crawl space insulation

1. Type

- M D NI • Polyester



2. Thickness

- M D NI • >50mm

3. Coverage

- M D NI • Good coverage

4. Condition

- M D NI • Good condition

Crawl space plumbing

1. Material type

- M D NI • P.V.C
• Copper
• Polybutylene



2. Leakage

- M D NI • None visible



3. Support

M D NI

- There is adequate support



4. Soil stack

M D NI

- The soil stack should be vented to above the roof line

X



Extend to above the roof line

Crawl space electrical

1. Wiring type

M D NI

- Copper insulated with plastic



2. Support

M D NI

- Wires are supported well

Crawl space piles

1. Pile type

M D NI

- Timber
- Concrete



2. Pile instability

M D NI

- Appear stable

3. Pile condition

M D NI

- Good condition

4. Pile to bearer connections

M D NI

- Present where required

Crawl space other

1. Insect and pest infestation

M D NI

- No evidence of pest infestation

Roof space

1. Accessibility

M D NI

- 40% accessible visually

2. Sarking

M D NI

- Not present

3. Roof underlay and support

M D NI

- Satisfactory for the age of the home



4. Roof frame construction & connections

M D NI

- Satisfactory for the age of the home



5. Ceiling Construction

M D NI

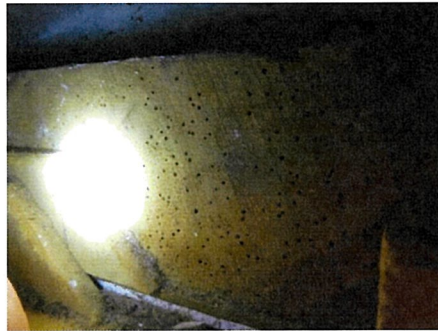
- Gib board or similar product
- Fibrous plaster

6. Insect and pest infestation

M D NI

X

- Evidence of borer, this is not unusual for a home of this age in this location, while no active borer is visible periodic fumigation should be carried out to prevent infestation



Insect damage

Roof type & condition

1. Roof type

Clay masonry tiles
Profiled metal

2. Pitch appropriate to material type

M D NI

- Appropriate for this material type



3. Surface damage and deterioration

M D NI

X

- The clay tile roofing is in average condition consistent with the age of the home
- The homes metal roofing is showing signs of damage and corrosion, this roof likely has a limited lifespan





4. Lichen/moss

M D NI

X

- There is a considerable amount of lichen/moss present on the roof
- The roof surface would benefit from being cleaned



5. Flashings

M D NI

- Good Condition



6. Sagging

M D NI

- No apparent sagging can be seen at the time of inspection

Gutters/spouting

1. Type

M D NI

- External

2. Material Type

M D NI

- Metal



3. Position and Fall

M D NI

- Satisfactory

4. Damage

M D NI

- Minor damage is present

5. Obstruction

M D NI

- No obstruction visible



6. Leakage

M D NI

- There are no signs of leakage at the time of inspection

Downpipes

1. Material type

M D NI

- P.V.C
- Metal



2. Damage

M D NI

- None visible

3. Point of discharge

M D NI

- Satisfactory

Eaves, Fascia & Soffits

1. Material type

M D NI

- Timber eaves



2. Approximate width

M D NI

- >300mm
- None present in places
- Small or nonexistent eaves are considered a higher risk because they do not provide the protection of traditional eaves



3. Damage

M D NI

- The eaves are in good condition

4. Dampness

M D NI

- No dampness noticed at the time of inspection

Chimney

1. Material type

M D NI

- The chimney chase or outer frame is constructed of masonry and metal



2. Flashings

M D NI

- Chimney flashing appears to be in place, and well installed



3. Verticality

M D NI

- The chimney appears plumb

Interior

1. Wall Lining

M D NI

- Gib board or similar product
-

2. Ceiling lining

M D NI

- Gib board or similar product
- Fibrous plaster

3. Smoke detectors

M D NI

- Recommend adding photoelectric smoke detectors to the home

4. Telecommunications

M D NI

- Present (untested)

5. Doors

M D NI

- Wooden doors in functional condition

Laundry

1. Taps and Waste Traps

M D NI

- Operative



2. Lights and switches

M D NI

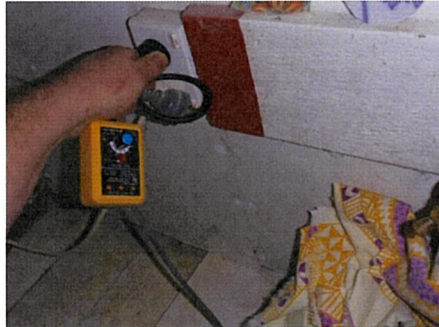
- Functional



3. Power outlets

M D NI

- Functional



4. Water Hammer

M D NI

- No noise or vibration noted

5. Leakage Observed

M D NI

- No leakage noted

6. Laundry tub

M D NI

- Average condition



7. Dryer ventilation

M D NI

- Not present

8. Washer drain

M D NI

- Drains into the laundry tub



Kitchen

1. Location

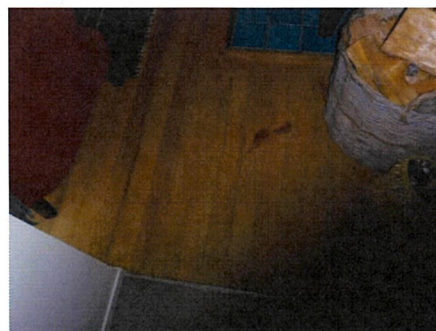
M D NI



2. Floor

M D NI

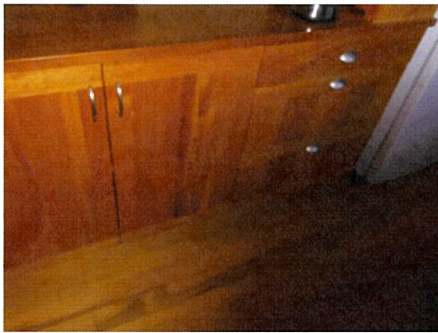
- Wooden floorboards



3. Cabinets

M D NI

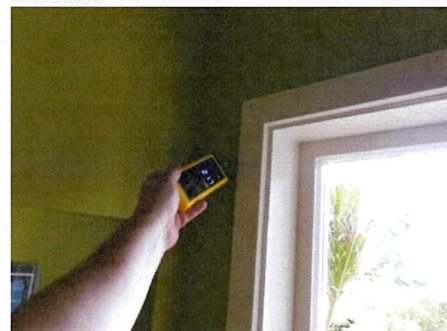
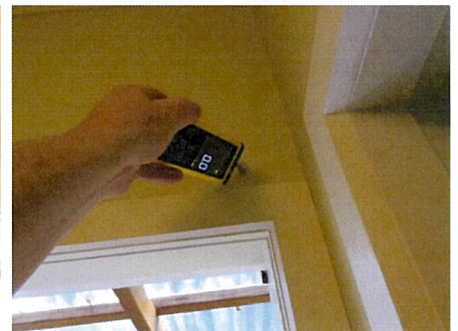
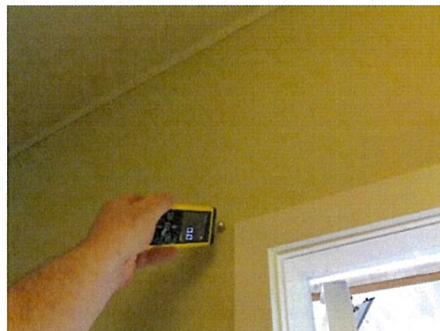
- Wooden



4. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



5. Oven

M D NI

- Visually in good condition with functioning isolating switch, not tested for functionality



6. Stove Top

M D NI

- At the time of inspection the stove top appears to be in working order



7. Bench Tops

M D NI

- Good condition

8. Sink

M D NI

- Stainless Steel



9. Taps & Waste Traps

M D NI

- Operative



10. Water Hammer

M D NI

- No noise or vibration noted

11. Leakage Observed

M D NI

- None observed at the time of inspection

12. Air Extraction System

M D NI

- Passive (via window)



13. Lights and switches

M D NI

- Functional



14. Power outlets

M D NI

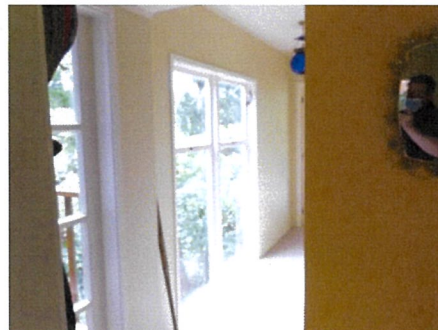
- Functional



Hallway

1. Location

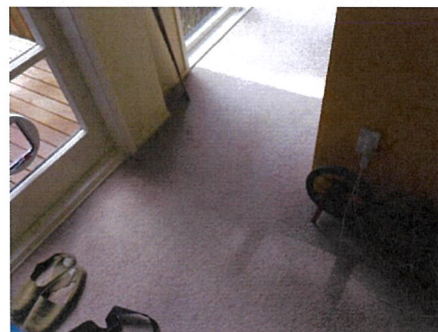
M D NI



2. Floor

M D NI

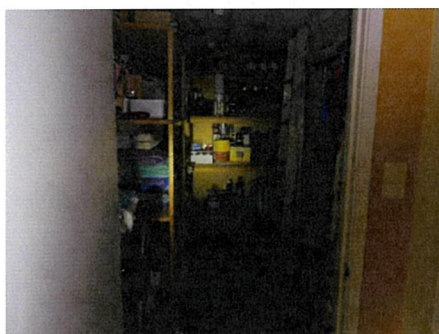
- Wooden floorboards
- Carpet



3. Cupboard

M D NI

- Present



4. Lights and switches

M D NI • Functional



5. Power outlets

M D NI • Functional



6. Moisture Readings

M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



Lounge

1. Location

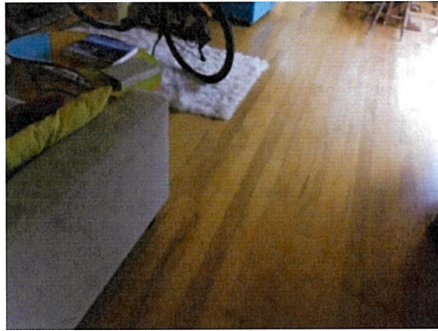
M D NI



2. Floor

M D NI

- Wooden floorboards



3. Lights and switches

M D NI

- Functional



4. Power outlets

M D NI

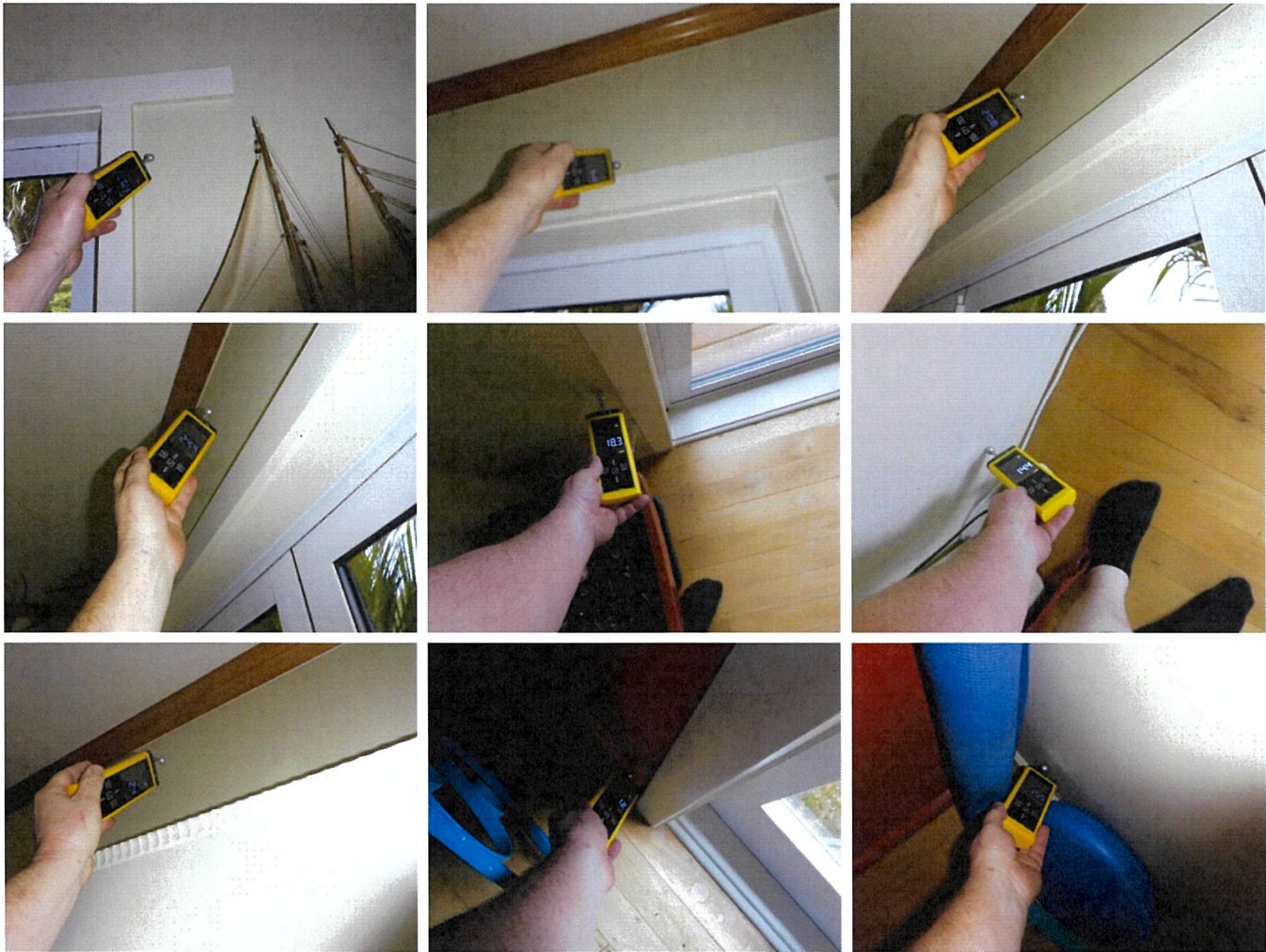
- Functional



5. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



1st Bedroom

1. Location

M D NI



2. Floor

M D NI • Carpet

3. Wardrobe

M D NI • Present

4. Lights and switches

M D NI • Functional

5. Power outlets

M D NI • In use therefore assume functional

6. Moisture Readings

M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



2nd Bedroom

1. Location

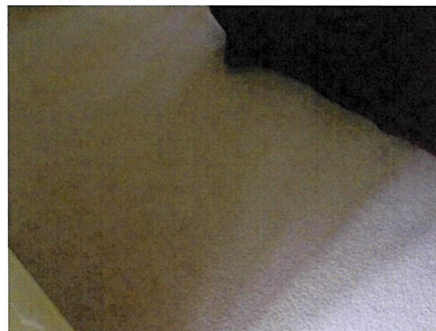
M D NI



2. Floor

M D NI

- Carpet



3. Wardrobe

M D NI

- Present



4. Lights and switches

M D NI

- Functional



5. Power outlets

M D NI

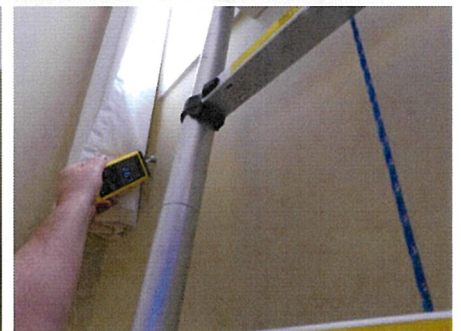
- Functional

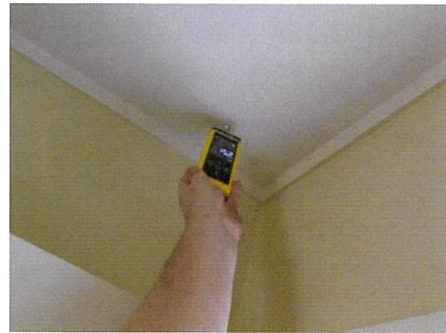


6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





3rd Bedroom

1. Location

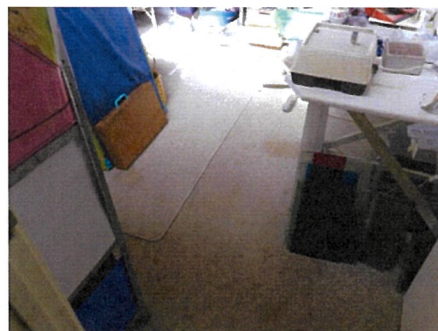
M D NI



2. Floor

M D NI

- Carpet



3. Wardrobe

M D NI

- Present



4. Lights and switches

M D NI

- Functional



5. Power outlets

M D NI

- In use therefore assume functional

6. Moisture Readings

M D NI

X

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY however moisture staining on the ceiling may indicate intermittent or historic roof leaks





Water staining

Water staining

Bathroom

1. Location

M D NI



Within the workshop

2. Floor

M D NI

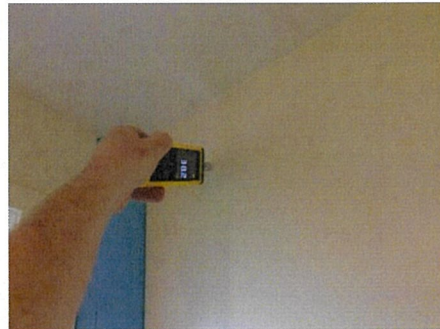
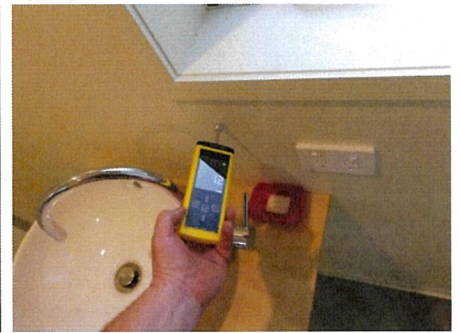
• Tile



3. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



4. Adequately sealed at wall junctions

M D NI

- The basin, bath and/or shower wall junctions appear adequately sealed



5. Basin

M D NI

- Good condition



6. Taps & Waste Traps

M D NI

- Operative



7. Lights and switches

M D NI

- Functional

8. Power outlets

M D NI

- Functional
- Power outlet is RCD protected



9. Ventilation System

- M D NI • Mechanical



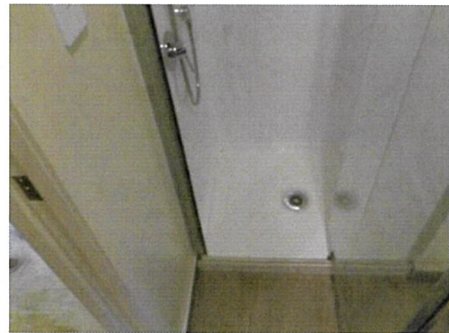
10. Ventilation Point of Discharge

- M D NI • Appears to be venting to the exterior of building



11. Shower/surround

- M D NI • Plastic pan and surround



12. Shower screen

M D NI

- Glass door

13. Toilet type

M D NI

- Back to wall



14. Toilet seat

M D NI

- Plastic

15. Water Hammer

M D NI

- No noise or vibration noted

16. Leakage Observed

M D NI

- No leakage noted in the bathroom at the time of inspection

Bathroom 2

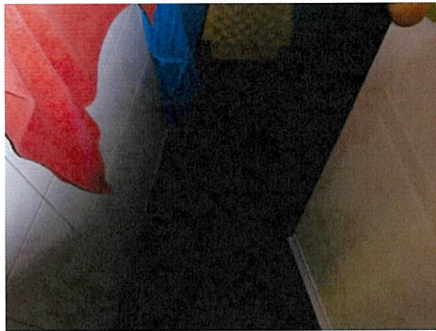
1. Location

M D NI



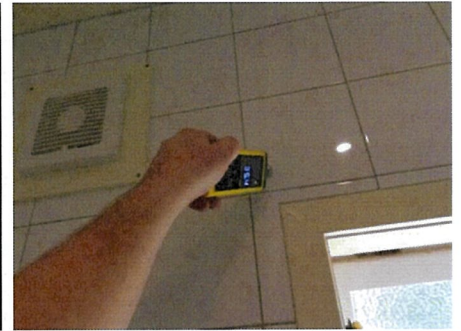
2. Floor

M D NI • Tile



3. Moisture Readings

M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





4. Adequately sealed at wall junctions

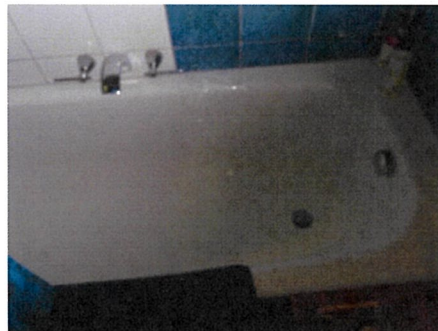
M D NI

- Yes, basin, bath and/or shower wall junctions are all adequately sealed

5. Bath/surround

M D NI

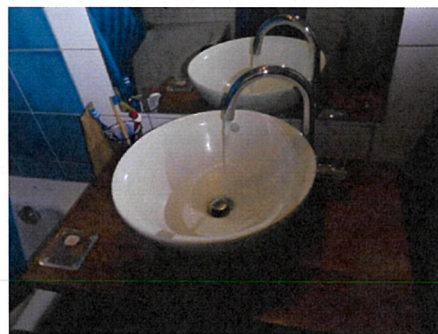
- Good condition



6. Basin

M D NI

- Good condition



7. Taps & Waste Traps

M D NI

- Operative



8. Lights and switches

M D NI

- Functional



9. Power outlets

M D NI

- Functional
- The power outlet is RCD protected



10. Ventilation System

M D NI

- Mechanical



11. Ventilation Point of Discharge

M D NI

- Appears to be venting to exterior of building

12. Heating

M D NI

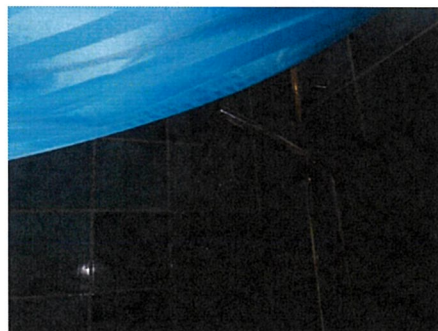
- Wall heater



13. Shower/surround

M D NI

- Functional



14. Shower screen

M D NI

- Material screen

15. Toilet type

M D NI

- Back to wall

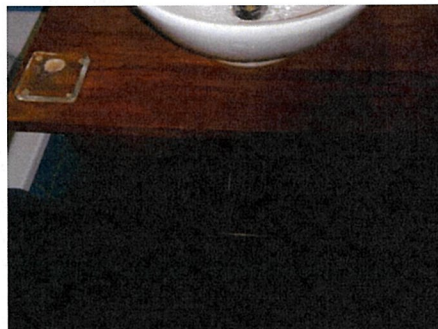


16. Toilet seat

- M D NI • Plastic

17. Vanity Doors and Draws

- M D NI • Wooden



18. Water Hammer

- M D NI • No noise or vibration noted

19. Leakage Observed

- M D NI • No leakage noted in the bathroom at the time of inspection

Heating

1. Type

- M D NI • Woodburner
• Open fireplace



2. Condition

M D NI

X

- The woodburner and open fireplace should be checked and cleaned by a fireplace professional prior to use

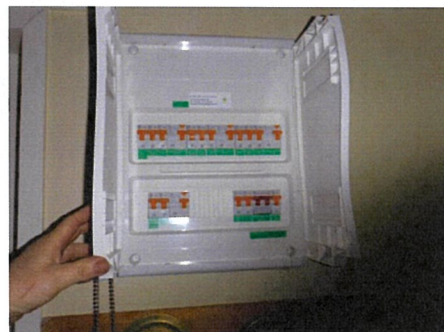


Interior electrical panel

1. Condition

M D NI

- Good condition



Water heater

1. Type

M D NI

- Hot water cylinder



2. Location

M D NI

- Crawl space

3. Exterior condition

M D NI

X

- The insulation restricts the visibility of the water heater

4. Seismic strapping

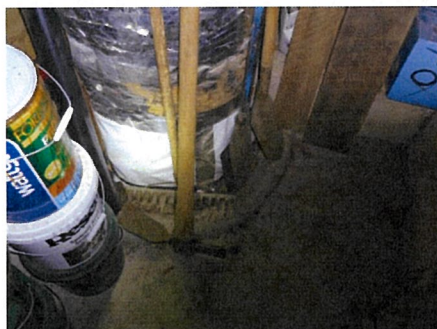
M D NI

- Not present

5. Leakage

M D NI

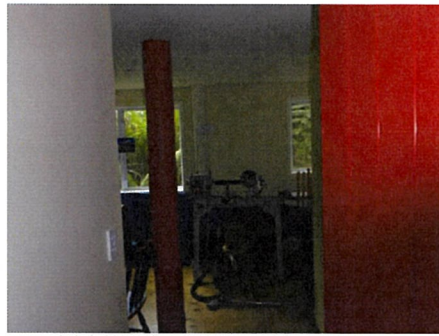
- None visible



Workshop interior

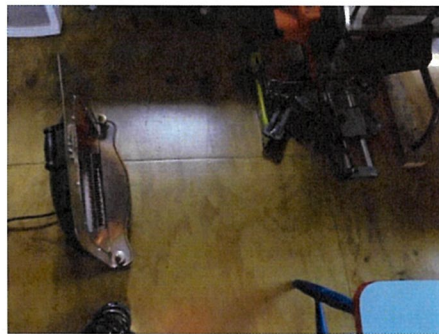
1. Location

M D NI



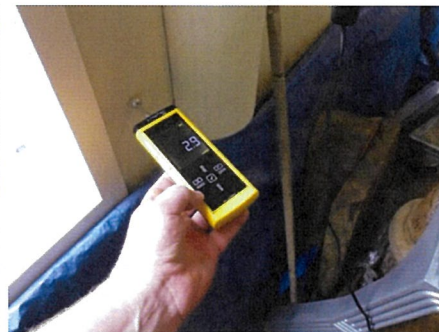
2. Floor material

- M D NI • Plywood



3. Moisture Readings

- M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



4. Lights and switches

M D NI

- Functional



5. Power outlets

M D NI

- Functional



Carport

1. Roof

M D NI

- Generally in good condition



2. Wall material

M D NI

- Fiber cement, due to the age of the home it is possible the fibre cement sheeting contains asbestos. In this form it is not considered a health risk unless disturbed by being sawn, drilled, sanded or water blasted.



Likely contains asbestos

Weather tightness risk

1. Number of storeys

Two story

2. Roof/wall intersection design

Complex

3. Eaves width

>300mm

None in some areas

4. Envelope complexity

Complex

5. Windzone

Medium

6. Gutters

External

7. Comments

In general terms the more simple the design, the presence of eaves and external gutters significantly reduces the weathertightness risk.

Final comments

1. Final Comments

14 Hollywood Avenue is a two level three bedroom home of mixed age, at the time of inspection the home was found to be generally in good condition for the age and type of structure however requiring maintenance and repairs to some areas.

The whole house has been tested for moisture levels and the readings indicate the home to be currently dry.

The "general" indications for the moisture readings are:

0 - 40 Indicate DRY

100+ Exposed concrete walls/floors

40 - 80 Indicate DAMPNESS

80+ Indicate WETNESS

The moisture detection tool will highlight current moisture ingress however it will not highlight damage from previous moisture ingress that has been allowed to dry out. Moisture ingress can result in undetectable damage to the homes framing timber, no guarantee of past or future weathertightness is given or implied.

Asbestos was used widely in all home construction until the late 1980's and some products containing Asbestos were imported into the country up until and including the 2000's, while efforts have been made to highlight Asbestos containing materials in the report assessment will be required by contractors prior to any renovation or demolition of the home

Other comments may have been made throughout the report on minor issues that did not warrant being added to the marginal/defective list and we recommend you read this report fully to understand any other small maintenance issues you may like to attend to. The damage is not limited to what is highlighted in the photographs they are a representation of the homes condition.

The home age and land size is approximate obtained from the one roof website

The inspection is carried out in accordance with NZS 4306:2005, this is not a statement that the 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 inspection.

Regular inspection reports and good maintenance can help protect your property. As with all homes we recommend a regular maintenance schedule be established and followed.

Signed

Duane Turner

A Buyer's Choice Home Inspections Waitakere & Surrounding Areas
(Waitakere Building Consultants Ltd)

Ref No.

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

Client: Alexandre Vartzbed
Site address: 14 Hollywood Avenue, Titirangi
Inspector - Name: Duane Turner
Company: A Buyers Choice
Qualifications: ARIT, InterNACHI, IPH02
Date of inspection: 27/09/21

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 checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Certification:

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

Signature: 

Date: 28/09/21

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.

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 checked="" 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 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	Location of access point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Heating systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation type & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Ground vapour barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Air extraction system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Bathroom, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground clearance of timber framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor type (timber or suspended concrete)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Timber framing & bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insulation type, approximate thickness, coverage & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Plumbing – material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry – Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
EXTERIOR	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SERVICES	Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exterior stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fire warning & control systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Balconies, verandahs, patios, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Heating systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Gas services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ROOF SPACE	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thermal insulation type, clearances, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Foul water disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Party walls, fire proofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof underlay & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Aerials & antennae	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Shading systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ANCILLARY SPACES	Exterior claddings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plumbing – material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tile fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						

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