

Your property

Property	126 Anderson Road, Wanaka
Tenants	<div style="background-color: black; width: 100px; height: 15px;"></div>
Rent	\$500.00 per week
Lease ends	17/11/2022

This inspection

Inspected on	Inspected by	Report created on
21 September 2022	Melanie Moore	21 September 2022

Comments

Area	Condition	Comments	Photos
Exterior	GOOD	Cladding and gutters are fine, no spider webs.	1-3
Grounds and Gardens	GOOD	Lawns and garden beds are tidy. Fruit trees have been pruned by the gardener and flowering. Irrigation timer has a few cracks, would you like that replaced?	4-8
Kitchen/meals	GOOD	No leaks from under the sink. Oven, cook top and extractor are clean.	9-12
Lounge room	GOOD	Few wear and tear chips and marks. Chimney swept Feb 22. Heat pump serviced June 22.	13-15
Bedroom 1	GOOD	Nothing to report. Windows open for ventilation.	16-17
Bedroom 2	GOOD	Nothing to report. Windows open for ventilation.	18-19
Bathroom	GOOD	Clean and tidy. Have asked tenant to clean extractor cover. Shower trap is broken, would you like me to organise a new one?	20-21
Laundry	GOOD	No leaks reported.	22-23
Smoke Alarms	GOOD	3x Smoke Alarms - Location Bedroom 1 & 2 and office downstairs. All expire 2028. All Tested and working.	24-26
Stairway	GOOD	Alistair looking at door today. There is a spider nest on the high ceiling, we will arrange for this to be removed.	27-28
Garage	GOOD	Nothing to report.	
Water Toby / Power Board	GOOD	Power board located in garage. 2x water toby - 1x in garden bed near driveway - 1 near front door driveway. Filter on main Toby.	29-31

Healthy Homes

GOOD

Healthy Homes Compliant.

Insurance

GOOD

Policy on file is up to date and expires in September 2023.

General comments

As usual, the house was looking good for the inspection. Rent is paid on time, please see notes regarding maintenance issues.

The builder is going to look at the door today and the tenant will give the extractor cover in the bathroom a good clean.

I will keep in touch with the tenants about their lease ending in November, at this stage it sounds like they won't renew, however will keep you updated.

Please note that inspections are carried out visually only as property managers hold no other qualification or representation other than that of a Property Agent.

 Inspection Photos

1 to 4 of 31 photos



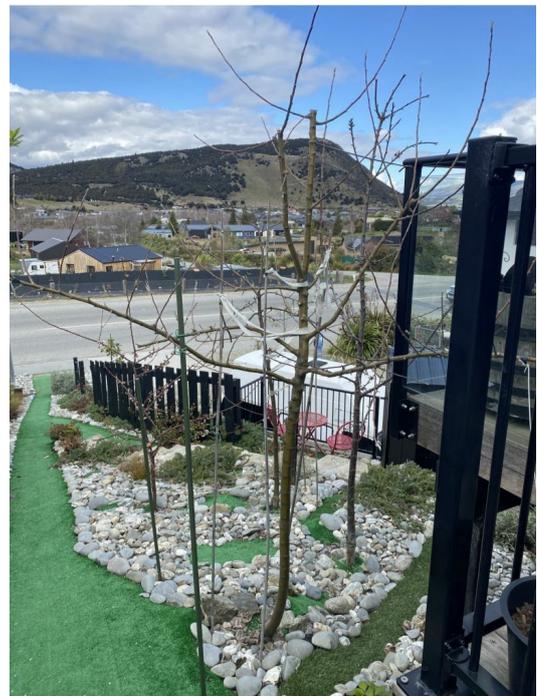
1. Exterior 21/09/22 at 02:20 PM



2. Exterior 21/09/22 at 02:21 PM



3. Exterior 21/09/22 at 02:21 PM



4. Grounds and Gardens 21/09/22 at 02:21 PM

Photos continued...

5 to 8 of 31 photos



5. Grounds and Gardens 21/09/22 at 02:22 PM



6. Grounds and Gardens 21/09/22 at 02:22 PM



7. Grounds and Gardens 21/09/22 at 02:23 PM



8. Grounds and Gardens 21/09/22 at 02:23 PM

Photos continued...

9 to 12 of 31 photos



9. Kitchen/meals 21/09/22 at 02:25 PM

10. Kitchen/meals 21/09/22 at 02:25 PM



11. Kitchen/meals 21/09/22 at 02:25 PM

12. Kitchen/meals 21/09/22 at 02:26 PM

Photos continued...

13 to 16 of 31 photos



13. Lounge room 21/09/22 at 02:26 PM



14. Lounge room 21/09/22 at 02:36 PM



15. Lounge room 21/09/22 at 02:38 PM



16. Bedroom 1 21/09/22 at 02:27 PM

Photos continued...

17 to 20 of 31 photos



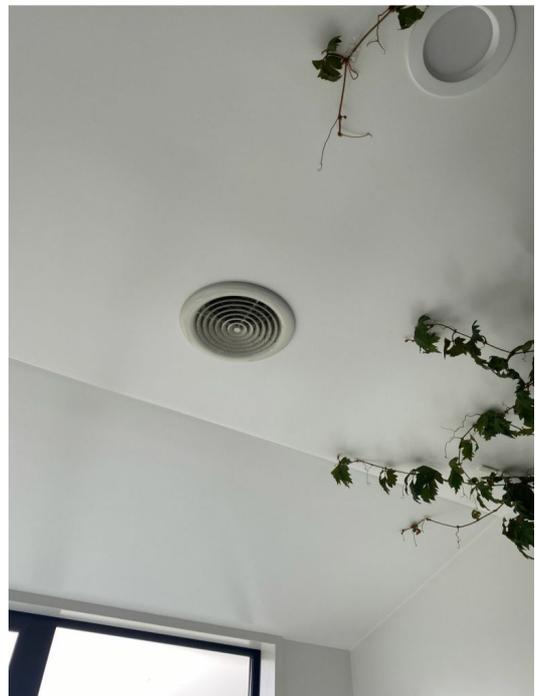
17. Bedroom 1 21/09/22 at 02:27 PM



18. Bedroom 2 21/09/22 at 02:27 PM



19. Bedroom 2 21/09/22 at 02:38 PM



20. Bathroom 21/09/22 at 02:39 PM

Photos continued...

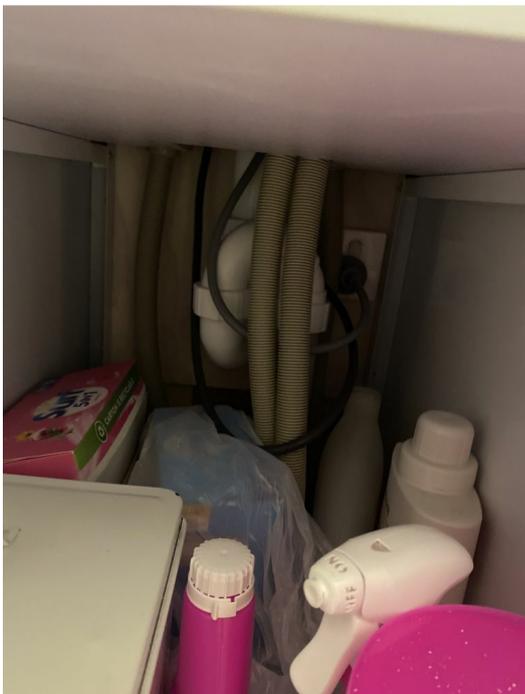
21 to 24 of 31 photos



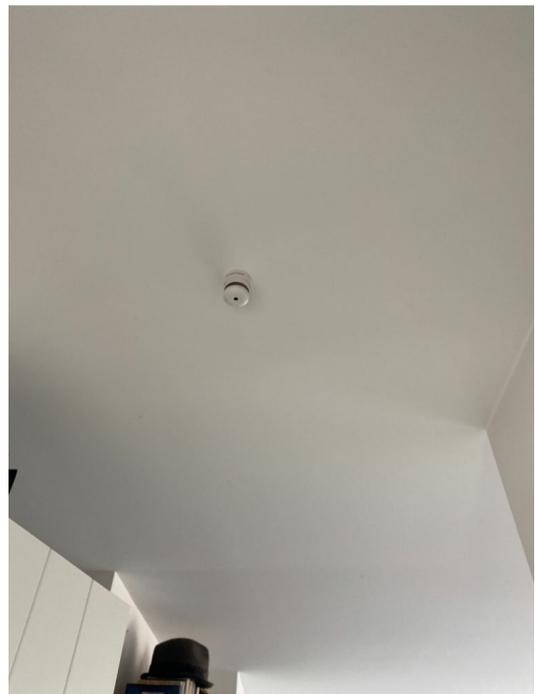
21. Bathroom 21/09/22 at 02:40 PM



22. Laundry 21/09/22 at 02:29 PM



23. Laundry 21/09/22 at 02:29 PM



24. Smoke Alarms 21/09/22 at 02:32 PM

Photos continued...

25 to 28 of 31 photos



25. Smoke Alarms 21/09/22 at 02:33 PM



26. Smoke Alarms 21/09/22 at 02:33 PM



27. Stairway 21/09/22 at 02:30 PM



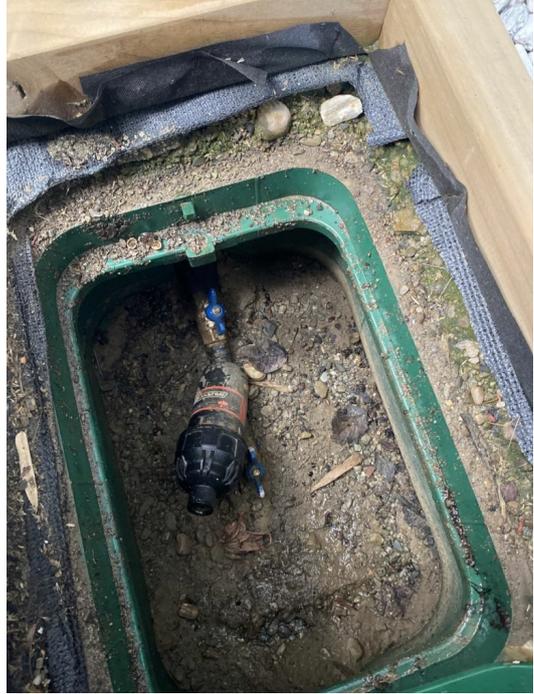
28. Stairway 21/09/22 at 02:32 PM

Photos continued...

29 to 31 of 31 photos



29. Water Toby / Power Board 21/09/22 at 02:33 PM



30. Water Toby / Power Board 21/09/22 at 02:34 PM



31. Water Toby / Power Board 21/09/22 at 02:35 PM

 **Maintenance Requests**

Title	Description
Irrigation timer	Irrigation timer cracked
Shower trap	Shower trap broken