

# Home Inspection Report



1/2b Matipo Road, Te Atatu Peninsula, Auckland

Inspection prepared for: Philippa Wintle  
Date of Inspection: 11/8/2021 Time: 12:00 PM  
Age of Home: 1980's Size: 90m<sup>2</sup>  
Weather: Fine

Inspector: Duane Turner  
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## 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:

Exterior electrical		
Page 2 Item: 1	Meter box condition	• The door glass is missing, this should be replaced to prevent water entering the home
General cladding condition		
Page 8 Item: 2	Surface finish	• Good condition however some areas of cracked cladding are visible, recommend sealing these areas to ensure weathertightness
Exterior windows condition		
Page 10 Item: 7	Flashings	• The flashing is missing above the window beneath the carport, while this area is well protected from the elements sealants should be added to prevent moisture and insects entering the wall cavity
Crawl space plumbing		
Page 14 Item: 1	Material type	• Dux Quest water supply pipe is present, this is a type of black plastic piping used in houses in the 1970's and 1980's, it is known as a defective product prone to failure and it may affect the homes insurance. While much of this water supply pipe has been upgraded replacing the remaining Dux Quest is recommended to prevent future issues
Interior		
Page 21 Item: 3	Smoke detectors	• Recommend adding photoelectric smoke detectors to the home
Bathroom		
Page 36 Item: 10	Ventilation Point of Discharge	• Appears to be venting into roof space, this should be routed to the exterior of the home to prevent dampness in the roof space

## General site features

### 1. Building type

One level  
Residential

### 2. Approximate land size

M D NI Cross-lease

### 3. Approximate house size

M D NI • 90m<sup>2</sup>

### 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

### 6. Section contour

M D NI • Easy/moderate rise

### 7. Vegetation

M D NI • Medium sized trees and shrubs present

## Exterior electrical

### 1. Meter box condition

M D NI  
X • The door glass is missing, this should be replaced to prevent water entering the home



Damaged perspex

**2. Exterior lighting**

M D NI

- Present



**Driveway**

**1. Material type**

M D NI

- Concrete



**2. Condition**

M D NI

- Average condition



Cracked concrete



Cracked concrete

**3. Drainage**

M D NI

- None present

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# Deck/s

## 1. Material type

M D NI Timber



## 2. Condition

M D NI • Good condition

## 3. Bracing Framing and Piles

M D NI Not visible



## 4. Excessive springiness

M D NI None noted

## 5. Balustrades

M D NI Present, Adequately rigid

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## 6. Stairs

M D NI

Satisfactory



## Exterior stairs

### 1. Material type

M D NI

• Timber



### 2. Handrail

M D NI

• Present

### 3. Condition

M D NI

• 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



## Surface water control

### 1. Signs of ponding

M D NI

- Generally wet underfoot consistent with the time of year and location of the property



## Clothesline

### 1. Type

M D NI

- None present

## Letter box

### 1. Material type

M D NI

- Metal



### 2. Condition

M D NI

- Functional condition

## General cladding condition

### 1. Material type

M D NI

- Fibre 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.

### 2. Surface finish

M D NI

- X • Good condition however some areas of cracked cladding are visible, recommend sealing these areas to ensure weathertightness





Cracked cladding



Cracked cladding



Minor damage



Cracked cladding

### 3. Weather tightness risk

- M D NI
- Low risk

### 4. Clearances

- M D NI
- Adequate

### 5. Penetration seals

- M D NI
- Sealed

### 6. Cavity

- M D NI
- The home does not have a cavity system

### 7. Flashings

- M D NI
- Present

## Exterior windows condition

### 1. Material type

- M D NI
- Aluminium



## 2. Type

M D NI

- Single glazed

## 3. Broken Glass

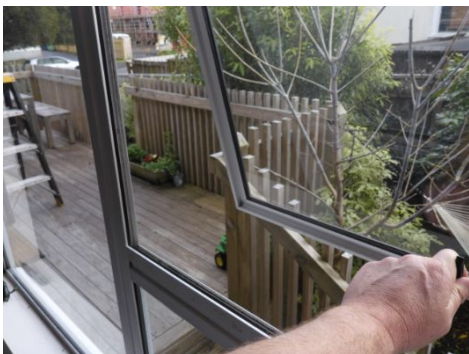
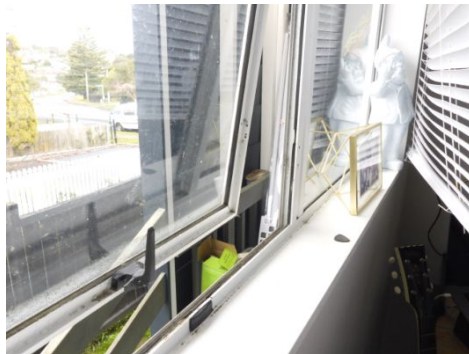
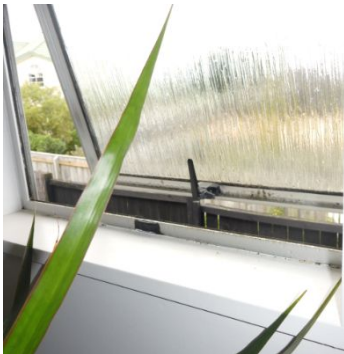
M D NI

- None visible

## 4. Operation and fit

M D NI

- Satisfactory



## 5. Hardware

M D NI

- Functional

## 6. Facings and trims

M D NI

- The homes windows and doors rely on silicone sealants for weathertightness, these should be checked periodically and maintained as required



## 7. Flashings

M D NI

- Present in most areas
- The flashing is missing above the window beneath the carport, while this area is well protected from the elements sealants should be added to prevent moisture and insects entering the wall cavity



Sealants recommended

## Exterior doors condition

### 1. Material type

M D NI

- Wooden
- Aluminium



### 2. Door panel condition

M D NI

- Good condition

### 3. Operation and fit

M D NI

- Satisfactory



### 4. Hardware

M D NI

- Functional

### 5. Flashings

M D NI

- Not present above the front door, this appears to be well sealed and protected from the elements by the eave, recommend ensuring the sealants remain in good condition



Missing head flashing

## Exterior construction - Timber framed

### 1. Verticality and alignment

M D NI

- Satisfactory



## 2. Dampness and moisture damage

M D NI

- Not evident

## Crawl space general

### 1. Accessibility

M D NI

- 60% accessible visually



### 2. Drainage

M D NI

- Dry

### 3. Foundation walls

M D NI

- Wood framing

### 4. Ground clearance of timber framing

M D NI

- Satisfactory

### 5. Timber framing and bracing

M D NI

- Appears satisfactory for the age and type of structure



**6. Rotting timbers**

M D NI

- None visible

**7. Ventilation adequacy**

M D NI

- Adequate

**8. Floor type**

M D NI

- Particle board

**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

- X
- P.V.C
  - Copper
  - Polybutylene
  - Dux Quest water supply pipe is present, this is a type of black plastic piping used in houses in the 1970's and 1980's, it is known as a defective product prone to failure and it may affect the homes insurance. While much of this water supply pipe has been upgraded replacing the remaining Dux Quest is recommended to prevent future issues



Dux Quest

**2. Leakage**

M D NI

- None visible



**3. Support**

M D NI

- There is adequate support

**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



**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

### Crawl space other

#### 1. Insect and pest infestation

- M D NI
- No evidence of pest infestation

### Roof space

#### 1. Accessibility

- M D NI
- 50% accessible visually



#### 2. Roof underlay and support

- M D NI
- Satisfactory



#### 3. Roof frame construction & connections

- M D NI
- Satisfactory



#### 4. Ceiling Construction

M D NI

- Gib board or similar product

#### 5. Insect and pest infestation

M D NI

- No evidence of pest or insect infestation

#### 6. Leakage observed

M D NI

- None visible

## Roof space insulation

#### 1. Type

M D NI

- Fiberglass batts



#### 2. Thickness

M D NI

- >100mm

#### 3. Coverage

M D NI

- Adequate coverage

#### 4. Condition

M D NI

- Good condition

### Roof space electrical

#### 1. Wiring type

M D NI

- Copper insulated with plastic

### Roof type & condition

#### 1. Roof type

Masonry tiles

#### 2. Pitch appropriate to material type

M D NI

- Appropriate for this material type



#### 3. Surface damage and deterioration

M D NI

- No surface damage apparent



#### 4. Sagging

M D NI

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

## 5. Masonry tiles

M D NI

- A small amount of mortar is cracked
- No cracked tiles apparent
- No apparent erosion can be seen at the time of inspection



Cracked mortar present

## Gutters/spouting

### 1. Type

M D NI

- External

### 2. Material Type

M D NI

- P.V.C



### 3. Position and Fall

M D NI

- Satisfactory

### 4. Damage

M D NI

- No damage apparent

### 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



### 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 & fibre cement eaves

### 2. Approximate width

M D NI

- >300mm



**3. Damage**

M D NI

- The eaves are in good condition

**4. Dampness**

M D NI

- No dampness noticed at the time of inspection

## Interior

**1. Wall Lining**

M D NI

- Gib board or similar product

**2. Ceiling lining**

M D NI

- Gib board or similar product

**3. Smoke detectors**

M D NI

- Recommend adding photoelectric smoke detectors to the home

X

**4. Telecommunications**

M D NI

- Present (untested)

**5. Doors**

M D NI

- Wooden doors in functional condition

## Kitchen

**1. Location**

M D NI



## 2. Floor

M D NI

- Vinyl



## 3. Cabinets

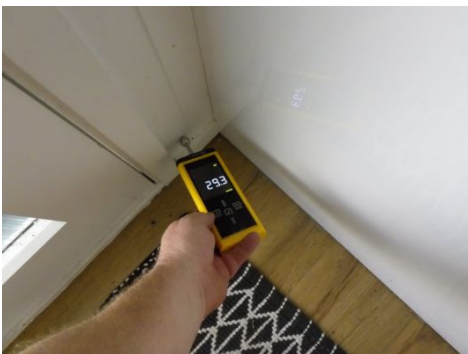
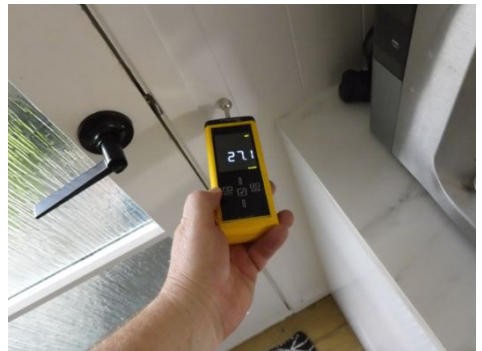
M D NI

- Laminate type and composite materials

## 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. Bench Tops

M D NI

- Good condition

### 7. Sink

M D NI

- Good condition

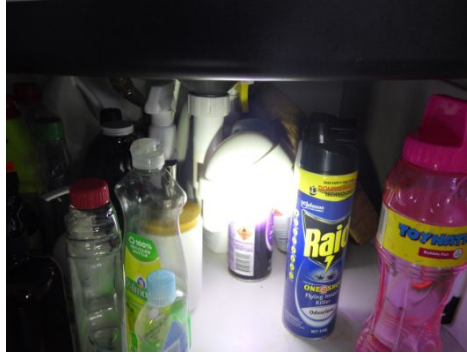


### 8. Taps & Waste Traps

M D NI

- Operative





### 9. Water Hammer

M D NI

- No noise or vibration noted

### 10. Leakage Observed

M D NI

- Leakage noted, plumber assessment and repairs required

### 11. Air Extraction System

M D NI

- Mechanical



### 12. Air Extraction Point of Discharge

M D NI

- Appears to be venting to the exterior of the home

### 13. Dishwasher

M D NI

- Visually in good condition (untested)



**14. Lights and switches**

- M D NI • Functional

**15. Power outlets**

- M D NI • Functional



**Hallway**

**1. Location**

- M D NI



**2. Floor**

- M D NI • Carpet



### 3. Lights and switches

M D NI

- Functional



## Lounge

### 1. Location

M D NI



### 2. Floor

M D NI

- Carpet

### 3. Lights and switches

M D NI

- Functional



### 4. Power outlets

M D NI

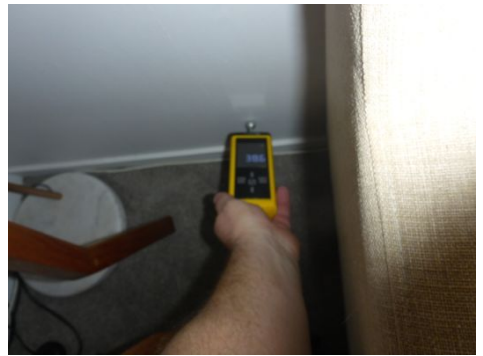
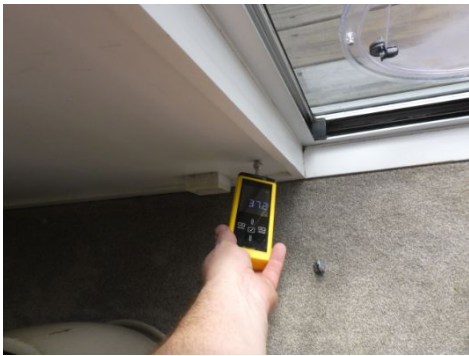
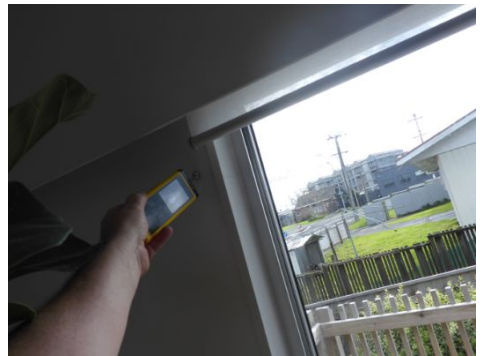
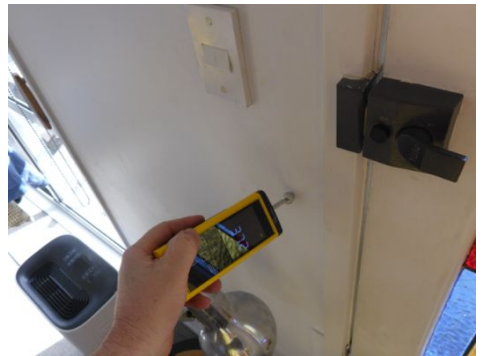
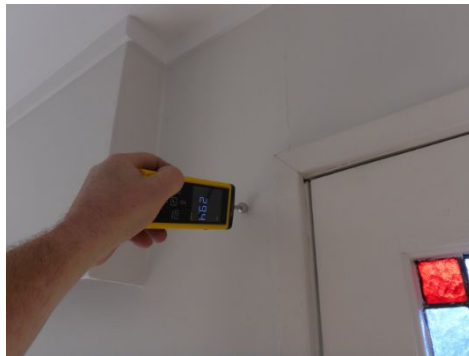
- Functional



### 5. Moisture Readings

M D NI

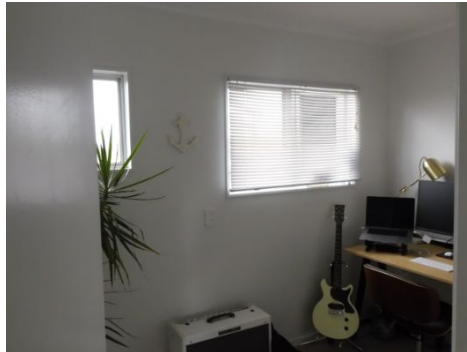
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



# 1st Bedroom

## 1. Location

M D NI



## 2. Floor

M D NI

- Carpet



## 3. Wardrobe

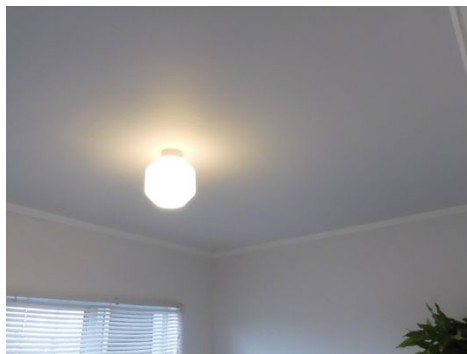
M D NI

- No wardrobe present

## 4. Lights and switches

M D NI

- Functional



## 5. Power outlets

M D NI

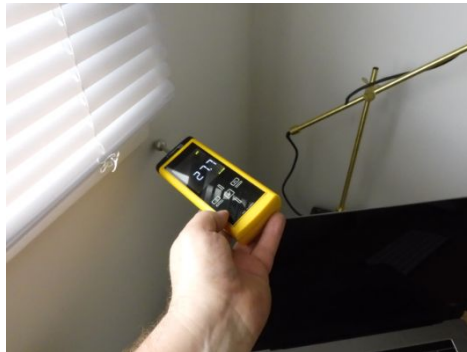
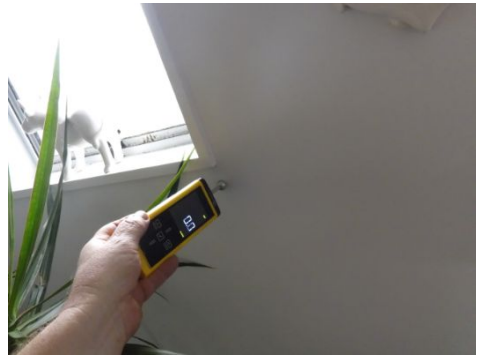
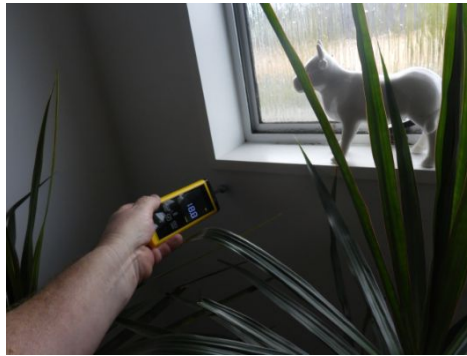
- Functional



### 6. Moisture Readings

M D NI

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



## 2nd Bedroom

### 1. Location

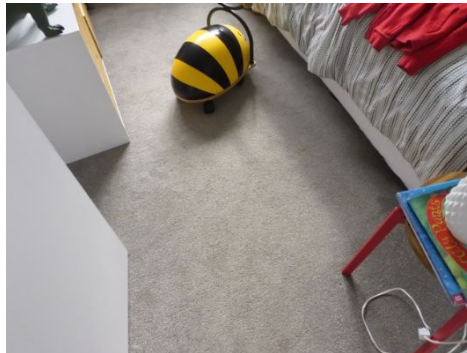
M D NI



## 2. Floor

M D NI

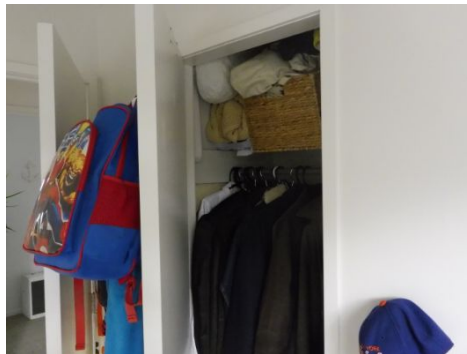
- Carpet



## 3. Wardrobe

M D NI

- Single



## 4. Lights and switches

M D NI

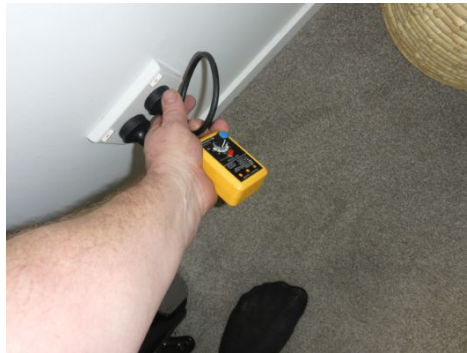
- Functional



### 5. Power outlets

M D NI

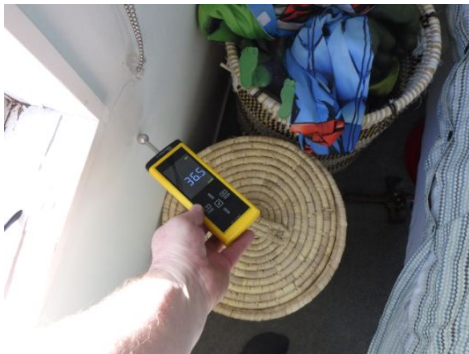
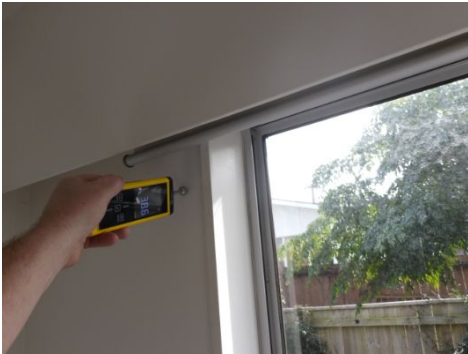
- Functional



### 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

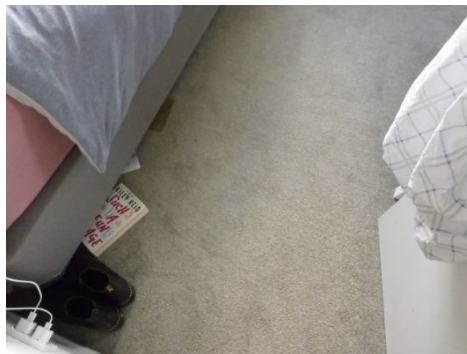
M D NI



### 2. Floor

M D NI

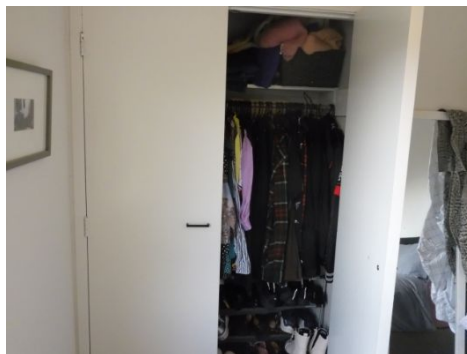
- Carpet



### 3. Wardrobe

M D NI

- Double



### 4. Lights and switches

M D NI

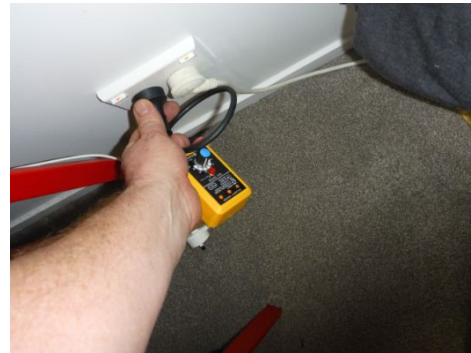
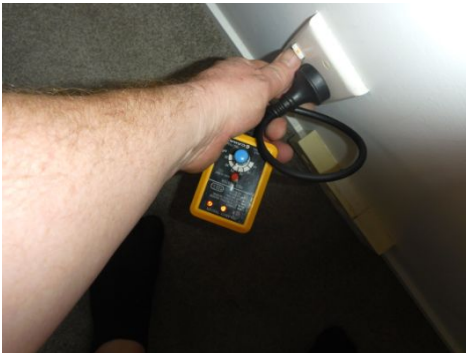
- Functional



### 5. Power outlets

M D NI

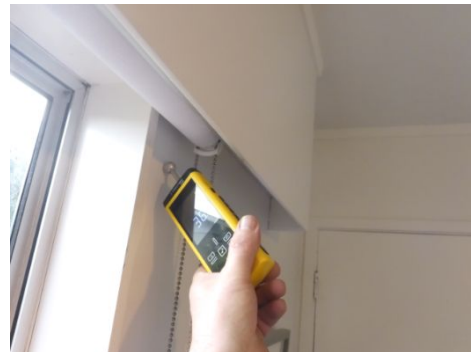
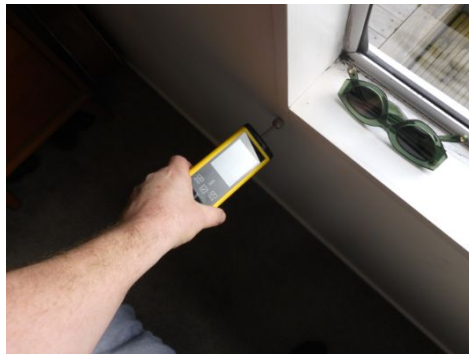
- Functional



### 6. Moisture Readings

M D NI

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



# Bathroom

## 1. Location

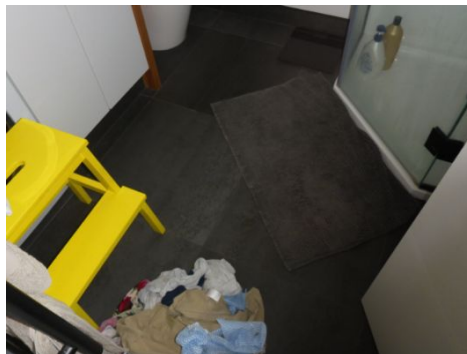
M D NI



## 2. Floor

M D NI

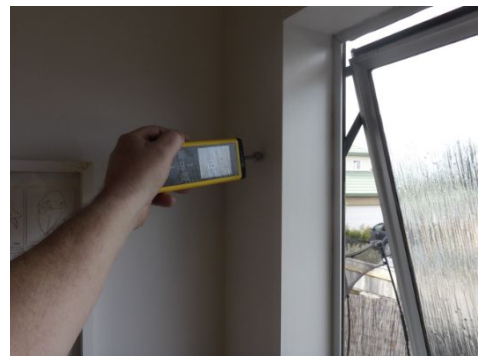
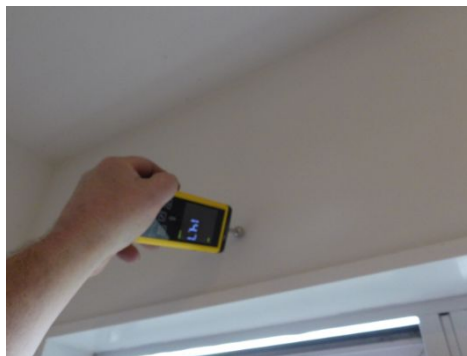
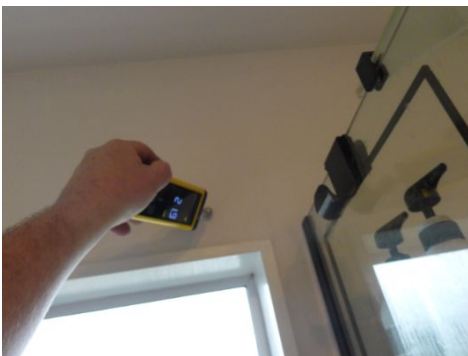
- Tile



## 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

- 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



### 9. Ventilation System

M D NI • Mechanical



### 10. Ventilation Point of Discharge

M D NI  
X • Appears to be venting into roof space, this should be routed to the exterior of the home to prevent dampness in the roof space



Dose not appear to be ducted

### 11. Heated towel rail

M D NI

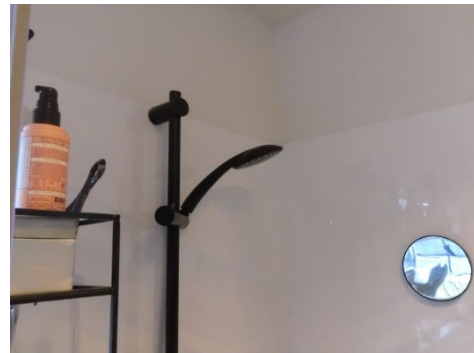
- Functional



### 12. Shower/surround

M D NI

- Plastic pan and surround



### 13. Shower screen

M D NI

- Glass door

### 14. Toilet type

M D NI

- Back to wall



### 15. Toilet seat

- M D NI • Plastic

### 16. Vanity Doors and Draws

- M D NI • Laminate type and composite materials

### 17. Water Hammer

- M D NI • No noise or vibration noted

### 18. Leakage Observed

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

## Heating

### 1. Type

- M D NI • Heat pump/air conditioner

### 2. Location

- M D NI • Main living area

### 3. Condition

- M D NI • Appears to be in working condition



## Interior electrical panel

### 1. Location

M D NI

- Hallway

### 2. Condition

M D NI

- Good condition



## Water heater

### 1. Type

M D NI

- Hot water cylinder



180L Mains pressure



## 2. Location

M D NI

- Crawl space



## 3. Exterior condition

M D NI

- Good condition

## 4. Seismic strapping

M D NI

- Present

## 5. Leakage

M D NI

- None visible

# Carport

## 1. Roof

M D NI

- General deterioration present



Surface corrosion present



Surface corrosion present

# Weather tightness risk

## 1. Number of storeys

One story

**2. Roof/wall intersection design**

Simple

**3. Eaves width**

&gt;300mm

**4. Envelope complexity**

Simple

**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

1/2b Matipo Road is a single level, three bedroom home built in the 1980's, 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)

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

Client: Philippa Wintle

Site address: 1120 Matapo Road

Inspector - Name: Duane Turner

Company: A Buyers Choice

Qualifications: AHET, InternACHE, IP402

Date of inspection: 11/08/21

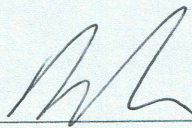
The following areas of the property have been inspected:

	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 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:  Date: 12/08/21

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
<b>SITE</b>	Orientation of living spaces	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Surface water control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>SUBFLOOR</b>	Location of access point	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	Accessibility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	Foundation type & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Foundation walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Ground condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Ground vapour barrier	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>				
<b>EXTERIOR</b>	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Exterior stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Balconies, verandahs, patios, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>ROOF</b>	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"/>			
<b>ROOF SPACE</b>	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof cladding	<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"/>			
	Sarking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Party walls, fire proofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof underlay & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Plumbing – 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"/>				
Tile fixings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>INTERIOR</b>	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 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>				
<b>SERVICES</b>	Fire warning & control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Heating systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Ventilation systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Gas services	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Aerials & antennae	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Shading systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
<b>ANCILLARY SPACES</b>	Exterior claddings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Subfloor	<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.