

Tenancy Services

PROPERTY INSPECTION REPORT

This report is intended to help avoid disputes

This should be used to record the condition of the property during the tenancy period.

The landlord (L/L) and the tenant (T) should fill out this form together, and tick the appropriate box if the condition is acceptable, or record any damage or defects.

ROOM AND ITEM	CONDITION ACCEPTABLE?		
	LANDLORD	TENANTS	DAMAGE/DEFECTS
LOUNGE	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		
KITCHEN/DINING	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		
	Cupboards		
	Sinks/Benches		
	Oven		
	Refrigerator		
	BATHROOM	Wall/Doors	
Lights/Power points			
Floors/FI. Coverings			
Windows			
Blinds/Curtains			
Mirror/Cabinet			
Bath			
Shower			
Wash basin			
Toilet (WC)			
LAUNDRY	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		
	Washing machine		
	Wash tub		
BEDROOM 1	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		
BEDROOM 2	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		
BEDROOM 3	Wall/Doors		
	Lights/Power points		
	Floors/FI. Coverings		
	Windows		
	Blinds/Curtains		

BEDROOM 4	Wall/Doors			
	Lights/Power points			
	Floors/FI. Coverings			
	Windows			
	Blinds/Curtains			
GENERAL	Rubbish bins			
	Locks			
	Garage/Car port			
	Grounds			
	No. keys supplied			

Smoke alarms

Landlords must have working smoke alarms installed in all rental premises. These must meet the requirements in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016, set out below. A landlord who fails to comply is committing an unlawful act and may be liable for a penalty of up to \$4,000.

Landlord - please confirm you have met at least these minimum legal requirements before you rent the premises :

- There is at least one working smoke alarm in each bedroom **or** within three metres of each bedroom's door – this applies to any room a person might reasonably sleep in.
- If there is more than one storey or level, there is at least one working smoke alarm on each storey or level, even if no-one sleeps there.
- If there is a caravan, sleep-out or similar, there is at least one working smoke alarm in it.
- None of the smoke alarms has passed the manufacturer's expiry or recommended replacement date.
- All new or replacement smoke alarms, installed from 1 July 2016 onward, are long-life photoelectric smoke alarms with a battery life of at least eight years or a hard-wired smoke alarm system, and meet the product standards in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016.
- All the smoke alarms are properly installed by the landlord or their agent in accordance with the manufacturer's instructions.
- All the smoke alarms are working at the start of the tenancy, including having working batteries.

For important details go to www.tenancy.govt.nz/smoke-alarms.

Signatures for Property Inspection Report

Do not sign unless you agree to all the details in the Property Inspection Report

Signed by _____ Date signed _____
LANDLORD

Signed by _____ Date signed _____
TENANT