

# Home Inspection Report

Client: Smiley  
 Address: 92 Hensman Road  
 Queenstown Hill,  
 Queenstown 9300  
 Inspection Details: Monthly



## Inspection Date & Time:

Thursday, 7 March 2019  
 12:00 pm

## Weather:

Rain Showers 17°C



### Interior Check:

	Pass	Remedied	Fail
Entry Door Operational	✓		
Windows Locked	✓		
Exterior Doors Locked	✓		
Curtains & Blinds - Closed		⚠	
Toilets Flushed	✓		
Sink Taps Run	✓		
Bath Run	✓		
Showers Run	✓		
Interior Doors Operational	✓		
Interior Sliders Operational	✓		
Cavity Sliders	✓		
Glass Clean	✓		
Appliances Checked	✓		
Dishwasher	✓		
Refrigerator / Freezer	✓		
Oven	✓		
Hob	✓		
Microwave	✓		
Washing Machine	✓		
Dryer	✓		
Gas Fire Operational	✓		
Hot Water Cylinder	✓		
Lighting Checked	✓		
Garage Door Operational		⚠	
Roundshot Operational	✓		
Home Clean	✓		
Rubbish Clear	✓		
Recycling Clear	✓		

### Exterior Check:

	Pass	Remedied	Fail
Driveway in Good Condition	✓		
Standing Water	✓		
Landscape Kept Up			✗
Lawn Cut	✓		
Weeds	✓		
Irrigation System - Off			✗
Exterior Cladding	✓		
Glass Clean / Spider Spray	✓		
Lighting Checked	✓		
Check Exterior Taps	✓		
Exterior Courtyard	✓		
Outside BBQ	✓		
BBQ Gas Bottle Full - Off	✓		
Gas Fire Operational	✓		
Outdoor Furniture		⚠	
Gas Bottles Full - On	✓		

### Upon Departure:

	Pass	Remedied	Fail
Heating - Off	✓		
Lighting - Off	✓		
Door Locked	✓		
Alarm System - On	✓		

### Routine Maintenance:

	Pass	Remedied	Fail
Annual Heat Pump Service: March			✗
Annual Gas Fire Service: March			✗
Rodent Service: March	✓		
Rodent Service: October	✓		

## Notes

- Some of the blinds were left open and I shut them.
- The garage door technician came to the house last week and added a low headroom kit to the door, see photo below. It is working much better now and hopefully that will be the end of any issues we may have with it.
- There was a lone outdoor cushion out on the deck which I have put in the garage with the others, see photo below.
- Some of the plants were looking a bit droopy so I checked the irrigation system which was off. I called the landscaper to see why and they said they thought the neighbour past your place may have been shutting it off because it sprays some of his driveway which runs down his stairs and the shared park where he parks his truck. I have asked the landscaper to modify the system so that it only sprays the garden beds so hopefully does not cause any more issues.
- I also decided to pop over and say hello to the neighbour to again give him my card and ask him to contact me if he ever has any issues with your property. He is a grumpy individual who has lived here far longer than any of us. We discussed the irrigation and he said he did not touch it. He did say that there is a corner of the property on the lower right-hand side which belongs to you but was never landscaped. He asked if this could be sorted out as it is a bit of a dead space where only weeds grow. See photo below with your land hatched in red.
- The neighbor also acknowledged that because there is no car parking for your house he intentionally parks both of his vehicles full-time in the shared car parks. He says that on several occasions' tenants have blocked the driveway and prevented him from being able to drive out and because there was no parking at yours, he does not want guests to use those spots. I have called Spectrum and asked that they inform guests that they need to use the garage and not block the drive.

## Photos



