

ROUTINE INSPECTION REPORT

10 Test Parade, St Albans, Napier 4110



Report completed on Tuesday 07/06/2022

Prepared by Tamsin Watson

Inspection Completed On: Tuesday 07/06/2022
Lease Commencement Date: Friday 25/05/2018
Lease Expiry Date: Saturday 23/05/2020
Rent Review: Saturday 28/12/2019
Current Rental Amount: \$660.00 per week
Tenant/s: Sam Pell; Sue Pell

Maintenance Items

Ensuite	
#1 Overall	Leaking toilet The toilet in the ensuite is leaking. I have arranged for a plumber to attend to this. (1 photo, page 4)
General Outside	
#2 Overall	Broken fence The fence has blown down in the strong winds last week. I will organise A couple of builders to provide quotes to repair this. (1 photo, page 4)

Inspection Findings

Bedroom Downstairs	
Overall	This is the new default message (1 photo, page 5)
Entrance	
Overall	Above Satisfactory
Lounge room	
Overall	There is a mark on the carpet. This will need to be removed. (1 photo, page 5)
Kitchen	
Overall	The kitchen looks very clean and tidy. (1 photo, page 5)
Ensuite	
Shower	The shower needs to be clean. There is a lot of soap scum around the plug. (1 photo, page 5)
Mirror/cabinet	There is a crack in the cabinet mirror that will need to be replaced. (2 photos, page 5)
Bedroom 2	
Overall	This is the new default message (3 photos, page 6)

Property Improvement Recommendations

The trees on the southern side of the house are hanging over the roof gutters. I would recommend getting them cleared. I am happy to organise this for you. Please let me know if you would like me to go ahead.

The carpet is very worn in the lounge area and the stairs. If you would like me to organise some quotes for you to have this replaced then please advise.

Property Managers Comment

Overall, the tenants are taking really good care of the property. The bathroom just required a bit of attention but the rest of the house was in really good condition and very clean and tidy.

Prepared by **Tamsin Watson**

Report completed on **Tuesday 07/06/2022**



DISCLAIMER:

Please remember that these checks shouldn't be confused with a building inspection. I can organise an independent builders report at any time - just let me know if you'd like one.

Maintenance Photos (2 photos)

#1 - Ensuite: Overall



#2 - General Outside: Overall



Inspection Photos (9 photos)

Bedroom Downstairs: Overall



Lounge room: Overall



Kitchen: Overall



Ensuite: Shower



Ensuite: Mirror/cabinet (photo 1 of 2)



Ensuite: Mirror/cabinet (photo 2 of 2)



Bedroom 2: Overall (photo 1 of 3)



Bedroom 2: Overall (photo 2 of 3)



Bedroom 2: Overall (photo 3 of 3)

