

Routine Inspection Summary

Property Address: 24 Test Street, Te Aro, Wellington

Dear Mr Example,

We completed an inspection of your property on the 1st October 2010. Overall the property was well presented and tidy.

During the inspection we noted:

Maintenance that needs to be carried out is:

A window latch has broken – looks to be due to age.

Preventative maintenance that should be carried out is:

The path will need weed spraying soon.

Tenants have to remedy the following:

Clear weeds from garden and clean deck.

We have undertaken the following actions:

A letter to remedy has been sent to the tenants and a follow up inspection booked.

We would like to undertake the following actions:

- 1: Have the path weed sprayed.
- 2: Have a contractor repair or replace the window catch.

Should you have any questions, please contact us.

Kind regards,

Staff Member

pp: Lambton Property Management Ltd

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The inspection is not a property survey or structural inspection, and should not be interpreted or utilised in relation to that. We are happy to recommend professional property inspectors who will carry out a comprehensive inspection if you require such a report. No liability will be accepted for any incorrect use or omission in the preparation or use of this report.

Inspection for: 24 Test Street, Te Aro, Wellington
Date of Inspection: 01/10/2008 **Carried Out By:** Staff Member

Approach:

- | | |
|---|-----------|
| ◇ Letter box - New | Excellent |
| ◇ Fence and gate | Good |
| ◇ Paths – <i>will need weed spraying again soon</i> | Good |
| ◇ Exterior of house | Good |
| ◇ Spouting | Average |
| ◇ Garden needs weeding | |
| ◇ Deck needs cleaning | Good |

Notes. *Large weeds growing; see photos.*  1: Large version at end of report

Front Entrance:

- | | |
|--|------|
| ◇ Front door & door handle (wood with glass panes) | Good |
| ◇ Light Switches x1 double | Good |
| ◇ Power Points | |

Lounge:

- | | |
|--------------------------|------|
| ◇ Floor – Carpet (green) | Good |
| ◇ Walls – wallpaper | Good |
| ◇ Ceiling – white tiles | Good |
| ◇ Lights x1 | Good |
| ◇ Power points | Good |
| ◇ Windows | Good |
| ◇ Curtains x4 pink | Good |
| ◇ Light switches x1 | Good |

Kitchen:

- | | |
|--------------------------|------|
| ◇ Floor – Polished wood | Good |
| ◇ Walls – wallpaper | Good |
| ◇ Ceiling –white tiles | Good |
| ◇ Lights x2 | Good |
| ◇ Sink – Stainless steel | Good |
| ◇ Surfaces –formica | Good |
| ◇ Cupboards x5 | Good |
| ◇ Oven – Simpson | Good |
| ◇ Windows | Good |
| ◇ Drawers x4 | Good |
| ◇ Power points x2 double | Good |
| ◇ Light Switches x1 dble | Good |

Toilet:

◇ Floors – tiles	Good
◇ Walls – aqua lining (repair mark around light switch)	Good
◇ Ceiling – white tiles	Good
◇ Light	Good
◇ Window (1 covered over part)	Good
◇ Toilet and cistern – old (blue/green)	Good
◇ Light switches	Good
◇ Door and handle with latch	Good

Bathroom:

◇ Floor – Tiles- grouting stained	Good
◇ Walls – Painted white	Good
◇ Ceiling	Average
◇ Light/heat lamp/fan - dusty	Good
◇ Windows	Good
◇ Door and handle with latch (wood)	Good
◇ Wooden vanity with mirrored (old)	Good
◇ Basin – Green	Good
◇ Bath –inset	Average
◇ Shower over bath	Good
◇ Shower door	Good
◇ Light switches x1 triple	Good

Hallway:

◇ Ceiling - painted white	Good
◇ Walls – cream wallpaper	Good
◇ Floor- green carpet	Good
◇ Light	Good
x2 ceiling (no shades), 2x wall mounted with shades	
◇ Smoke Alarm	Good
◇ Light switches	Good

Laundry (Cupboard):

◇ Walls (painted white)	Good
◇ Ceiling	Good
◇ Floor (tiles)	Good
◇ Door and Handle x2 and hook	Good
◇ Tub with shower rose instead of tap	Good
◇ Light	Good
◇ Power point x1 dbl	Good
◇ Extractor fan	Good
◇ Light switches	

Bedroom 1:

◇ Floors – Green carpet	Good
◇ Walls – wallpaper	Good
◇ Ceiling – painted white	Good
◇ Windows	Good
◇ Curtains x2 pink	Good
◇ Light x1	Good
◇ Door and handle	Good
◇ Wardrobe 1 double (sliding doors)	Good
◇ Power points	
◇ Light Switches	

Bedroom 2:

◇ Floors – Green carpet	Good
◇ Walls – wallpaper	Good
◇ Ceiling – white tiles	Good
◇ Windows – x2	Good
◇ Curtains x2 pink	Good
◇ Light x1	Good
◇ Wardrobe (double, sliding doors)	Good
◇ Door and handle (wood)	Good
◇ Power points	Good
◇ Light Switches	Good

Notes. *Window latch broken*  2: Large version at end of report

Bedroom 3 (Next to Front Door):

◇ Floors – Green carpet	Good
◇ Walls – wall paper	Good
◇ Ceiling – white tiles	Good
◇ Windows x1	Good
◇ Curtains x2 (pink)	Good
◇ Light x1	Good
◇ Wardrobe – single with mirror on front	Good
◇ Door and handle (wooden)	Good
◇ Power points	
◇ Light Switches	



1:



2:

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