Home Inspection Report

Client	Silverstein
Address:	25 Drift Bay Road Wye Creek, Queenstown 9371
Inspection Details:	Monthly

TOTEM PROPERTY MANAGEMENT

Inspection Date & Time:

Thursday, 9 May 2019

3:30 pm

Weather:

Cloudy 11°C

Interior Check:

	Pass	Remedied	Fail
Entry Door Operational	✓		
Windows Locked	✓		
Exterior Doors Locked	✓		
Curtains & Blinds - Closed	✓		
Toilets Flushed	✓		
Urinal Flushed	✓		
Sink Taps Run		⚠	
Bath Run	✓		
Showers Run	✓		
Sauna	✓		
Interior Doors Operational	✓		
Heat Pumps Operational	✓		
Glass Clean	✓		
Appliances Checked	✓		
Dishwasher	✓		
Dishdrawer	✓		
Refrigerator / Freezer	✓		
Bar Fridges	✓		
Oven	✓		
Hob	✓		
Microwave	✓		
Microwave Oven	✓		
Washing Machine	✓		
Dryer	✓		
Wood Fire Operational	✓		
Gas Fire Operational	✓		
Lighting Checked	✓		
Elevator Checked	✓		
Hot Water Cylinder	✓		
Water Pump - On	✓		
Garage Door Operational	✓		
Home Clean	✓		
Rubbish and 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	✓		
Gas Bottle Full - On	✓		
Outside Fire	✓		
Firewood Stocked	✓		
Hot Tub			✗
BBQ	✓		
Shade Sail	✓		

Upon Departure:

Heating - Off	✓		
Lighting - Off	✓		
Door Locked	✓		
Alarm System - On	✓		

Routine Maintenance:

Annual Heat Pump Service: March	✓		
Annual Underfloor Heat Service: March		⚠	
Annual Chimney Sweep: March	✓		
Annual Gas Fire Service: March	✓		
Annual Elevator Service: February	✓		
Annual Septic System Service: May	✓		
Rodent Service: March	✓		
Rodent Service: October	✓		
Annual Water Filter Change: February	✓		

Notes

• The sink in the upstairs bedroom had a slight leak in the drain, see photo below. I tightened up the fitting where the red arrow is pointing, and all seems to be well again.
• The new sauna has been delivered and is in the garage. The electrician is currently outside hooking up the power supply for it, see photos below.
• The diesel boiler has had its annual service. It is clean and working well.
• The diesel tank was a bit low, so I have organised getting it refilled.

Photos