



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:

- a. Recommend solutions to faults identified.
- b. Assess compliance with the NZ Building Code including the Codes weather tightness requirements or structural aspects.
- c. 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 waiters.
- 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	Cari Hill
Address of Property	109 Shakespeare St, Cambridge
Inspector	Alistair Simpson
Company	Straight Up Inspections
Position	Director
Qualifications	Builder
Date of Inspection	20 Jul 2021

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	20 Jul 2021
Our Reference	3638
Client	Cari Hill
Contact Number	021 0789671
e-mail Address	carireganhill@gmail.com
Real Estate Agent Name	Mel Langsford
Real Estate Agent Number	027 3723237
Address of Property	109 Shakespeare St, Cambridge
Age of Property (approx)	140
Number of Bedrooms	3
Floor Area	90
Status	Occupied
Persons present at inspection	Alistair Simpson
Weather Conditions	Fine
Humidity	90%
Temperature	14 degrees C
Time of Inspection	13:00
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 some areas of rot developing in the bottom weatherboards on the southern side of the building. These need to be repaired as soon as possible to prevent further damage. Further investigation is required by a licensed building practitioner.



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



Subfloor

Subfloor - Access Point

- 🔍 The access point could not be found.

Exterior

Exterior - Exterior Construction



The construction of the building is timber framing

- with weatherboards

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



Exterior - Weatherboard/Plywood Defects



There are some areas of rot developing in the bottom weatherboards on the southern side of the building. These need to be repaired as soon as possible to prevent further damage. Further investigation is required by a licensed building practitioner.



Roof

Roof - Identification



The roof:

- steel profiled

The fascia/barge:

- painted timber fascia
- painted timber barge boards

The spouting/gutter:

- external steel spouting

The downpipes:

- PVC downpipes



Roof - Profiled Metal Defects



The carport roof has areas of rust developing. These should be cleaned back and repainted to prevent further damage. There are also a number of holes that have been repaired with silicone which is a temporary solution and will fail in time.



Roof - Water Collection Defects



The clips on the down pipe on the south eastern corner are broken and should be replaced.



Roof - Roof Space Survey



The construction of the roof frame:
timber rafters
The ceiling construction: timber ceiling
joists
The roof underlay: self supporting
bitumen-impregnated roofing underlay
The insulation: glass wool insulation
The insulation thickness: approx 180mm
The insulation coverage: present in the
whole roof space
R3.6



Interior

Interior - Ceilings



- plasterboard
- board and batten
- timber scotia



Interior - Walls



plasterboard, with paint finish.

Interior - Floors



- carpet
- vinyl



Services

Services - Hot Water



Copper low pressure electric hot water cylinder.
Rheem, 180ltr, 10/01/2020.



Services - Services



- mains supply electricity
- water from mains supply
- foul water disposal connected to public line

Entry

Entry - Overview



The entry is on the eastern side of the building.

There are no significant faults or areas of concern noted.



Entry - Lights



Ceiling mounted lights: 1

All lights were working at the time of inspection.

Entry - Electrical Switches and Outlets

🔍 Light switches: 2

Entry - Heating

🔍 • Hitachi 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.



Entry - Switchboard/Fuseboard

🔍 The switchboard/meterboard is located on the eastern wall.



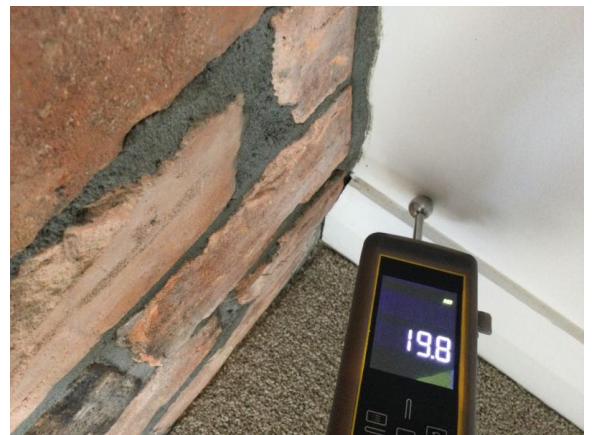
Lounge

Lounge - Overview



The lounge is centrally located.

There are no significant faults or areas of concern noted.



Lounge - Lights



Downlights: 4

All lights were working at the time of inspection.

Lounge - Electrical Switches and Outlets

- 🔍 Light switches: 2
- 🔍 Double Power outlets: 3

Lounge - Heating

- 🔍 • built in wood burner.
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.

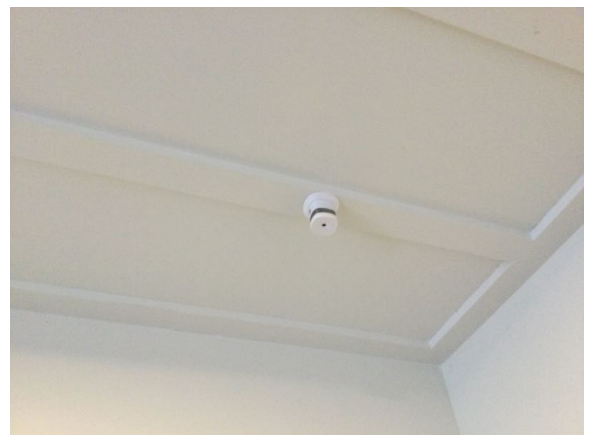


- 🔍 • ducted ventilation outlet in the ceiling.
No heating systems were checked on the day of the inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection.



Lounge - Fire Security

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



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.

Kitchen

Kitchen - Overview



The kitchen is on the northern side of the building.

There are no significant faults or areas of concern noted.



Kitchen - Kitchen Survey



- timber benchtop
- stainless steel sink and drainer
- the sink is surface mounted
- stainless steel taps
- an electric underbench oven (not tested)
- bench mounted ceramic 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)
- solid timber cabinets
- solid timber doors
- solid timber drawer fronts



Kitchen - Lights



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

Kitchen - Electrical Switches and Outlets



- Light switches: 1
Double Power outlets: 2

Bedroom 1

Bedroom 1 - Overview




This bedroom is on the eastern side of the building.


There are no significant faults or areas of concern noted.



Bedroom 1 - Cupboards


-  Average sized triple door wardrobe with wooden shelves and a clothes rail




-  Small single door cupboard with no shelving



Bedroom 1 - Lights

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

Bedroom 1 - Electrical Switches and Outlets

-  Light switches: 1
 Double Power outlets: 4

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.



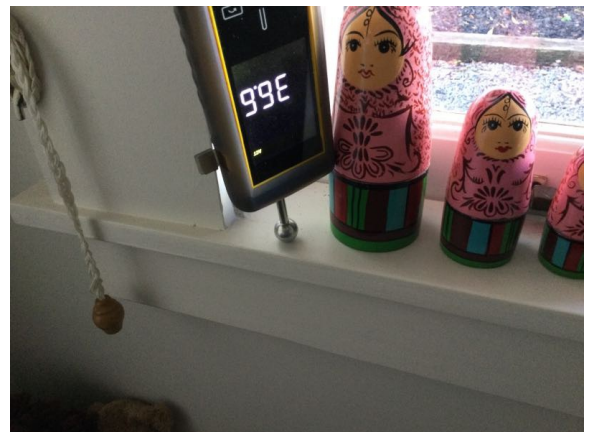
Bedroom 2

Bedroom 2 - Overview



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

There are no significant faults or areas of concern noted.



Bedroom 2 - Lights



Ceiling mounted lights: 1

All lights were working at the time of inspection.

Bedroom 2 - Electrical Switches and Outlets

- Light switches: 1
- Double Power outlets: 1

Bedroom 2 - 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.



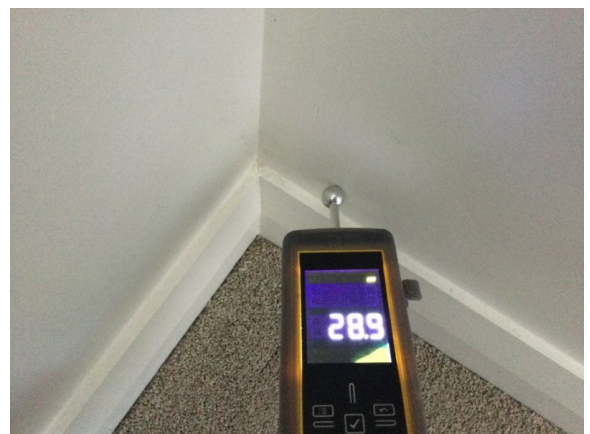
Bedroom 3

Bedroom 3 - Overview



This bedroom is on the southern side of the building.

There are no significant faults or areas of concern noted.



Bedroom 3 - Lights



Downlights: 2

All lights were working at the time of inspection.

Bedroom 3 - Electrical Switches and Outlets

- Light switches: 1
- Double Power outlets: 3

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.



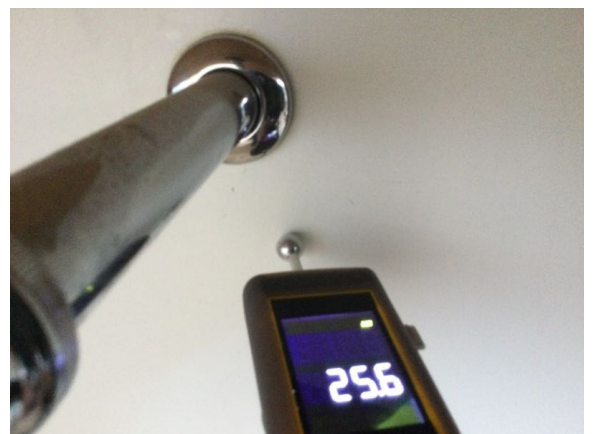
Bathroom

Bathroom - Overview



The bathroom is on the southern side of the building.

There are no significant faults or areas of concern noted.



Bathroom - Shower



- Shower type unknown
 - 900x1200mm
 - two sided shower
 - acrylic liner
 - fibreglass tray
 - powdercoated aluminium frames
 - two panel glass sliding door
 - shower mixer
 - slide shower and rainhead
 - 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 1500mm
- a timber vanity top
- an above counter basin
- mixer



Bathroom - Ventilation



- wall mounted extractor fan
The extractor fan was working at the time of inspection.



Bathroom - Additional Features



- mirror

Bathroom - Lights



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

Bathroom - Electrical Switches and Outlets



- Light switches: 1
Double Power outlets: 2

Bathroom - Heating



- wall mounted electric heater(s).
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.



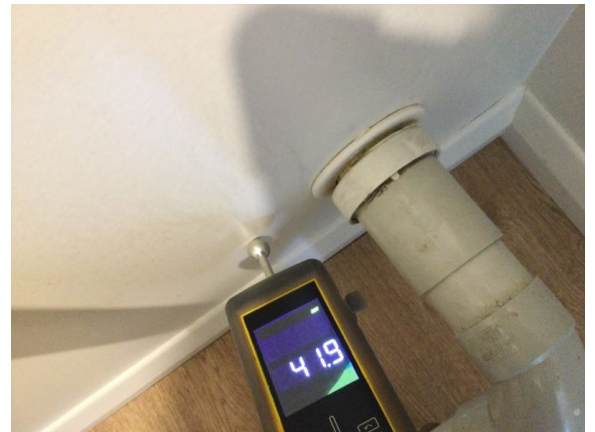
WC

WC - Overview



The toilet is on the northern side of the building.

There are no significant faults or areas of concern noted.



WC - Toilet



- Toilet type unknown
- floor mounted toilet
- s-pan
- plastic, wall hung cistern
- single flush
- wooden seat and lid



WC - Ventilation



- wall mounted extractor fan
- The extractor fan was not working at the time of inspection.



WC - Additional Features



- toilet roll holder

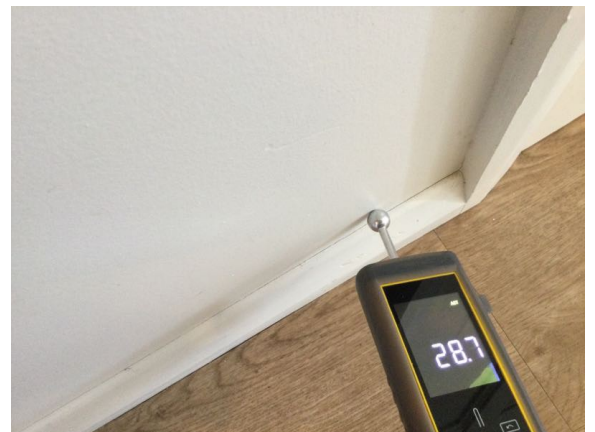
Laundry

Laundry - Overview



The laundry is on the north west 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



Laundry - Cupboards



- Large double door hot water cupboard with wooden shelves



Laundry - Lights



- Downlights: 2
- Ceiling mounted lights: 1
- All lights were working at the time of inspection.

Laundry - Electrical Switches and Outlets



Light switches: 1

Double Power outlets: 4