



STRAIGHT·UP  
INSPECTIONS



# LIMITATIONS OF THIS REPORT

## Disclaimer

Straight Up Inspections has prepared this report in accordance with New Zealand Standard 4306:2005 Residential Property Inspection.

This report is not a guarantee or warranty as to the state of the building or any product, system or feature in the building. It is a guide only, not an all-encompassing report dealing with the property from every aspect. The report's specific purpose is to impartially assess the general condition of the building and to identify defects that are readily apparent at the time of inspection. All efforts have been made to identify possible defects (and/or future defects) based on a visual non-invasive, above ground inspection. The inspector in most instances will not comment on or note areas of no consequence or concern.

Where there is safe, unobstructed access (see table below) or where there is unobstructed line of sight, inspection has occurred. The report does not include areas or components that were inaccessible at the time of inspection. These may include drainage, heating, wiring or framing or items beneath floor coverings, furniture, vegetation or vehicles. Straight Up Inspectors do not open up, uncover or dismantle any part of the building or undertake any internal inspection of the building. Items that were inspected have been specifically identified and commented on.

Area	Access manhole (mm)	Crawl Space (mm)	Height
Roof space	450 x 400	600 x 600	Accessible from a 3.6m ladder *
Subfloor	500 x 400	Vertical clearance Timber floor: 400 ** Concrete floor: 500	
Roof exterior			Accessible from a 3.6m ladder *
* Or such other means of access that meet Worksafe Requirements			
** From underside of bearer			

The report does not:

- Recommend solutions to faults identified.
- Assess compliance with the NZ Building Code including the Codes weather tightness requirements or structural aspects.
- Provide a geotechnical report.

- d. Include an investigation of the condition and location of underground drainage and services or of electrical, gas, plumbing and heating systems except those specifically described.
- e. Provide a warranty to any defects not apparent to visual inspection at the time, including waterproofing, underground services, soil stability or moisture content of the interior or exterior of the building.
- f. Include any information concerning the siting of the building in relation to the site boundaries or improvements on the property.
- g. Constitute an environmental report and no representation is made as to the existence or absence of any hazard or hazardous substance or contaminant (including methamphetamine contamination - unless this option has been specifically asked for) present in the building or property.
- h. Cover soil conditions, local authority scheme violations, septic tanks, specialised electronic controls of any kind, elevators, solar systems, water purification systems or dumb waitors.
- i. Assess compliance with the requirements of any legislation (including any act, code, regulation or by-law). Straight Up Inspections has not undertaken any title search on the property.
- j. Cover the adequacy, efficiency or life expectancy of any appliances or systems in the building.

Areas of the building that the inspector believes to be potential problem areas for moisture ingress are checked with a combination of a non-invasive moisture meter and thermal imaging camera. Rotting timber and/or the presence of toxic mould can only be determined by invasive testing which is outside the scope of this report. We strongly recommend that invasive testing and further moisture ingress/weather tightness investigation be undertaken in all properties containing plaster cladding (monolithic) and built between 1990 and 2010.

The inspector who undertook the inspection can be contacted so that any implications or unresolved issues can be explained and clarified. Straight Up Inspections accepts no responsibility or liability for any omission in its Report related to defects or irregularities that were not reasonably visible at the time of inspection. Some defects may only occur intermittently, therefore Straight Up Inspections cannot be held liable for any such omission if it was not present at the time of inspection.

The report is intended only for the use of the person to whom the report is addressed. No responsibility is accepted in the event that the report is used for any other purpose.

# CERTIFICATE OF INSPECTION

IN ACCORDANCE WITH NZS 4306:2005

Client	J Sample
Address of Property	Sample Street, Tauranga
Inspector	Alistair Simpson
Company	Straight Up Inspections
Position	Director
Qualifications	Builder
Date of Inspection	28 Jan 2019

The following areas of the property have been inspected

✓ Site	✓ Subfloor	✓ Exterior	✓ Roof	✓ Interior	✓ Services
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Any limitations to the coverage of the Inspection are detailed in the Written Report.

## CERTIFICATION

I hereby certify that I have carried out the PROPERTY INSPECTION of the site at the above address in accordance with NZS 4306:2005 Residential Property Inspection - and I am competent to undertake this Inspection.

Signature:



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 NZS 4306:2005 for full details.

# BOOKING INFORMATION

Date of Inspection	28 Jan 2019
Our Reference	1234
Client	J Sample
Contact Number	021 765432
e-mail Address	sample@gmail.com
Real Estate Agent Name	Agent
Real Estate Agent Number	021 234567
Address of Property	Sample Street, Tauranga
Age of Property (approx)	39
Number of Bedrooms	3
Floor Area	120
Status	Occupied
Persons present at inspection	Alistair Simpson
Weather Conditions	Cloudy
Humidity	56%
Temperature	18 degrees C
Time of Inspection	10:00
Type of Cladding	Weatherboards
Special Issues	



# SUMMARY

## Summary - General



The general condition of the house at the time of inspection is good for its age. There are some maintenance issues noted below in the report.

## Summary - Moisture



Moisture testing was carried out inside the property along all exterior walls and around all windows and doors, as well as around all plumbing fittings. Readings between 0 and 40 are considered normal, 40 to 80 is considered to be damp and above 80 is wet. All readings fell within the normal range.

## Exterior - Weatherboard/Plywood Defects



There are two broken weatherboards beside the dining room ranch slider on the northern side of the building. These broken weatherboards can lead to weathertightness issues so should be replaced. Further investigation is required by a licensed building practitioner.



## Roof - Profiled Metal Defects



Silicon repairs have been made to the ridge flashing. This is a temporary fix and the flashing will need to be replaced in time. Further investigation is required by a qualified roofer.





# REPORT

## Site

### Site - Orientation of living space



The orientation of the main outdoor living spaces is to the north of the building.



### Site - Site Exposure



The road is to the west of the building.  
The building is situated on a level section with no or little fall.



# Subfloor

## Subfloor - Access Point



The access point is located on the east side of the building.



## Subfloor - Ground Condition and Ventilation



The ground under the building was dry at the time of inspection. There was no drainage sighted, a full vapour barrier covers the ground and there is good ventilation.



## Subfloor - Ground Clearance of Timber Framing



The subfloor framing is over the required minimum of 450mm above ground level.



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## Subfloor - Flooring

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The property has particle board floors on timber joists and timber bearers, supported by timber piles.



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## Subfloor - Insulation

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There is polystyrene insulation under the entire floor. The average thickness of the insulation is 6-8cm.



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## Subfloor - Plumbing

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The water pipes are plastic. There were no apparent leaks at the time of inspection.

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## Subfloor - Waste Pipes

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The waste pipes are plastic and are securely clipped to the underside of the floor. There were no leaks apparent at the time of inspection.

# Exterior

## Exterior - Exterior Construction



The construction of the building is timber framing

- with fibre cement weatherboards

There is no cavity behind the cladding, this is common for a building of it's age.



## Exterior - Weatherboard/Plywood Defects



There are several large open joints on the weatherboards on the northern side of the building. The joints are protected by a back flashing although I still recommend sealing them for added protection.







There are two broken weatherboards beside the dining room ranch slider on the northern side of the building. These broken weatherboards can lead to weathertightness issues so should be replaced. Further investigation is required by a licensed building practitioner.



## Exterior - Soaker and Facings



Back flashings have been fitted to the sides of the windows. I recommend sealing the edges to minimise the chance of weather entering the frame.



## Exterior - Deck and Balconies



The deck on the northern side of the building is of timber slatted construction and is attached directly to the building. It is framed with timber joists and has timber posts.



The deck on the southern side of the building is of timber slatted construction and is attached directly to the building. It is framed with timber joists and has timber posts.





# Roof

## Roof - Identification



The roof:

- steel profiled

The pitch of the roof is 18 degrees

The fascia/barge:

- painted timber fascia

The spouting/gutter:

- external PVC spouting

The downpipes:

- PVC downpipes

The soffits:

- fibre cement lined soffits



## Roof - Profiled Metal Defects



Silicon repairs have been made to the ridge flashing. This is a temporary fix and the flashing will need to be replaced in time. Further investigation is required by a qualified roofer.



## Roof - Roof Space Survey



The construction of the roof frame is:  
timber trusses  
The ceiling construction is: timber battens  
The roof underlay is: bitumen-  
impregnated roofing underlay supported  
on wire mesh  
The insulation is: glass wool insulation  
The insulation thickness: approx 100mm  
The insulation coverage: present in the  
whole roof space

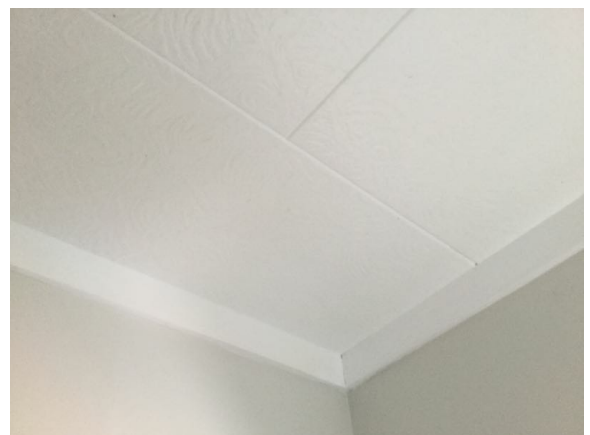


## Interior

### Interior - Ceilings




- acoustic ceiling tiles
- timber scotia




## Interior - Walls

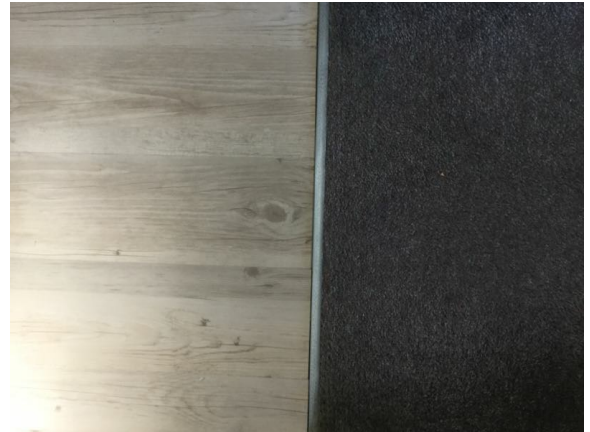
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-  plasterboard, with paint finish.

## Interior - Floors


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-  • carpet  
• vinyl



## Interior - Doors

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-  • painted hollow core doors, with brushed chrome door knobs



# Services

## Services - Hot Water



Low pressure electric hot water cylinder.  
Rheem, 135ltr, 11/1993.

Defects:

- no seismic straps are fitted



## Services - Services



- ventilation system installed, not tested
- mains supply electricity
- water from mains supply
- foul water disposal connected to public line



# Lounge

## Lounge - Overview



The lounge is on the south west side of the building.

There are no significant faults or areas of concern noted.



## Lounge - Lights



Ceiling mounted lights: 2

All lights were working at the time of inspection.



## Lounge - Electrical Switches and Outlets



Light switches: 1  
Double Power outlets: 2  
Broken power outlets: 1  
Phone/Data outlets: 1  
TV outlets: 1



## Lounge - Heating



- ducted ventilation outlet in the ceiling. No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.



- Fujitsu heat pump. We suggest the filters are cleaned regularly and serviced as per manufacturers instructions. No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.



# Dining room

## Dining room - Overview



The dining room is on the northern side of the building.

There are no significant faults or areas of concern noted.



## Dining room - Lights



Ceiling mounted lights: 1

All lights were working at the time of inspection.

## Dining room - Electrical Switches and Outlets

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Light switches: 1

Broken light switches: 1



# Kitchen

## Kitchen - Overview



The kitchen is on the north west side of the building.

There are no significant faults or areas of concern noted.



## Kitchen - Kitchen Survey



- high pressure laminate benchtop
- stainless steel sink and drainer
- the sink is surface mounted
- stainless steel mixer
- free standing electric oven and hob (not tested)
- there is no extractor fan (we recommend one is installed to remove steam and odours from the kitchen, this should be vented outside)
- melamine cabinets
- melamine doors
- melamine drawer fronts
- drawers on standard runners



## Kitchen - Lights



- Ceiling mounted lights: 2
- All lights were working at the time of inspection.

## Kitchen - Electrical Switches and Outlets

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Light switches: 1

Single Power outlets: 1

Double Power outlets: 1

## Hall

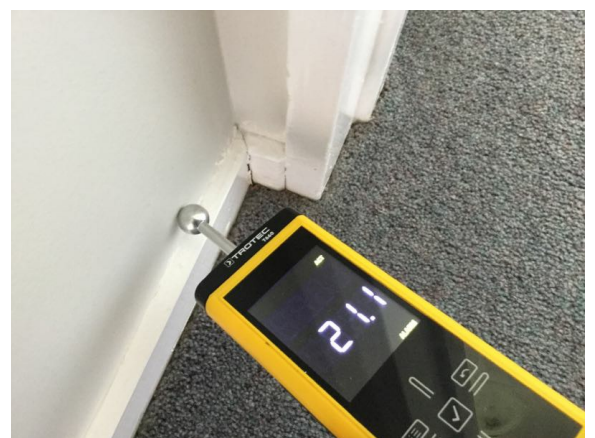
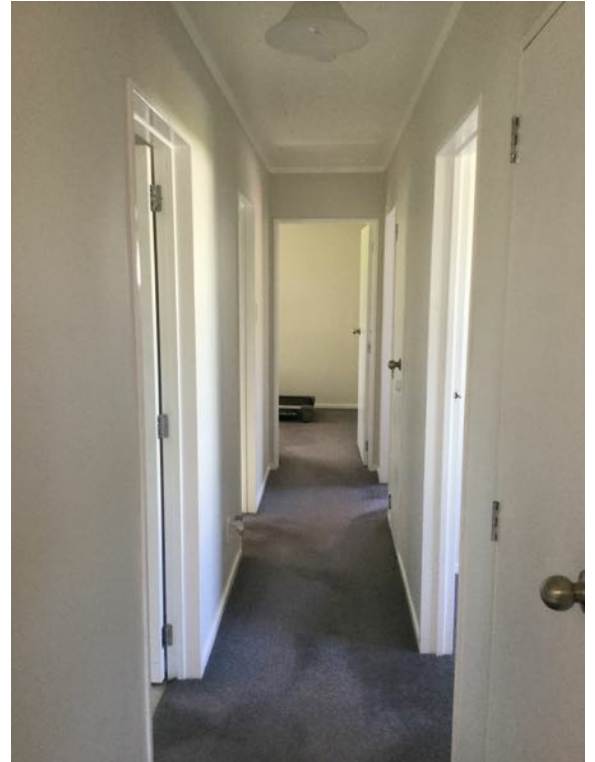


## Hall - Overview



The hall is centrally located.

There are no significant faults or areas of concern noted.



## Hall - Cupboards

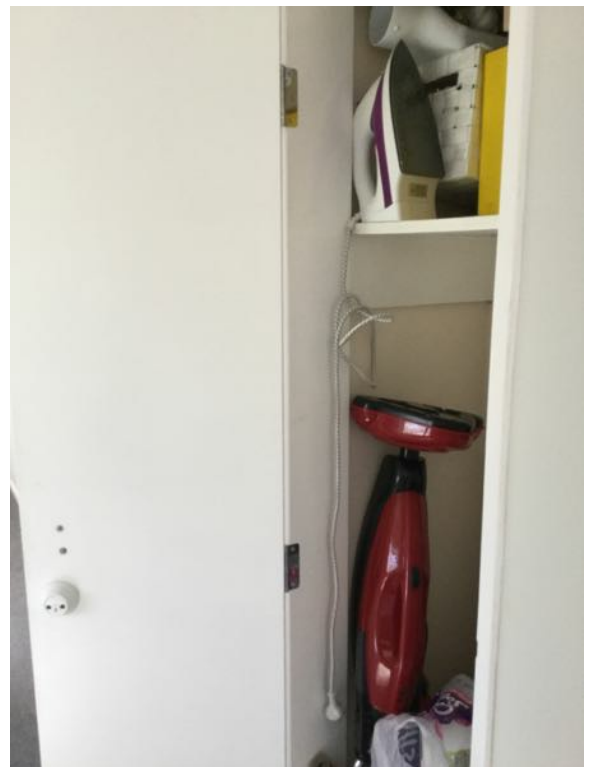
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Large single door hot water cupboard with wooden shelves



Average sized single door broom cupboard with a wooden shelf



## Hall - Lights

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Ceiling mounted lights: 1  
All lights were working at the time of inspection.

## Hall - Electrical Switches and Outlets

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- Light switches: 2
- Double Power outlets: 1

## Hall - Fire Security

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- Battery powered smoke alarm on the ceiling. Not tested.



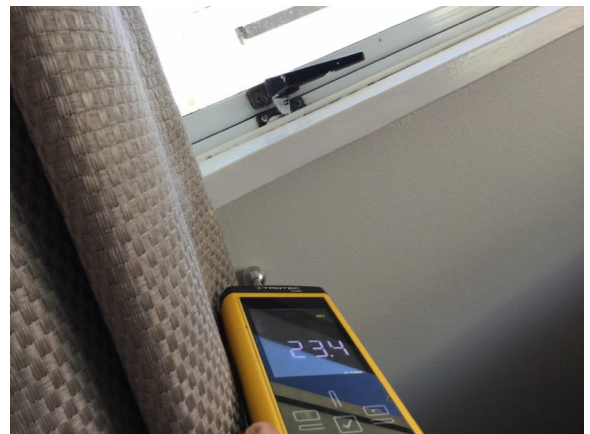
# Bedroom 1

## Bedroom 1 - Overview



This bedroom is on the south east side of the building.

There are no significant faults or areas of concern noted.



## Bedroom 1 - Cupboards

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Average sized double door wardrobe with a wooden shelf and a clothes rail



## Bedroom 1 - Lights

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Ceiling mounted lights: 1

Wall mounted lights: 2

All lights were working at the time of inspection.

## Bedroom 1 - Electrical Switches and Outlets

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Light switches: 4

Broken light switches: 1

Double Power outlets: 2

Phone/Data outlets: 1



## Bedroom 1 - Heating



- ducted ventilation outlet in the ceiling. No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.





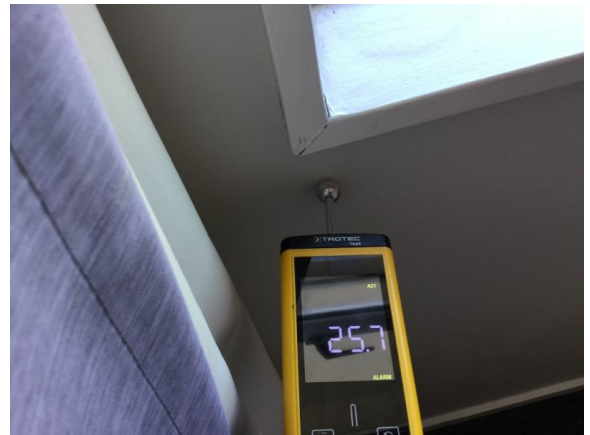
## Bedroom 2

### Bedroom 2 - Overview



This bedroom is on the southern side of the building.

There are no significant faults or areas of concern noted.



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## Bedroom 2 - Cupboards

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Average sized single door wardrobe with a wooden shelf and a clothes rail



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## Bedroom 2 - Lights

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Ceiling mounted lights: 1

All lights were working at the time of inspection.

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## Bedroom 2 - Electrical Switches and Outlets

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Light switches: 1

Double Power outlets: 2

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## Bedroom 2 - Heating

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• ducted ventilation outlet in the ceiling.  
No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.



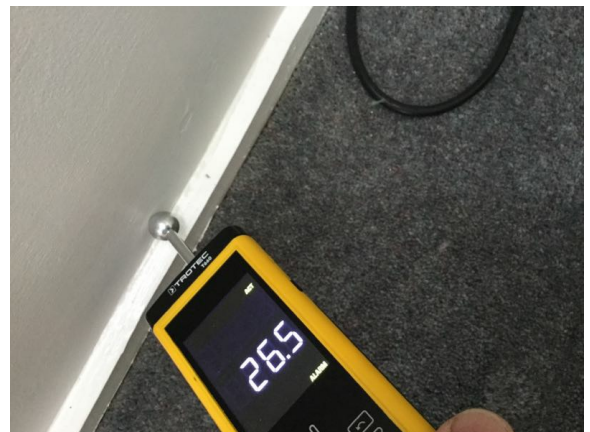
# Bedroom 3

## Bedroom 3 - Overview



This bedroom is on the north east side of the building.

There are no significant faults or areas of concern noted.



## Bedroom 3 - Door Defects

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The door on the western wall doesn't latch closed properly. The striker plate needs to be adjusted.

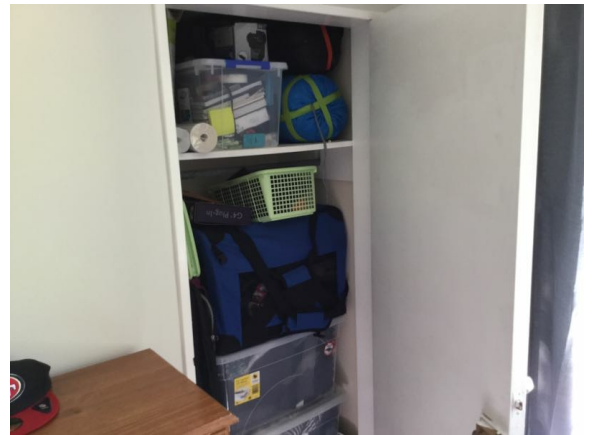


## Bedroom 3 - Cupboards

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Average sized single door wardrobe with a wooden shelf and a clothes rail



## Bedroom 3 - Lights

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Ceiling mounted lights: 1  
All lights were working at the time of inspection.

## Bedroom 3 - Electrical Switches and Outlets

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Light switches: 1  
Double Power outlets: 2

## Bedroom 3 - Heating



- ducted ventilation outlet in the ceiling. No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.





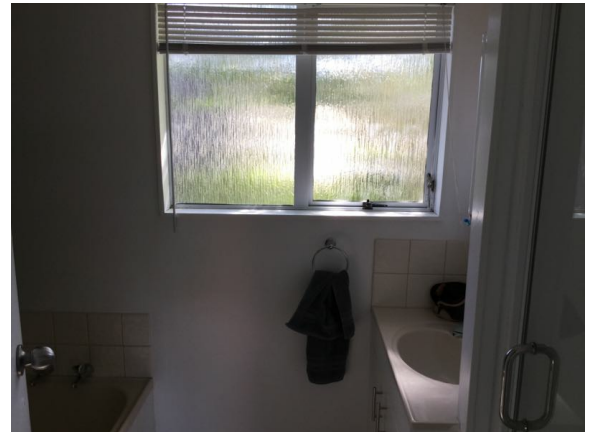
# Bathroom

## Bathroom - Overview



The bathroom is on the northern side of the building.

There are no significant faults or areas of concern noted.



## Bathroom - Bath Defects



Both the hot and cold taps are loose and the tile on the left hand side of the cold tap is cracked.



## Bathroom - Shower



- Shower type unknown
  - 900x900mm
  - three sided shower
  - acrylic liner
  - fibreglass tray
  - powdercoated aluminium frames
  - safety glass door and side panel
  - shower mixer
  - slide shower
  - easy clean waste
  - the water pressure is moderate
- Please note, only visible plumbing can be assessed.



## Bathroom - Vanity



- 1 single bowl, floor standing vanity
- width approximately 850mm
- an acrylic vanity top
- an inset basin
- hot and cold taps
- two doors
- MDF door fronts



## Bathroom - Bath



- Bath type unknown
  - drop in bath
  - acrylic
  - 740x1660mm
  - tiled bath surround
  - hot and cold taps
  - the water pressure is moderate
- Please note, only visible plumbing can be assessed.



## Bathroom - Ventilation



- ceiling mounted heat, light and fan unit
- The extractor fan was working at the time of inspection.



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## Bathroom - Additional Features

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- large towel rail
- small towel rail
- mirror

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## Bathroom - Electrical Switches and Outlets

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Light switches: 1 - The light switch is outside the room.

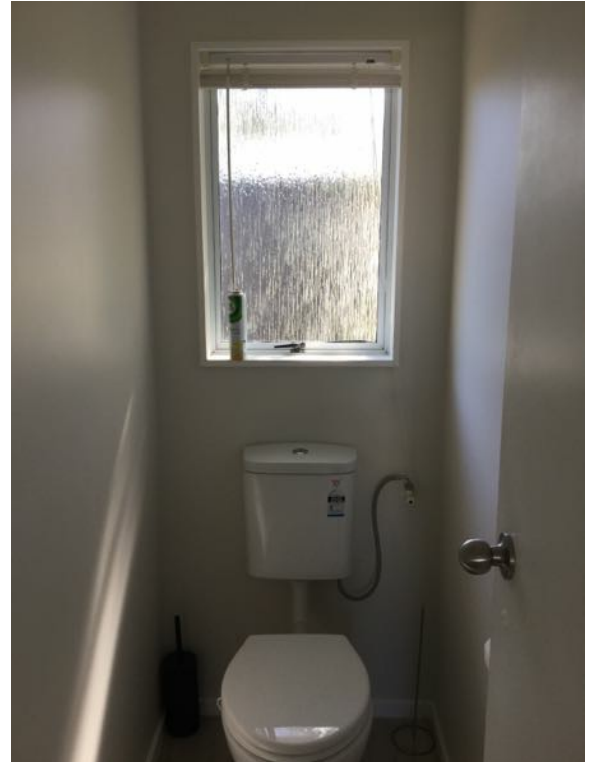
WC

## WC - Overview



The toilet is on the northern side of the building.

There are no significant faults or areas of concern noted.





## WC - Toilet

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- Toilet type unknown
- floor mounted toilet
- s-pan
- ceramic, wall hung cistern
- dual flush
- plastic, quiet close seat and lid



## WC - Additional Features

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- toilet roll holder

## WC - Lights

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Ceiling mounted lights: 1  
All lights were working at the time of inspection.

## WC - Electrical Switches and Outlets

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Light switches: 1

# Laundry

## Laundry - Overview



The laundry is on the northern side of the building.

There are no significant faults or areas of concern noted.



## Laundry - Laundry Survey



- stainless steel sink
- stainless steel taps
- MDF cabinets
- MDF doors



## Laundry - Lights



- Ceiling mounted lights: 1
- All lights were working at the time of inspection.

## Laundry - Electrical Switches and Outlets



- Light switches: 2
- Double Power outlets: 1

## Laundry - Switchboard/Fuseboard



- The fuseboard/meterboard is located on the western wall.



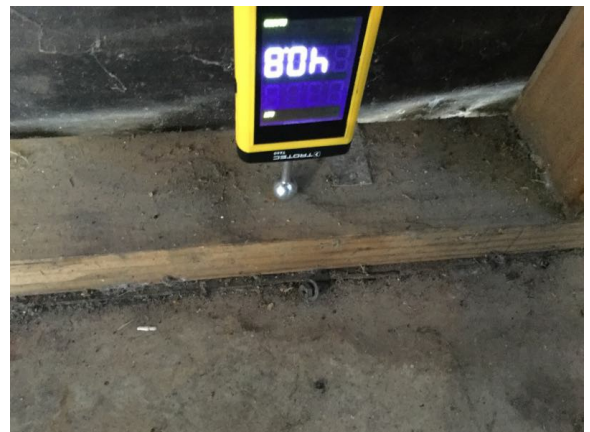
# Garage

## Garage - Overview



The garage is on the eastern side of the building.

There are no significant faults or areas of concern noted.



## Garage - Lights

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- 🔍 Ceiling mounted lights: 10  
2 not working at the time of inspection.  
Bulbs: Check the bulbs.

## Garage - Electrical Switches and Outlets

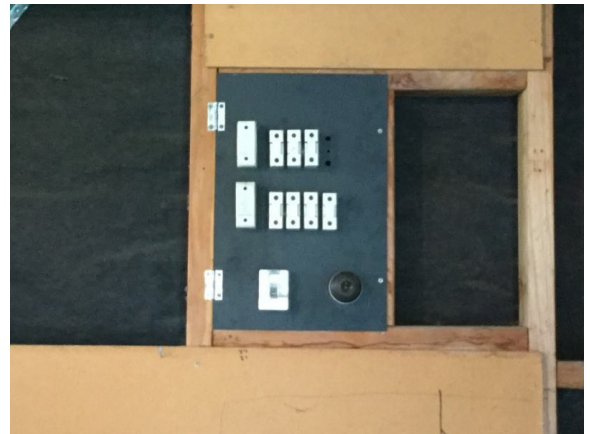
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- 🔍 Light switches: 3  
Single Power outlets: 1  
Double Power outlets: 4

## Garage - Switchboard/Fuseboard

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- 🔍 The fuseboard is located on the southern wall.





# Garage Shower Room

## Garage Shower Room - Overview



The bathroom is on the eastern side of the building.

There are no significant faults or areas of concern noted.



## Garage Shower Room - Shower



- Shower type unknown
  - 790x830m
  - three sided shower
  - fibreglass tray
  - powdercoated aluminium frames
  - plastic screen
  - shower mixer
  - floor waste and trap
  - the water pressure is good
- Please note, only visible plumbing can be assessed.



## Garage Shower Room - Toilet



- Dux
- floor mounted toilet
- s-pan
- plastic, wall hung cistern
- single flush
- plastic seat and lid



## Garage Shower Room - Additional Features



- toilet roll holder
- small towel rail
- mirror

## Garage Shower Room - Lights

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Ceiling mounted lights: 1

All lights were working at the time of inspection.

## Garage Shower Room - Electrical Switches and Outlets

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Light switches: 1 - The light switch is outside the room.