

Building Inspection

RayWhite[®]



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Home Inspection Report



14 Nairn Street, Spreydon, Christchurch, 8024

Inspection prepared for: Aaron and Tammy Lorenzen Hart
Date of Inspection: 3/5/2021 Time: 10:30 AM
Age of Home: 1930s Size: 110m²
Weather: Fine

Inspector: Elliott and Carol Drayton
Phone: 021524100
Email: elliottandcarol@abuyerschoice.co.nz



How To Read This Report:

Ratings Definitions Marginal & Defective Items:



Marginal - Item is not fully functional and requires repair or servicing.



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



Not Accessible - Unable to access area to inspect

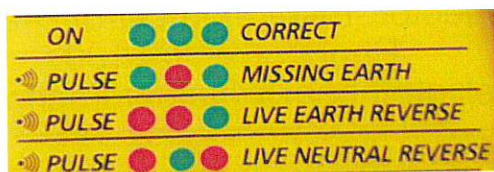


Safety Issue - Item has potential to harm






No Rating Acceptable. Functional with no obvious signs of defect.

Comments in blue are maintenance suggestions only

Electrical tester, three green lights shows power point wired correctly.



Report Summary

Exterior windows			
	Page 11 Item: 2	Sash, facings and trim condition	• Surface deterioration
Heat transfer system			
	Page 24 Item: 2	Condition	• Not connected at time of inspection
Laundry			
	Page 37 Item: 12	Correct wall junction detail	• No, suggest repairing/adding to prevent water damage
	Page 38 Item: 16	Moisture Readings	• Several readings were taken, readings to the left of the tub were in the high range
Separate garage			
	Page 62 Item: 8	Windows	• Aluminum, appear to be painted closed

Summary

1. Comments

14 Nairn Street, Spreydon, Christchurch is a 3 bedroom home constructed in the 1930s with weatherboard cladding, longrun iron roof and a wooden sub floor on concrete piles.

Our inspection is a visual non-invasive inspection, limited to what can be seen on the day of the inspection and it should be noted that the inspector is unable to confirm or eliminate the possibility of deterioration in materials which she/he cannot see. Photos provided in this report are a representative sample of each area of the home.

The inspection and report are carried out in accordance with NZS4306:2005 and is not a Code Compliance Certificate or a Certificate of Acceptance under the Building Act.

The house has been tested for moisture levels. Areas tested were in the dry range except where noted in the laundry.

The "general" indications for the moisture readings are:

0 - 40 Indicate DRY

40 - 80 Indicate DAMPNESS

80+ Indicate WETNESS

There are marginal/defective items requiring attention which can be found on the list at the beginning of this report. Other comments 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 home appears sound, floor levels are uneven consistent with age of homes, visible foundations showed no signs of cracking/damage and the original roof structure sound.

There were few smoke alarms present. NZ Fire Service recommend smoke alarms are installed in every bedroom, hallway and living areas in the house.

Houses built or renovated before 2000 are likely contain asbestos. Generally, asbestos-containing materials that are in good condition will not release asbestos fibres. If we have any concerns with exposed/deteriorating asbestos containing material, we will highlight this in the report. We do not test for asbestos unless specifically requested.

Regular inspection reports and good maintenance can help protect your investment in your home. A Buyers Choice Home inspector can assist in creating a plan for your homes long term health. As with all homes we recommend a regular maintenance schedule be established and followed.

Signed
Elliott and Carol Drayton
A Buyer's Choice Home Inspections Christchurch

021 524 100 or 0211 767 922

General site features

1. Building type

Residential single level

2. Approximate house size

- 110m²

3. Approx year of construction

- 1930 - 1940's

4. Orientation of Living spaces

- North east

5. Services

- Electricity is connected at the time of inspection
- Water is mains supply and was on at the time of inspection
- Sewer disposal is via the city system

6. Section contour

- Level

7. Vegetation

- Medium sized trees and shrubs present

Exterior electrical

1. Exterior lighting

- Tested and functional



Fences/gates

1. Material type and condition

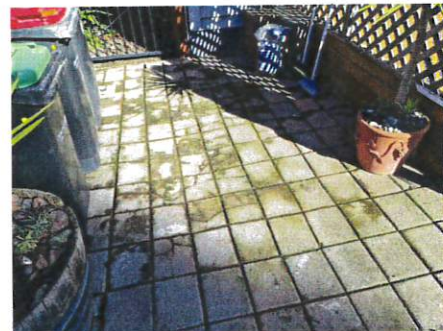
- Timber, iron and brick in good condition



Driveway and paths

1. Material type and condition

- Concrete driveway in good condition
- Pavers, cracked but not a safety issue



Exterior steps

1. Material type and condition

- Concrete and wooden, crack in concrete has been epoxy filled



Deck/s

1. Location

- North east side of home



2. Material type and condition

- Timber in good condition



3. Balustrades

- Adequately rigid



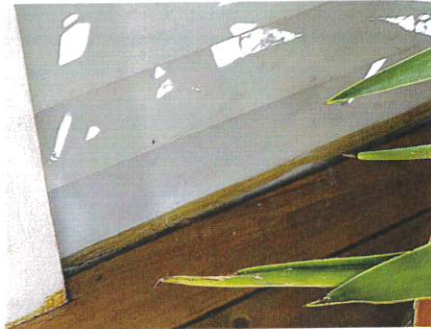
4. Thresholds (step downs)

- Satisfactory



5. Clearances of cladding

- Satisfactory, minimum 5mm clearance from cladding as required.



Pergola

1. Location

- Above deck



2. Material type and condition

- Timber in good condition



3. Bracing

- Satisfactory

4. Connection to structure

- Satisfactory



5. Roof

- Polycarbonate type in good condition



Clothesline

1. Type and condition

- Retractable in good condition



Letter box

1. Material type and condition

- Timber in good condition



Exterior cladding

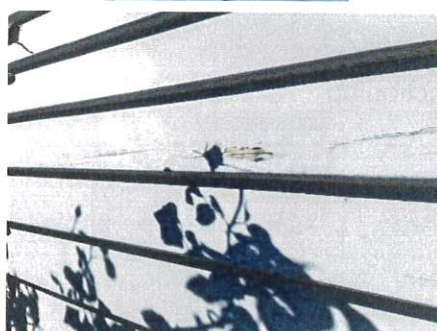
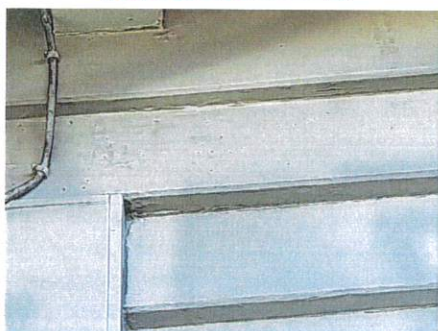
1. Type

- Weatherboard



2. Surface finish

- Signs of borer that should be regularly treated and some minor paint touch ups needed



3. Facing and trims

- Signs of borer that should be regularly treated



Exterior doors

1. Material type and condition

- Wooden and glass in good condition



2. Operation and hardware

- Latches and handles all functioning



Exterior windows

1. Material type

- Single glazed aluminium and timber



2. Sash, facings and trim condition

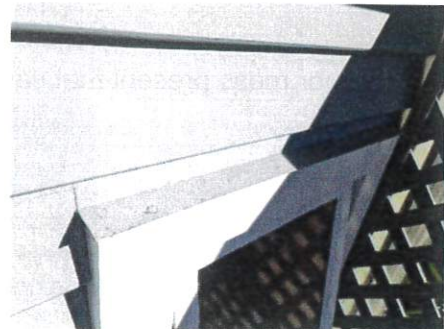
- Surface deterioration





3. Flashings

- All flashings in place



Roof type & condition

1. Roof type

Long run iron

2. Pitch appropriate to material type

- Appropriate for this material type



3. Surface damage and deterioration

- No surface damage apparent



4. Lichen/moss

- No lichen or moss present that can cause damage to roof surface



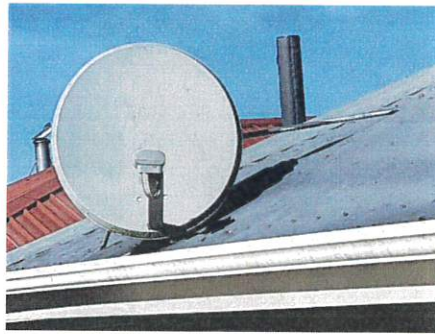
5. Flashings

- All roof flashing appears to be in place and correctly installed



6. Fitting of Surface Mounted Objects

- Surface mounted objects appear to be fixed well



7. Sagging

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



Gutters/spouting

1. Gutter type

- External **PVC**



2. Fall

- Satisfactory



3. Obstruction

- No obstruction present



4. Leakage

- There are no signs of current or previous leakage at the time of inspection. The weather was however, dry and sunny.

Downpipes

1. Material type

- PVC



2. Damage

- No



3. Leakage

- There seem to be no signs of leakage at the time of inspection. The weather was however, dry and sunny.



4. Fixings

- Present



5. Point of discharge

- Satisfactory



Eaves, Fascia & Soffits

1. Material type

- Timber eaves



2. Approximate width

- 450mm



3. Deterioration/damage and dampness

- Eaves show no signs of deterioration, damage or dampness



Sub floor general

1. Location of access point

- Front door porch



2. Accessibility

- Unable to access due to height, all photos taken from access hole
- NOTES: Reasonable access = Manhole size 500mm x 400mm, vertical clearance 400mm for timber, 500mm for concrete.

3. Pile type and condition

- Concrete piles



4. Foundation walls

- Concrete ring in good condition



5. Ground clearance of timber framing

- Appears satisfactory



6. Timber framing and bracing

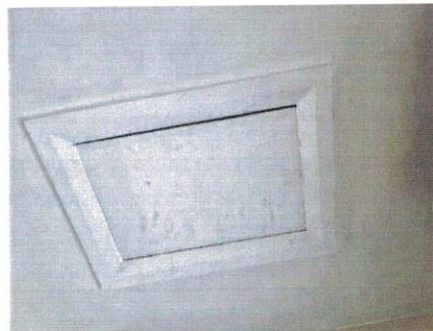
- Appears satisfactory



Roof space

1. Accessibility

- Hallway



2. Roof underlay and support

- Satisfactory for year of construction



3. Roof frame construction & connections

- Satisfactory for the year of construction



4. Insect and pest infestation

- No signs of pests



5. Rotting timber

- None evident at the time of inspection



Roof space insulation

1. Type

- Fibreglass
- Loose fill



2. Thickness

- 130mm



3. Coverage

- Needs tidying up or replacing in some areas



4. Condition

- Good



Roof space electrical

1. Wiring type

- Copper insulated with plastic



Roof space plumbing

1. Material type

- Copper



2. Header tank

- No evidence of leaks at time of inspection



Chimney/Flue

1. Material type

- The chimney chase or outer frame is constructed of metal



2. Flashings

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



Heating

1. Type and location

- Woodburner in living area



2. Condition

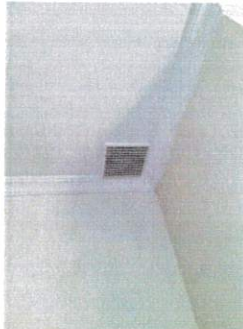
- Wood burner door seals in good condition, not checked for functionality or compliance



Heat transfer system

1. Location

- Drawing heat from lounge/living room heating to bedrooms



2. Condition

- Not connected at time of inspection





Interior electrical panel

1. Location

- Hallway



2. Fuses and condition

- All in place and in good condition



Hot water cylinder

1. Location

- Living room cupboard



2. Type

- 270 litre



3. Exterior condition

- Good



4. Seismic strapping

- Seismic strapping in place



5. Leakage

- No water leaks visible at time of inspection



Kitchen/Dining

1. Location



2. Ceiling

- Painted plaster board requiring repairs



3. Walls

- Painted plaster board in good condition



4. Floor

- Vinyl in good condition



5. Windows

- Wooden in good condition



6. Bench Tops

- Laminate type and composite materials in good condition



7. Tiles

- Ceramic tiles, need regrouting



8. Adequately sealed at wall junctions

- Wall junctions starting to deteriorate, suggest reseal to prevent water ingress to wall



9. Cabinets

- Laminate type and composite materials in good condition



10. Oven

- Tested and functional at time of inspection, in good condition. Seals in good condition. Unable to test accuracy of the thermostat



11. Cook Top

- Ceramic cooktop, tested and working at time of inspection



12. Sink

- Stainless Steel in good condition



13. Taps & Waste Traps

- Good water flow and no signs of leaks



14. Lights and switches

- Tested and functional



15. Power outlets

- Tested and functional or in use so assume functional



16. Moisture Readings

- Several readings were taken and all were within the acceptable range



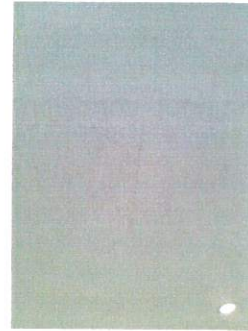
Living room

1. Location



2. Ceiling

- Painted and plastered tiles, requires replastering and repainting



3. Walls

- Painted plaster board in good condition



4. Floor

- Carpet in good condition



5. Doors

- Hardware in good working condition
- Solid wood, scratches noted



6. Windows

- Wooden in good condition



7. Moisture Readings

- Several readings were taken and all were within the acceptable range



8. Lights and switches

- Tested and functional



9. Power outlets

- Tested and functional or in use so assume functional



10. Smoke detector

- Smoke detector installed



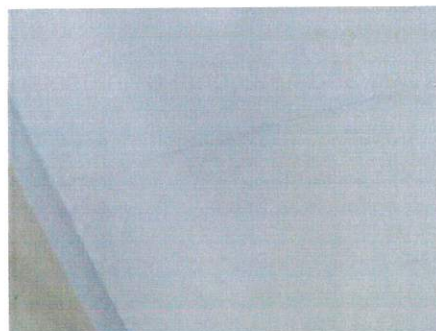
Laundry

1. Location



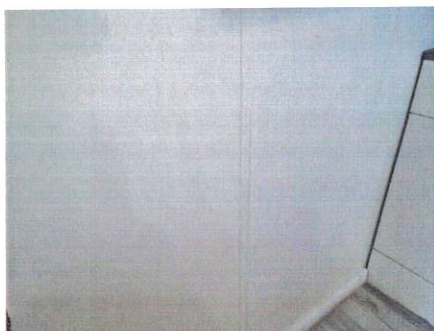
2. Ceiling material and covering

- Painted plaster board requiring repairs



3. Wall material and covering

- Painted plaster board in good condition



4. Floor

- Vinyl in good condition



5. Doors

- Hollow wood in good condition



6. Windows

- Wooden in good condition



7. Ventilation System

- Tested and functional



8. Ventilation Point of Discharge

- Venting to exterior of building as required



9. Laundry tub and benchtop

- Stainless steel tub in good condition



10. Laundry tub door

- Metal in good condition



11. Taps and Waste Traps

- Good water flow and no signs of leaks at time of inspection.



12. Correct wall junction detail

- No, suggest repairing/adding to prevent water damage



13. Lights and switches

- Tested and functional



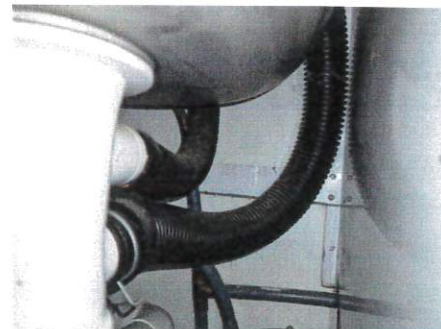
14. Power outlets

- In use therefore assume functional



15. Washer drain

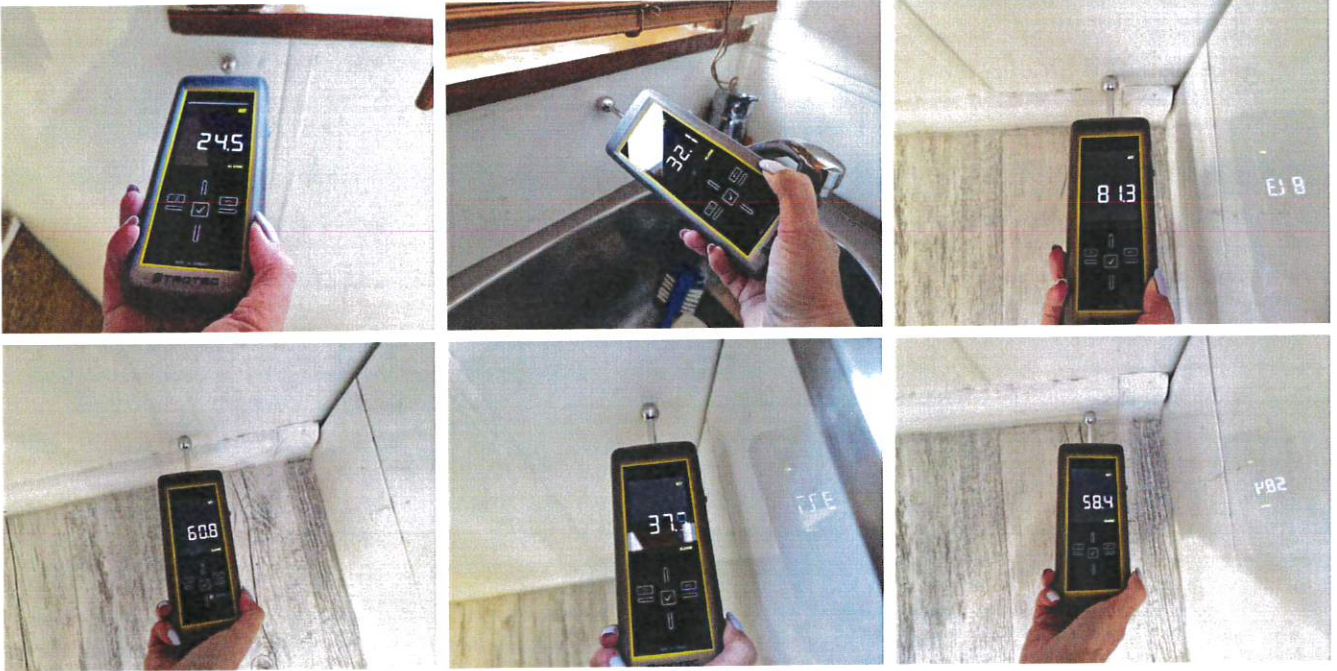
- Drains directly to waste trap



16. Moisture Readings

- Several readings were taken, readings to the left of the tub were in the high range





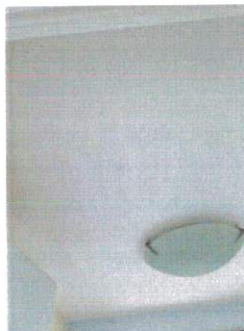
Separate toilet 1

1. Location



2. Ceiling

- Painted plaster board in good condition



3. Walls

- Painted plaster board in good condition



4. Floor

- Vinyl in good condition



5. Doors

- Hollow wood in good condition
- Hardware in good working condition



6. Windows

- Wooden in good condition



7. Moisture Readings

- Several readings were taken and all were within the acceptable range



8. Lights and switches

- Tested and functional



9. Toilet type and seat

- Floor mounted S trap in good condition



10. Toilet flush

- Good toilet flush



Main entrance/Hallway

1. Location



2. Ceiling

- Painted plaster board, would benefit from a repaint



3. Walls

- Painted plaster board requiring minor repairs
- Wooden paneling requiring minor repairs



4. Floor

- Carpet in good condition



5. Moisture Readings

- Several readings were taken and all were within the acceptable range



6. Lights and switches

- Tested and functional



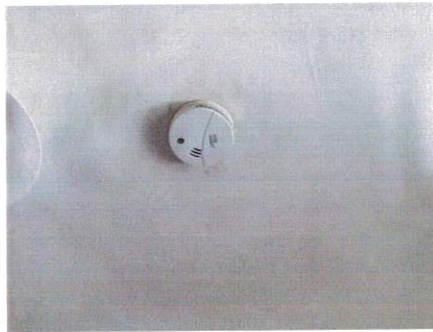
7. Power outlets

- Tested and functional



8. Smoke detector

- Smoke detector installed



1st Bedroom

1. Location



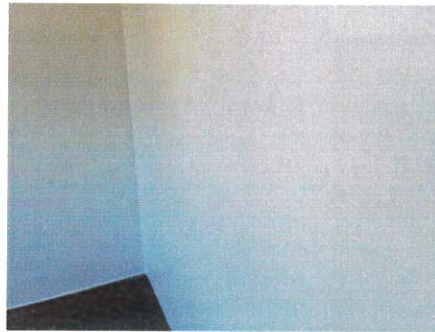
2. Ceiling

- Textured ceiling requiring minor repairs



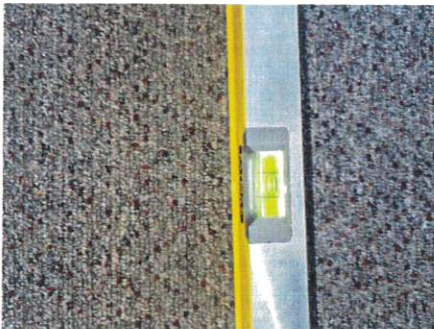
3. Walls

- Painted plaster board in good condition



4. Floor

- Carpet in good condition, some marks/staining noted



5. Doors

- Hardware in good working condition
- Solid wood, scratches noted



6. Windows

- Wooden in good condition
- Some water staining noted to sills



7. Wardrobe

- Wardrobe in good condition, doors close smoothly



8. Moisture Readings

- Several readings were taken and all were within the acceptable range





9. Lights and switches

- Tested and functional



10. Power outlets

- Tested and functional



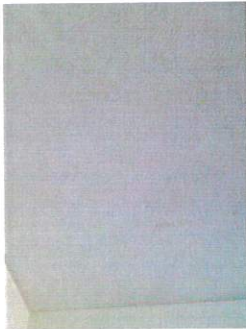
2nd Bedroom

1. Location



2. Ceiling

- Textured ceiling requiring minor repairs



3. Walls

- Painted plaster board in good condition



4. Floor

- Carpet in good condition



5. Doors

- Hardware in good working condition
- Solid wood, scratches noted



6. Windows

- Wooden in good condition, some moisture staining noted



7. Wardrobe

- Wardrobe in good condition, doors slide smoothly



8. Moisture Readings

- Several readings were taken and all were within the acceptable range



9. Lights and switches

- Tested and functional



10. Power outlets

- Tested and functional or in use so assume functional



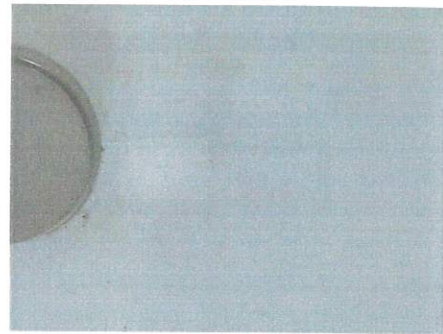
3rd Bedroom

1. Location



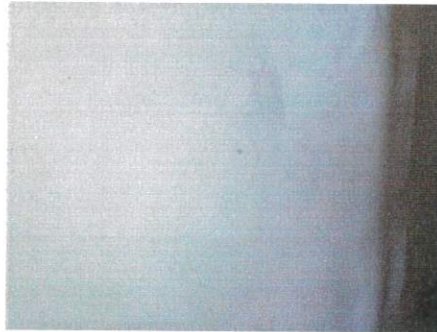
2. Ceiling

- Painted plaster board requiring minor repairs



3. Walls

- Painted plaster board requiring minor repairs



4. Floor

- Carpet in good condition



5. Doors

- Hardware in good working condition
- Solid wood, scratches noted



6. Windows

- Wooden in good condition



7. Moisture Readings

- Several readings were taken and all were within the acceptable range



8. Lights and switches

- Tested and functional



9. Power outlets

- In use therefore assume functional



Bathroom

1. Location



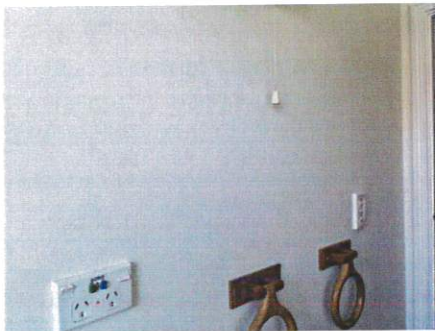
2. Ceiling

- Painted plaster board in good condition



3. Walls

- Painted plaster board requiring minor repairs



4. Floor

- Vinyl in good condition



5. Doors

- Hardware in good working condition
- Solid wood, scratches noted



6. Windows

- Aluminum in good condition



7. Tiles

- Tiles in good condition



8. Moisture Readings

- Several readings were taken and all were within the acceptable range





9. Heatlamp

- Heater, light and fan tested and operative at time of inspection



10. Ventilation Point of Discharge

- Venting to exterior of building as required.



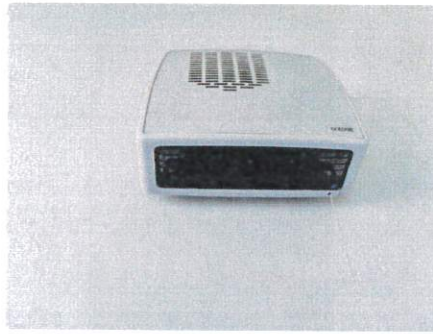
11. Power outlets

- Tested and functional



12. Heating

- Wall heater tested and functional



13. Vanity Doors and Draws

- Laminate type and composite materials in good condition



14. Basin

- Plastic composite in good condition



15. Taps & Waste Traps

- Good water flow, waste trap operative and no signs of leaks



16. Shower/surround

- Shower over bath with plastic wall lining in good condition



17. Shower screen

- Glass screen in good condition



18. Shower flow

- Adequate shower flow



19. Bath/surround

- Plastic bath and plasterboard surround in good condition. Some staining noted on bath



20. Adequately sealed at wall junctions

- Basin and shower wall junctions are all adequately sealed



21. Toilet type and seat

- Floor mounted S trap in good condition



22. Toilet flush

- Good toilet flush



Separate garage

1. Location



2. Cladding

- Block in good condition



3. Roof and gutters

- Long run iron in good condition



4. Ceiling

- Exposed timber framing in good condition



5. Walls

- Block in good condition



6. Floor

- Concrete floor in good condition, epoxy repair to standard



7. Doors

- Metal in good condition
- Hardware in good working condition



8. Windows

- Aluminum, appear to be painted closed



9. Garage door

- Unable to access to check for functionality. Some minor damage noted



10. Lights and switches

- Tested and functional



11. Power outlets

- In use therefore assume functional



Weather tightness risk

1. Windzone

Low

2. Number of storeys

One storey

3. Roof/wall intersection design

Simple

4. Eaves width

450mm

5. Envelope complexity

Simple

6. Comments

In general terms, the more simple the design and the presence of eaves significantly reduces the weather tightness risk. As this inspection uses non-invasive testing equipment it cannot be used as a weather tightness guarantee

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

REF No: 359-050320ED

Client: **Aaron and Tammy Lorenzen Hart**
Site Address: **14 Nairn Street, Spreydon, Christchurch**
Inspector—Name: **Elliott and Carol Drayton**
Company: **A Buyers Choice Home Inspections North West Christchurch**
Qualifications: **InterNACHI Qualified Home Inspectors**
Date of Inspection: **3/05/2021**

The following areas of the property have been inspected:

	Yes	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Sub-floor	<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: **3/05/2021**

An inspection carried 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 report. Refer to NZS 4306:2005 for full details.

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

	Y	N	N/A		Y	N	N/A	
SITE	Orientation of living space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 checked="" 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"/>
SUB-FLOOR	Location of access point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating Systems	<input checked="" type="checkbox"/>	<input 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 and 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground vapour barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air Extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 and 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 and bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Insulation type, approx.. thickness, Coverage and condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry - Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plumbing – material types, leakage & support	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical – wiring type and support	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insect and pest infestation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior windows and doors	<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 type="checkbox"/>				
	Balconies, verandahs, patios, etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>				
	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Eaves, fascia and soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
ROOF SPACE	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 and 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Roof underlay and support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Roof frame construction and 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 and support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
INTERIOR	Fire warning and control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Ventilation systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Security systems	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Foul water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Grey water recycling systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Rainwater recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
	Aerials and antennae	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>				
SERVICES	Exterior cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Roofs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	Sub-floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				
ANCILLARY SPACES								

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