



123 Example Street, Nelson 7010 New Zealand

Inspection date	2 Jun 2022
Performed by	Jenny Jackson
Inspection type	Routine report

Table of Contents

Summary	Page 1
Lounge	Page 2
Kitchen	Page 3
Front yard	Page 4
Deck	Page 5
Bathroom	Page 6
Bedroom	Page 8
Hallway	Page 9
Study	Page 10
Bedroom 2	Page 11
Backyard	Page 12
Meter read	Page 13
Signatures	Page 14
Appendix 1: Maintenance TODOs	Page 15

Summary

People

Landlords: Jenny Jackson and Sam Ooden

Tenant: Tessa Tenant

Summary notes

Thanks for looking after the place guys! I've noted a few things for me to do and couple for you. Any questions be sure to let me know :) — Jenny

Space	No issues	Requires attention
Lounge	✓	
Kitchen		!
Front yard	✓	
Deck	✓	
Bathroom	✓	
Bedroom	✓	
Hallway	✓	
Study	✓	
Bedroom 2	✓	
Backyard	✓	
Meter read	✓	

The digital version of this report and all images and/or videos can be found [here on myInspections.com](https://myinspections.com).

Lounge

✓ No issues

Notes

Chipped tile in front of fireplace

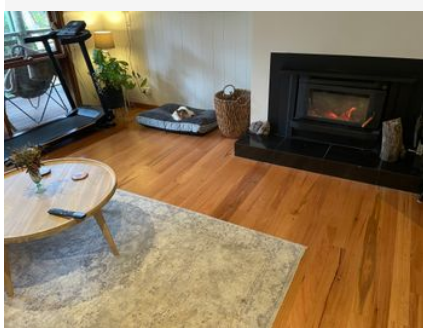
To-do's

- Clean heat pump filter next inspection

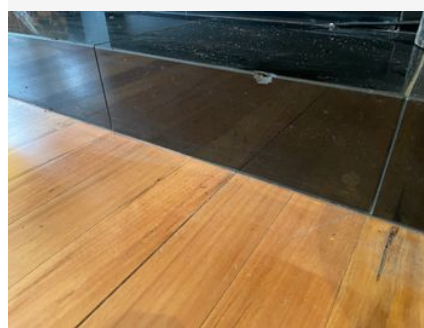
Photos & Videos



[1 of 4](#)

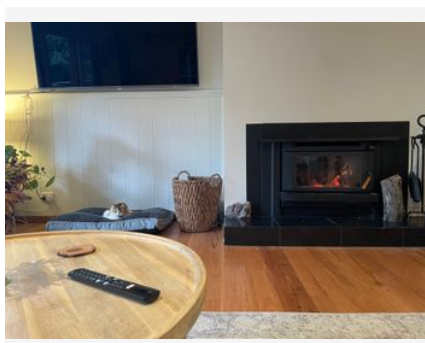


[2 of 4](#)



[3 of 4](#)

Chip on tile in front of fireplace



[4 of 4](#)

Kitchen

⚠ Requires attention

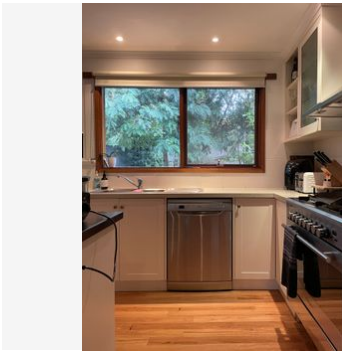
Notes

Oven seal needs replacing. Wear and tear on sink edge. Overall great condition!

To-do's

- Replace oven seal

Photos & Videos



[1 of 6](#)



[2 of 6](#)

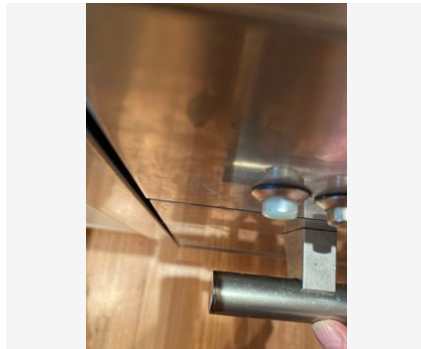


[3 of 6](#)



[4 of 6](#)

Pre-existing scratches on the cupboard



[5 of 6](#)



[6 of 6](#)

Oven seal needs replacing. Door sits open.

Front yard

✓ No issues

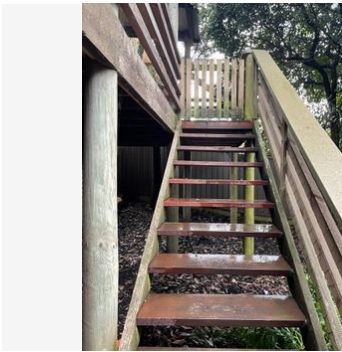
Notes

Lawns and garden look well maintained (thank you). Stairs appear to be in good working condition.

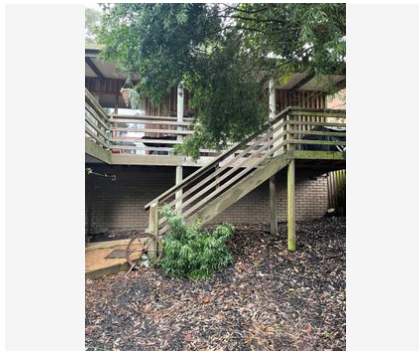
To-do's

- Investigate non-slip solutions for stairs
- Organise tree trimming for next month (landlord)

Photos & Videos



[1 of 2](#)



[2 of 2](#)

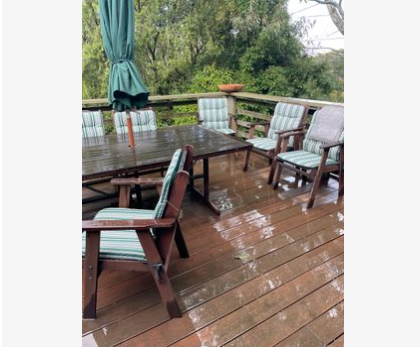
Deck

✓ No issues

Notes

Deck is in good condition. Reminder for me (landlord) to reseal the deck in 6 months time. I'll assess again at next inspection.

Photos & Videos



[1 of 1](#)

Bathroom

✓ No issues

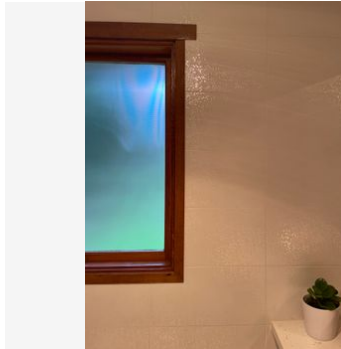
Notes

Bathroom is in good condition, last regROUTED 2 months ago

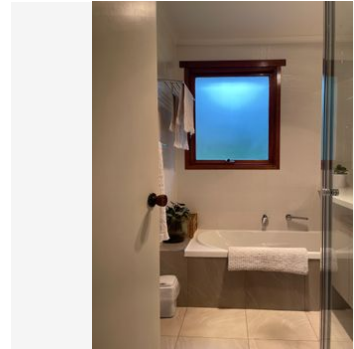
Photos & Videos



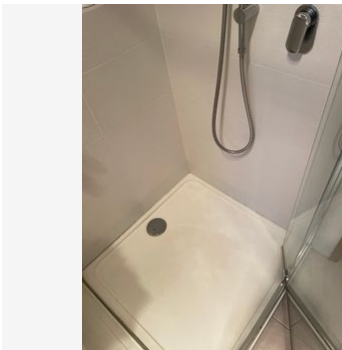
[1 of 6](#)



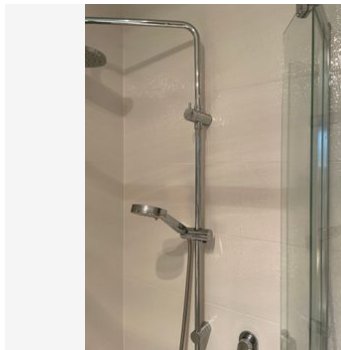
[2 of 6](#)



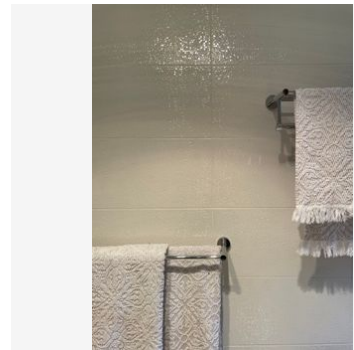
[3 of 6](#)



[4 of 6](#)



[5 of 6](#)



[6 of 6](#)

Bathroom (continued)

Review by Tessa Tenant

Notes

Might be a minor leak near the bathroom sink.



[1 of 1](#)

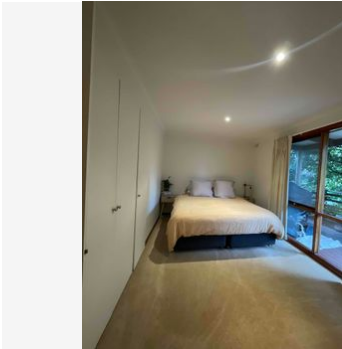
Bedroom

✔ No issues

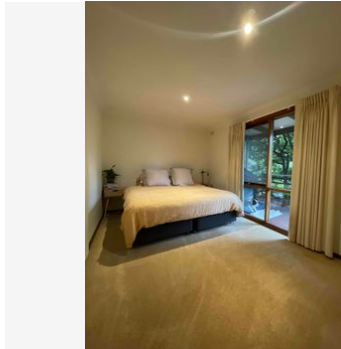
Notes

Clean and tidy.

Photos & Videos



[1 of 2](#)



[2 of 2](#)

Hallway

✓ No issues

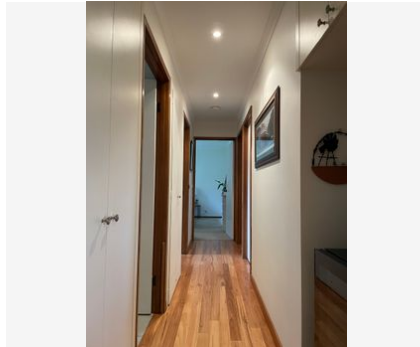
Notes

Few scuffs on skirtings but is general wear and tear. Smoke alarm checked and working.

Photos & Videos



[1 of 2](#)



[2 of 2](#)

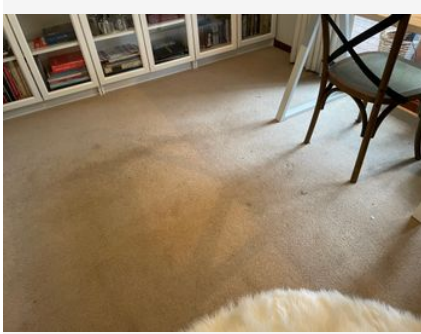
Study

✓ No issues

Notes

Good condition. Stain on carpet in front of cupboards.

Photos & Videos



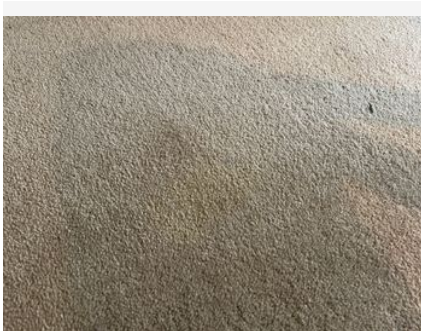
[1 of 4](#)



[2 of 4](#)



[3 of 4](#)



[4 of 4](#)

Stain on carpet

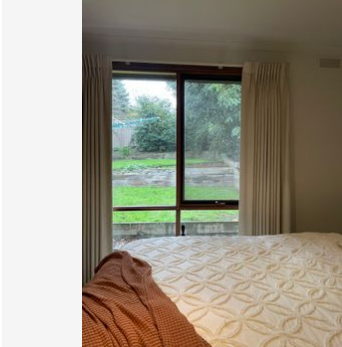
Bedroom 2

✓ No issues

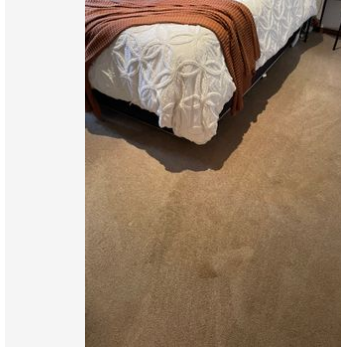
Notes

A small stain was visible last inspection but since has been cleaned.

Photos & Videos



[1 of 2](#)



[2 of 2](#)

Backyard

✓ No issues

Notes

Lawns and garden are tidy and well maintained/presented

Photos & Videos



[1 of 3](#)



[2 of 3](#)



[3 of 3](#)

Meter read

✔ No issues

Photos & Videos



[1 of 1](#)

Meter

Signatures

Jenny Jackson

LANDLORD

A handwritten signature in blue ink, featuring a large, stylized 'J' and 'J' followed by a horizontal line.

Date: 2 Jun 2022

Sam Ooden

LANDLORD

A handwritten signature in blue ink, featuring a stylized 'S' and 'O' followed by a horizontal line.

Date: 2 Jun 2022

Tessa Tenant

TENANT

A handwritten signature in blue ink, featuring a stylized 'T' and 'T' followed by a horizontal line.

Date: 2 Jun 2022

Appendix 1: Maintenance to-do's

Property: 123 Example Street, Nelson 7010 New Zealand

The following maintenance to-do's were flagged during this inspection:

Lounge

- Clean heat pump filter next inspection

Kitchen

- Replace oven seal

Front yard

- Investigate non-slip solutions for stairs
- Organise tree trimming for next month (landlord)