

Standard Inspection



Address	2134 Henderson Road, Whakamaru
Date	July 24 th 2025
Clerk	Sally Johns
Client	Whakamaru Farms

1. INTERIOR				
Ref	Name	Description	Condition	Additional Comments
1.1	Kitchen	Rangehood Freestanding oven Lino	Floors - new vinyl in clean condition Ceiling and walls - freshly painted in tidy condition Benchtops - new bench top Cupboards - new kitchen in tidy condition Oven - affected by cleaning residue Lights and switches - in working order Needs Cleaning - Tenant	+ Add your comment...
1.2	Lounge/Dining	Lino Carpet Curtains Lockwood	Floors - new carpet in clean condition Ceiling and walls - freshly painted in tidy condition Windows - in tidy condition Curtains - in tidy condition Doors - in tidy condition Fire place - in working order	+ Add your comment...
1.3	Hallway/Cupboards	Carpet Painted	Floors - new carpet in tidy condition Ceiling and walls - freshly painted Cupboards - in tidy condition Smoke alarm - not present Lights & switches - in working order To be installed - Landlord	+ Add your comment...
1.4	Bedrooms	Carpet Curtains 3 bedroom	Bedroom 1 first left Floors - new carpet in tidy condition Ceiling and walls - freshly painted Windows - freshly painted Curtains - in tidy condition Wardrobes - freshly painted Lights and switches - in working order Bedroom 2 first right Floors - new carpet in tidy condition Ceiling and walls - freshly painted Windows - freshly painted Curtains - small marks present Wardrobes - freshly painted Lights and switches - in working order Bedroom 3 second left Floors - new carpet in tidy condition Ceiling and walls - freshly painted Windows - freshly painted Curtains - minor mould on base of curtain, explained to tenant to open every morning to prevent this Wardrobes - freshly painted Lights and switches - in working order Needs Cleaning - Tenant	+ Add your comment...

1.5	Bathroom/toilet rooms	Bath Vanity Glass shower door	Floors - In tidy condition Ceiling and walls - freshly painted Window - in tidy condition Sink - in clean condition Shower - glass heavily affected by mineral buildup, seal stained and brittle Bath - in tidy condition, small stain present Toilet - in tidy condition Fittings- in working order Lights and switches - in working order To review - Landlord	+ Add your comment...
1.6	Laundry	Laundry tub	Laundry tub - appears in good working order Rust present Draws do not fully open due to door frame	+ Add your comment...



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2. EXTERIOR

Ref	Name	Description	Condition	Additional Comments
2.1	Cladding	Wooden	Appears in good condition, stain coming away in multiple areas, scratches on cladding Drawings at rear of house To review - Landlord	+ Add your comment...
2.2	Decks/entrance	Wooden	In good condition, affected by mould To be cleaned - Landlord	+ Add your comment...
2.3	Lawns/gardens	Rotary clothesline	In tidy condition Kids playground present	+ Add your comment...
2.4	Garage/Carports		In good condition	+ Add your comment...
2.5	Roof/Spouting	External	In tidy condtion	+ Add your comment...



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Tenant Responsibilities		
Ref	Action Required	Comments
1.1 Interior » Kitchen	Needs Cleaning	Oven - affected by cleaning residue
1.4 Interior » Bedrooms	Needs Cleaning	Curtains - small marks present

Landlord Responsibilities		
Ref	Action Required	Comments
1.3 Interior » Hallway/Cupboards	To be installed	Smoke alarm - not present
1.5 Interior » Bathroom/toilet rooms	To review	Schedule shower seal replacement when budget allows
2.1 Exterior » Cladding	To review	Schedule exterior of house to be stained when budget allows
2.2 Exterior » Decks/entrance	To be cleaned	Affected by mould

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

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Signed by the

Signatures

Print Name

Date / /

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Print Name

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