
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 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 non-invasive moisture meter. 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	Chris Thurnell
Address of Property	14 Westview Pl, Bethlehem
Inspector	Alistair Simpson
Company	Straight Up Inspections
Position	Director
Qualifications	Builder
Date of Inspection	02 Feb 2026

The following areas of the property have been inspected

✓ Site	× Subfloor	✓ Exterior	✓ Roof	✓ Interior	✓ Services

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	02 Feb 2026
Our Reference	5377
Client	Chris Thurnell
Contact Number	020 4408917
e-mail Address	chris@thurnell.com
Real Estate Agent Name	Chris (owner)
Real Estate Agent Number	
Address of Property	14 Westview Pl, Bethlehem
Age of Property (approx)	00
Number of Bedrooms	6
Floor Area	370
Status	Occupied
Persons present at inspection	Alistair Simpson
Weather Conditions	Cloudy
Humidity	89%
Temperature	20 degrees C
Time of Inspection	09:30
Type of Cladding	Brick, block and weatherboard
Special Issues	

SUMMARY

Summary - General

The general condition of the house at the time of inspection is good for its age. There are some minor areas of concern 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.

Ensuite - Shower Defects

Defects found:
• higher than average moisture readings were taken around the shower
Found in a small area on the left hand side.

Further investigation is recommended 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.



Exterior

Exterior - Exterior Construction

The house is constructed from solid concrete block on the first level, and the second level has a timber frame clad with a combination of brick and weatherboards. There are no significant faults or areas of concern noted.





Exterior - Deck and Balconies

The deck on the upper northern side of the building is a floating decking over a waterproof membrane.



Roof

Roof - Identification

The roof:
• steel profiled
The pitch of the roof is 30 degrees
The fascia/barge:
• painted timber fascia
The spouting/gutter:
• external copper spouting
The downpipes:
• copper downpipes
The soffits:
• fibre cement lined soffits



There are no significant faults or areas of concern noted.

Roof - Roof Space Survey

The construction of the roof frame: timber trusses
The ceiling construction: timber battens
The roof underlay: bitumen-impregnated roofing underlay supported on wire mesh
The insulation: polyester insulation
The insulation thickness: approx 200mm







Interior

Interior - Ceilings

- plasterboard
- TG&V (tongue and groove with a small v)
- plaster cornice
- timber scotia

Interior - Walls

- plasterboard,
- TG&V (tongue and groove with a small v),
- brick, .

Interior - Floors

- carpet
- timber
- ceramic tile

Services

Services - Meters

Power meter
- outside on the southern side of the building



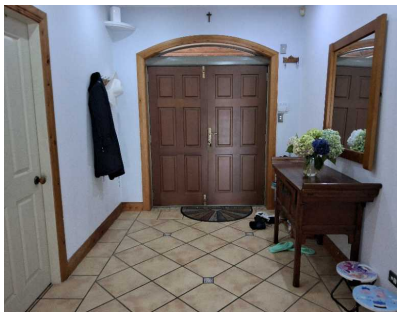
Services - Services

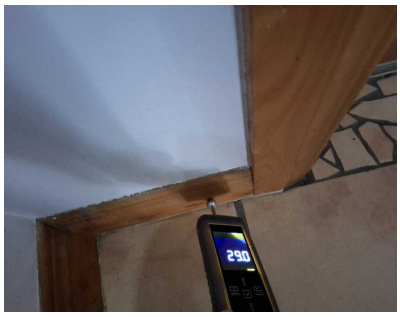
- mains supply electricity
- bottled gas supply
- water from mains supply
- foul water disposal connected to public line

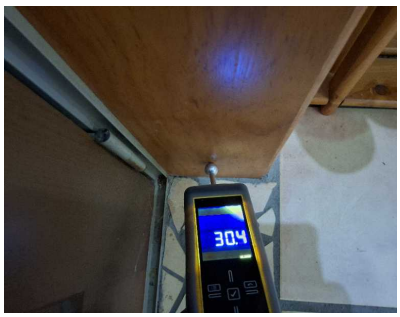
Entry

Entry - Overview

The entry is on the southern side of the building.
Second level
There are no significant faults or areas of concern noted.







Entry - Lights

Downlights: 4
All lights were working at the time of inspection.

Entry - Electrical Switches and Outlets

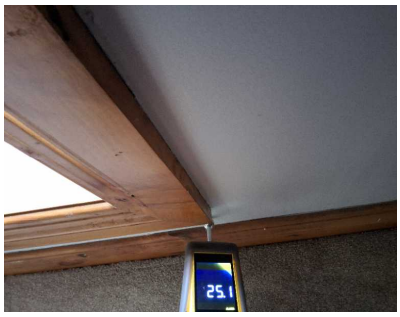
Light switches: 3
Single Power outlets: 1
Security keypad: 1

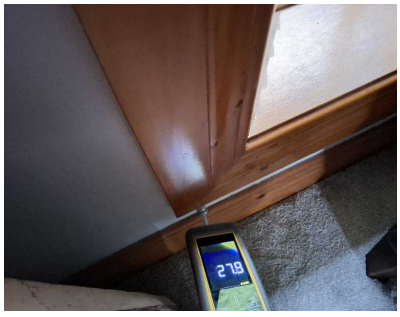
Lounge

Lounge - Overview

The lounge is on the western side of the building.
Second level
There are no significant faults or areas of concern noted.







Lounge - Lights

Downlights: 6
All lights were working at the time of inspection.

Lounge - Electrical Switches and Outlets

Light switches: 2
Double Power outlets: 6
Phone/Data outlets: 1
TV outlets: 1

Lounge - Heating

• Fujitsu heat pump. We suggest the filters are cleaned regularly and serviced as per manufacturers instructions
• 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.

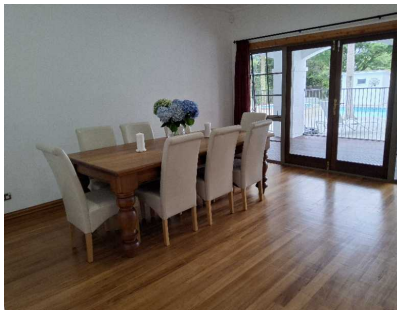


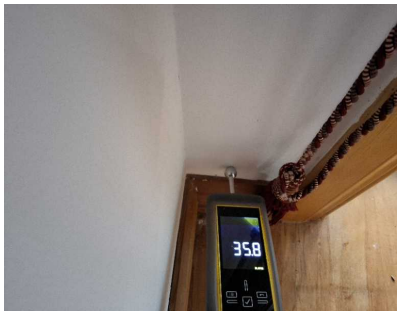


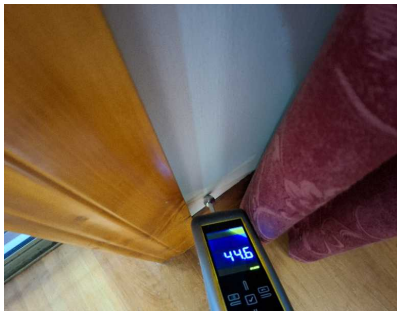
Dining room

Dining room - Overview

The dining room is on the northern side of the building.
Second level
There are no significant faults or areas of concern noted.







Dining room - Lights

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

Dining room - Electrical Switches and Outlets

Light switches: 2
TV outlets: 1

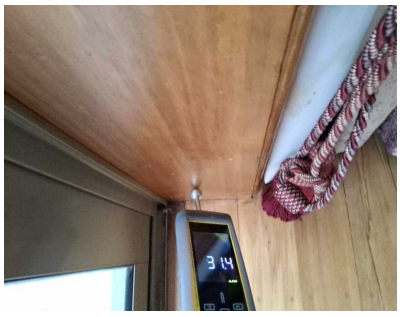
Family room

Family room - Overview

The family room is on the northern side of the building.
Second level
There are no significant faults or areas of concern noted.







Family room - Lights

Downlights: 7
All lights were working at the time of inspection.

Family room - Electrical Switches and Outlets

Light switches: 4
Double Power outlets: 3
Phone/Data outlets: 1
TV outlets: 1

Family room - Heating

• Fujitsu heat pump. We suggest the filters are cleaned regularly and serviced as per manufacturers instructions
• freestanding gas fireplace.
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.



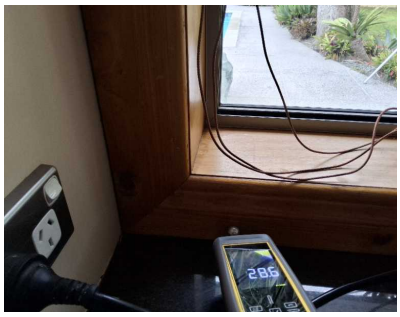


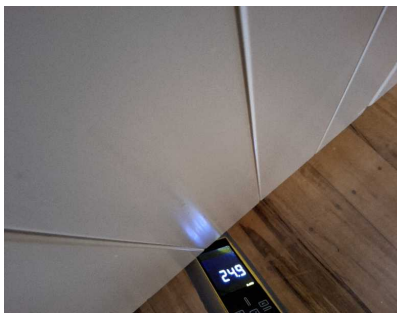
Kitchen

Kitchen - Overview

The kitchen is on the north east side of the building.
Second level
There are no significant faults or areas of concern noted.







Kitchen - Kitchen Survey

- granite benchtop
- an electric underbench oven (not tested)
- bench mounted gas hob (not tested)
- rangehood type extractor fan (not tested)
- melamine cabinets
- spray painted lacquer doors
- spray painted lacquer drawer fronts
- drawers on standard runners







Kitchen - Lights

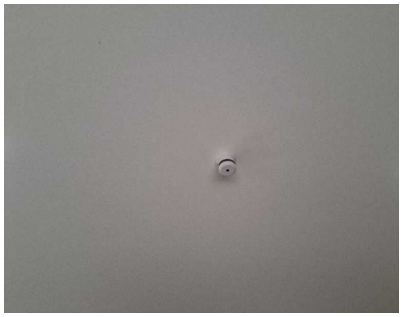
Downlights: 13
All lights were working at the time of inspection.

Kitchen - Electrical Switches and Outlets

Light switches: 1
Single Power outlets: 1
Double Power outlets: 3

Kitchen - Fire Security

Battery powered smoke alarm on the ceiling. Not tested.



Hall

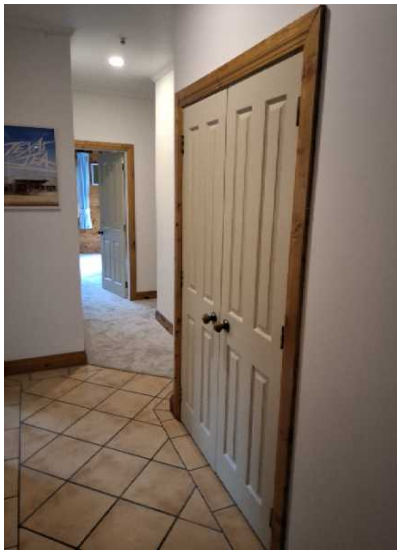
Hall - Overview

The hall is centrally located.
Second level
There are no significant faults or areas of concern noted.

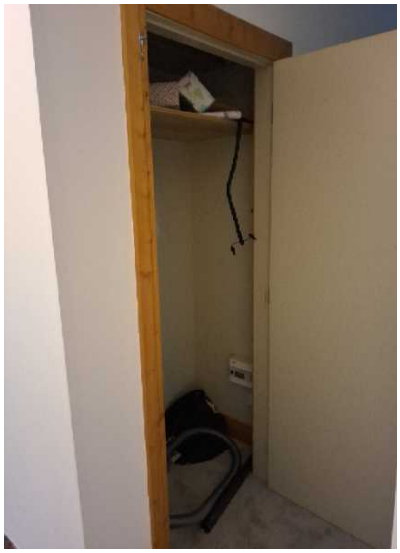


Hall - Cupboards

Average sized double door linen cupboard with wooden shelves



Average sized single door cupboard with a wooden shelf



Hall - Lights

Downlights: 5
All lights were working at the time of inspection.

Hall - Electrical Switches and Outlets

Light switches: 4
Single Power outlets: 1

Hall - Fire Security

Battery powered smoke alarm on the ceiling. Not tested.
x2



Stairwell

Stairwell - Overview



This room is on the southern side of the building.

There are no significant faults or areas of concern noted.

Stairwell - Lights

Recessed wall lights: 6
All lights were working at the time of inspection.

Stairwell - Electrical Switches and Outlets

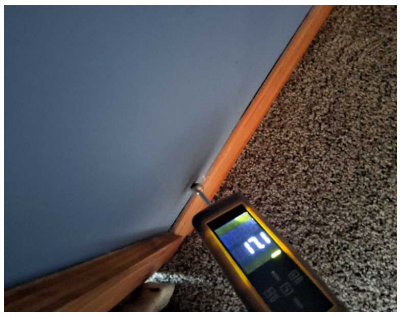
Light switches: 1

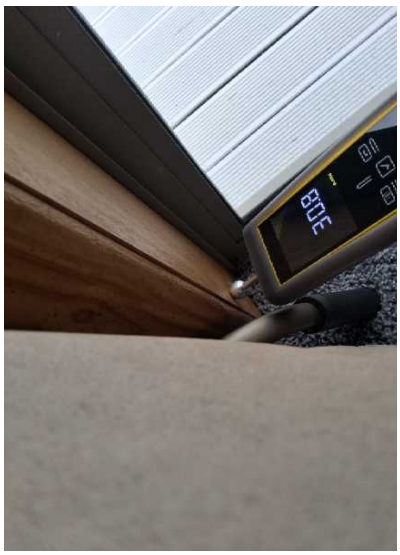
Bedroom 1

Bedroom 1 - Overview

This bedroom is on the north east side of the building.
Third level
There are no significant faults or areas of concern noted.







Bedroom 1 - Cupboards

Large single door wardrobes with wooden shelves and clothes rails



Bedroom 1 - Lights

Downlights: 4
Wall mounted lights: 2
All lights were working at the time of inspection.

Bedroom 1 - Electrical Switches and Outlets

Light switches: 5
Double Power outlets: 4
Phone/Data outlets: 1
TV outlets: 1
Security keypad: 1

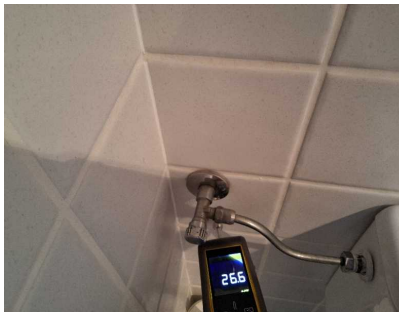
Ensuite

Ensuite - Overview

The ensuite is on the southern side of the building.
Third level
There is an area of concern noted below.







Ensuite - Shower Defects

Defects found:
• higher than average moisture readings were taken around the shower
Found in a small area on the left hand side.

Further investigation is recommended by a licensed building practitioner.



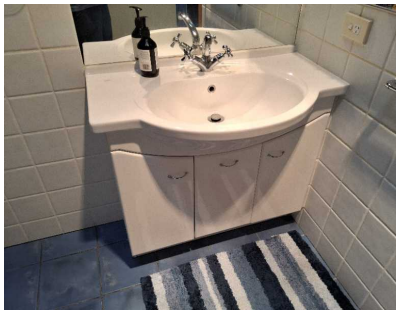
Ensuite - Shower

• Athena
• 1000x1000mm
• two 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 good
Please note, only visible plumbing can be assessed.

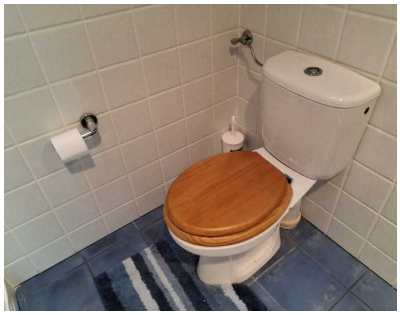


Ensuite - Vanity

• 1 single bowl, floor standing vanity
• width approximately 900mm
• a porcelain vanity top
• an inset basin
• hot and cold taps with spout
• three doors
• spray painted lacquer doors



Ensuite - Toilet



- Toilet type unknown
- floor mounted toilet
- s-pan
- close coupled, ceramic cistern
- single flush
- wooden seat and lid

Ensuite - Additional Features

- toilet roll holder
- large towel rail
- mirrors
- robe hooks
- shelf

Ensuite - Lights

Downlights: 3
All lights were working at the time of inspection.

Ensuite - Electrical Switches and Outlets

Light switches: 1

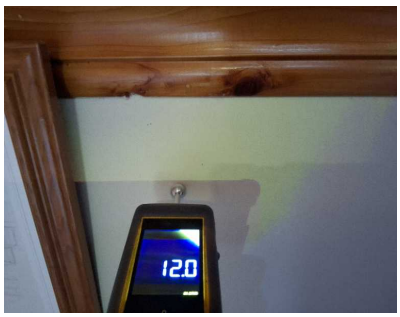
Bedroom 2

Bedroom 2 - Overview

This bedroom is on the south west side of the building.
Third level
There are no significant faults or areas of concern noted.







Bedroom 2 - Lights

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

Bedroom 2 - Electrical Switches and Outlets

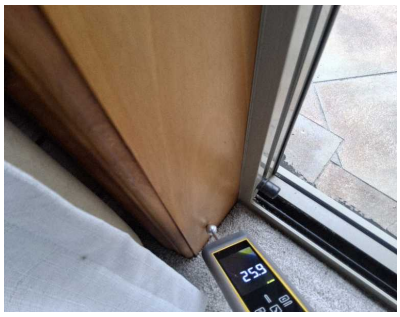
Light switches: 1
Double Power outlets: 3
Phone/Data outlets: 1

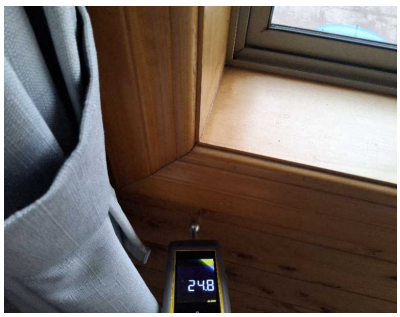
Bedroom 3

Bedroom 3 - Overview

This bedroom is on the south west side of the building.
Second level
There are no significant faults or areas of concern noted.







Bedroom 3 - Cupboards

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



Bedroom 3 - Lights

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

Bedroom 3 - Electrical Switches and Outlets

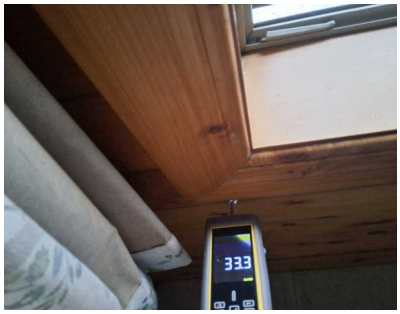
Light switches: 4
Double Power outlets: 2
Phone/Data outlets: 1

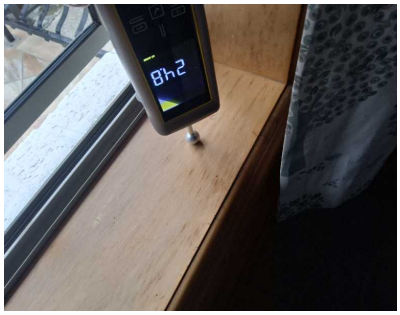
Bedroom 4

Bedroom 4 - Overview

This bedroom is on the western side of the building.
Second level
There are no significant faults or areas of concern noted.







Bedroom 4 - Cupboards

Average sized double door wardrobe with wire shelves and a clothes rail



Bedroom 4 - Lights

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

Bedroom 4 - Electrical Switches and Outlets

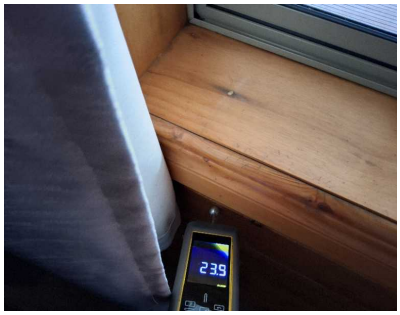
Light switches: 1
Double Power outlets: 2

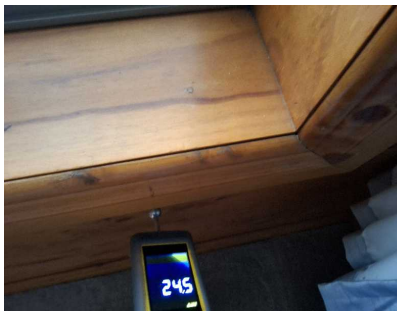
Bedroom 5

Bedroom 5 - Overview

This bedroom is on the northern side of the building.
Second level
There are no significant faults or areas of concern noted.

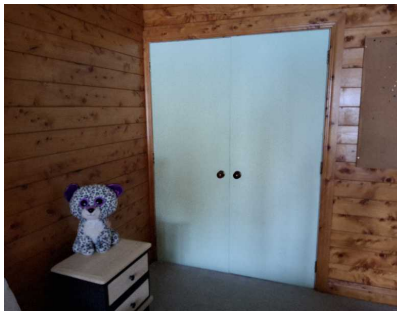






Bedroom 5 - Cupboards

Average sized double door wardrobe with wire shelves and a clothes rail



Bedroom 5 - Lights

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

Bedroom 5 - Electrical Switches and Outlets

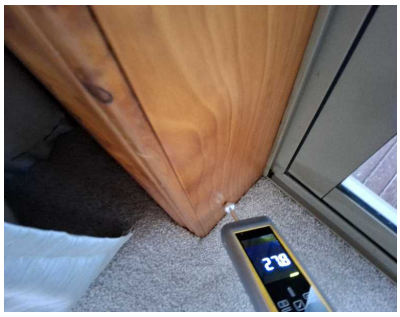
Light switches: 1
Double Power outlets: 2

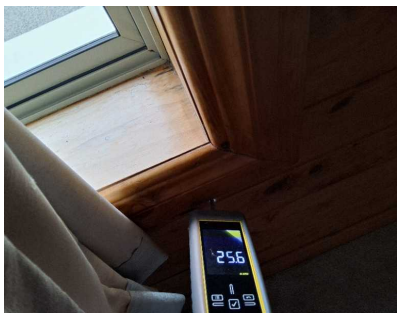
Bedroom 6

Bedroom 6 - Overview

This bedroom is on the north west side of the building.
Second level
There are no significant faults or areas of concern noted.







Bedroom 6 - Cupboards

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



Bedroom 6 - Lights

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

Bedroom 6 - Electrical Switches and Outlets

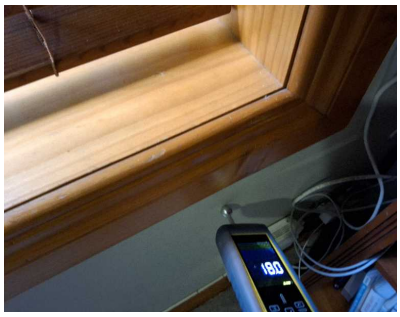
Light switches: 1
Quad Power outlets: 2

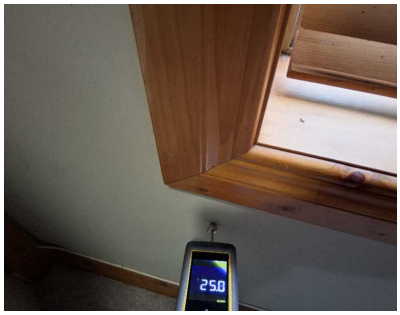
Office/Study

Office/Study - Overview

The office is on the southern side of the building.
Second level
There are no significant faults or areas of concern noted.

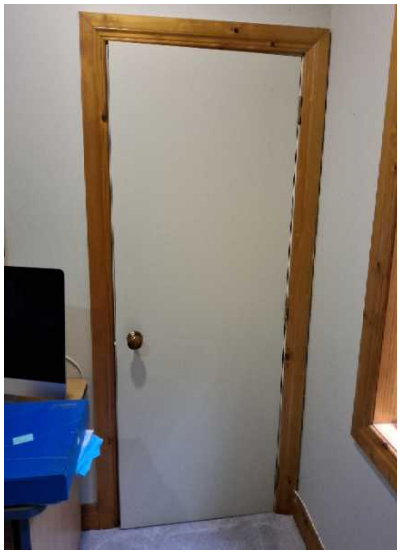






Office/Study - Cupboards

Average sized single door cupboard with wire shelves



Office/Study - Lights

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

Office/Study - Electrical Switches and Outlets

Light switches: 1
Double Power outlets: 2
Phone/Data outlets: 1

Office/Study - Switchboard/Fuseboard

The switchboard is located on the northern wall.

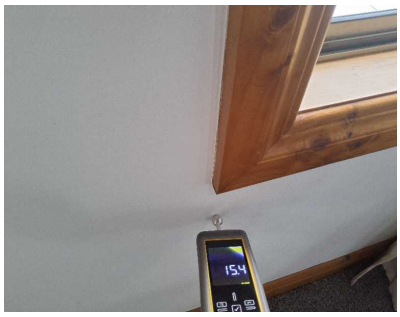


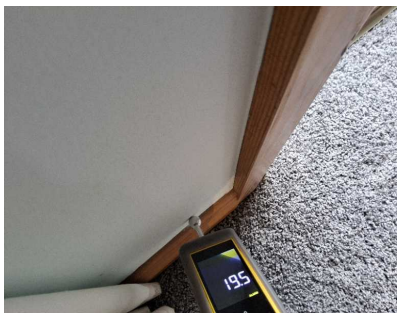
Upstairs Lounge

Upstairs Lounge - Overview

The lounge is on the northern side of the building.
Third level
There are no significant faults or areas of concern noted.







Upstairs Lounge - Lights

Downlights: 8
All lights were working at the time of inspection.
Bulbs: Check the bulbs.

Upstairs Lounge - Electrical Switches and Outlets

Light switches: 2
Double Power outlets: 3
TV outlets: 1

Upstairs Lounge - Fire Security

Battery powered smoke alarm on the ceiling. Not tested.



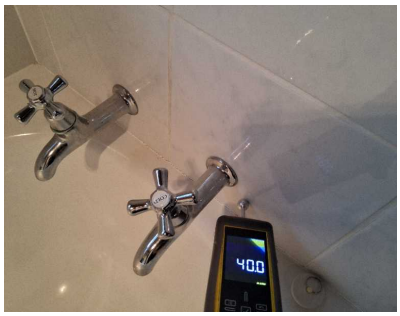
Bathroom

Bathroom - Overview

The bathroom is on the southern side of the building.
Second level
There are no significant faults or areas of concern noted.







Bathroom - Shower



- Shower type unknown
- 870x1000mm
- three sided shower
- tiled
- tiled tray
- frameless glass
- safety glass door and side panel
- shower mixer
- slide shower
- floor waste and trap
- the water pressure is good

Please note, only visible plumbing can be assessed.

Bathroom - Vanity



- a double bowl, floor standing vanity
- width approximately 1800mm
- a semi recessed basin
- hot and cold taps with spout
- five drawers
- spray painted lacquer drawer fronts
- four doors
- spray painted lacquer doors

Bathroom - Bath



- Bath type unknown
- drop in bath
- enamel on steel
- 6760x1660mm
- tiled bath surround
- hot and cold taps
- the water pressure is good

Please note, only visible plumbing can be assessed.

Bathroom - Ventilation

• ceiling mounted heat, light and fan unit
The extractor fan was not working, the heat lamps were.



Bathroom - Additional Features

• heated towel rail (not tested)
• mirror
• robe hooks
• shelf

Bathroom - Lights

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

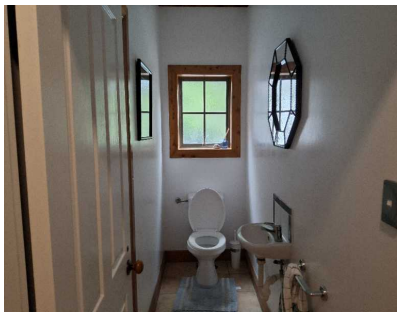
Bathroom - Electrical Switches and Outlets

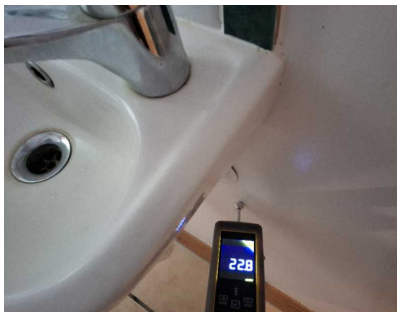
Light switches: 1
Double Power outlets: 1

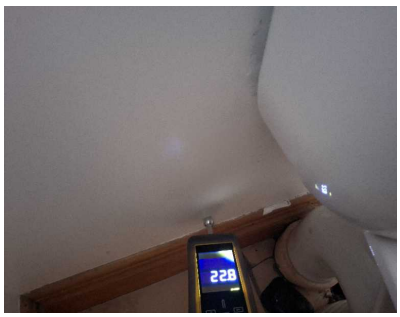
WC

WC - Overview

The toilet is on the southern side of the building.
Second level
There are no significant faults or areas of concern noted.







WC - Vanity

- 1 single bowl, wall hung vanity
- width approximately 400mm
- a porcelain vanity top
- an inset basin
- mixer



WC - Toilet



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

WC - Additional Features

- toilet roll holder
- small towel rail
- mirror

WC - Lights

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

WC - Electrical Switches and Outlets

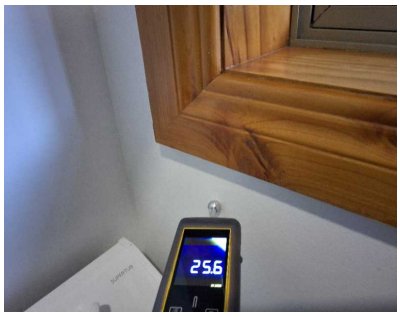
Light switches: 1

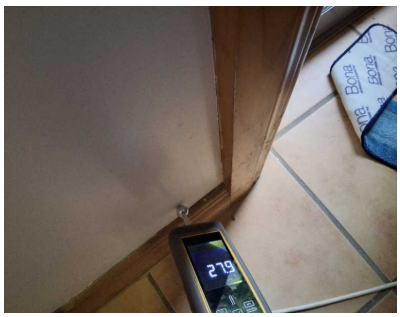
Laundry

Laundry - Overview

The laundry is on the southern side of the building.
Second level
There are no significant faults or areas of concern noted.







Laundry - Cupboards

Average sized single door cupboard with wooden shelves



Laundry - Lights

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

Laundry - Electrical Switches and Outlets

Light switches: 1
Double Power outlets: 1

Garage

Garage - Overview

The garage is on the western side of the building.
First level
There are no significant faults or areas of concern noted.



Garage - Lights

Ceiling mounted lights: 7
All lights were working at the time of inspection.

Garage - Electrical Switches and Outlets

Light switches: 1
Single Power outlets: 1
Double Power outlets: 3
Phone/Data outlets: 1