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**Re: Inspection Notification - 731A REMUERA ROAD, REMUERA**

10 messages

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**Alisha Newton** <alisha.newton@gmail.com>

Sat, Nov 30, 2019 at 10:30 PM

To: Kristen Gou <k.gou@barfoot.co.nz>, Prav Singh <p.singh3@barfoot.co.nz>

Cc: Omprakash Rudhru <omprakash.rudhru@icloud.com>

Hi, I have completed the report in the email below.

We've already reported everything. These items are outstanding. As Kristen wrote:

*\*Bedroom 1, next to the bathroom - window handle broken, the window can't be closed properly.*

*\*Bedroom 1 (next to the bathroom) - the light socket in the wardrobe to be repaired, as new bulb the tenant put in not working.*

But these aren't in bedroom 1 near the bathroom, they're in the master bedroom.

Thanks.

On Thu, Nov 21, 2019 at 2:34 PM Prav Singh <p.singh3@barfoot.co.nz> wrote:

21 November 2019

Alisha Newton & Omprakash Rudhru

[731A Remuera Road](#)

[Remuera, Auckland 1050](#)

Dear Alisha & Omprakash ,

Our ref: 58501017

**RE: PERIODIC INSPECTION ADVICE**

**[731A REMUERA ROAD, REMUERA](#)**

As part of our management service we are required to periodically carry out inspections of your property.

The inspection of your property has been scheduled for 02/12/19 between 09:00 AM & 05:00 PM .

You are most welcome to be present but if you are unable to be there we will proceed with the inspection by using our master keys to gain access.

We have attached a checklist to assist you to highlight any maintenance issues you would like to draw our attention to.

Yours faithfully

**Kristen Gou**

PROPERTY MANAGER

**INSPECTION CHECK LIST FOR TENANTS TO COMPLETE**

Please complete and sign the following questionnaire and leave on the table for us to uplift during your inspection.

|    | <b>Question</b>   | <b>Yes</b>                                  | <b>No</b> | <b>N/A</b> |
|----|---|---|-----------|------------|
| 1  | Are there any leaks under the sink  |   | X         |            |
| 2  | Are there any leaks under the bathroom vanities                                 |   | X         |            |
| 3  | Are there any leaks from the shower – walls or floors                           |   | X         |            |
| 4  | Are there any leaks from the washing machine affecting walls/cupboards/floors   |   | X         |            |
| 5  | Are there any leaks from the hot water cupboard and is the cover plate in place |   | X         |            |
| 6  | Are there any leaks behind the toilet, or in the toilet                         |   | X         |            |
| 7  | Are there any leaks from the roof into the ceiling                              |   | X         |            |
| 8  | Are there any rips or tears in the carpet                                       |   | X         |            |
| 9  | Are there any power points that are faulty or not working                       | X (on entry report)                         |           |            |
| 10 | Are there any lights not working (except blown light bulbs)                     | X (on entry report - master bedroom closet) |           |            |
| 11 | Are there any faults with the stove elements, oven or grill                     |   | X         |            |
| 12 | Are there any doors or windows that are not reasonably secure                   | X (on entry report)                         |           |            |
| 13 | Are there problems with the external guttering or downpipes                     | X (front gutter clogged, emailed photos)    |           |            |
| 14 | Are there any steps, railings, decks or balconies not secure                    |   | X         |            |
| 15 | Is there any evidence of dry rot in the wood on the deck                        |   | X         |            |

|    |   |                     |   |   |
|----|---|---------------------|---|---|
| 16 | Are any of the fences, retaining walls, walls or gates not secure   |                     | X |   |
| 17 | Are there any loose or damaged tiles in the property                | X (on entry report) |   |   |
| 18 | Do any fly screens have holes                                       |                     |   | X |
| 19 | Are there any obstructions on the property that could be dangerous  |                     | X |   |
| 20 | Do the surface of the driveways and paths require any attention     |                     | X |   |
| 21 | Are all the blinds and drapes in good working order                 | Yes                 |   |   |
| 22 | If you have a pool, is there anything you are concerned about       |                     |   | X |
| 23 | Do you have smoke alarms <b>(Yes/No)</b> if so are they operational | Working             |   |   |
| 24 | Have you tested and cleaned your smoke alarm in the last 3 months   | Yes                 |   |   |
| 25 | If you have a working fireplace – has it been cleaned               |                     |   | X |

Kindly advise if there is any other maintenance that is required: **please fix lightbulb in closet & closet light socket (see my email above)**

If you answered yes to any of the above questions, please provide details on these issues: **all noted on report**

Property Address: **731A Remuera road**

Signed,

Alisha Newton & Om Rudhru

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**Kristen Gou** <k.gou@barfoot.co.nz>  
To: Alisha Newton <alisha.newton@gmail.com>

Tue, Dec 3, 2019 at 8:00 AM

Hi Alisha,

Thanks for the update - have you tried any other bulb for the wardrobe? Just in case it's a blown bulb, then I can drop off a new bulb rather than sending an electrician. Our reliever manager Flavia had completed the entry inspection at the time, just want to double-check to make sure before we send out a contractor who'd charge callout fee.

Thank you. Let me know.

Regards,  
Kristen

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## Kristen Gou

PROPERTY MANAGER

Mobile **027 431 9528**

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Meadowbank 09 528 1105

33 St Johns Road, Meadowbank

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**BARFOOT & THOMPSON**  
PROPERTY MANAGEMENT



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**Alisha Newton** <alisha.newton@gmail.com>

Tue, Dec 3, 2019 at 8:19 AM

To: Kristen Gou <k.gou@barfoot.co.nz>

Hi Kristen. Thanks for checking. The place where you screw in the bulb was broken. And, it exploded when I tried to put a bulb in last time.

Cheers,  
Alisha



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**Alisha Newton** <alisha.newton@gmail.com>  
To: Prav Singh <p.singh3@barfoot.co.nz>  
Cc: Kristen Gou <k.gou@barfoot.co.nz>

Wed, Feb 12, 2020 at 2:23 PM

Hi Prav, here are our notes on maintenance tasks for the inspection tomorrow:

Master bedroom - the light socket in the wardrobe not working as discussed with Kristen

Gutter clogged from neighbours side, as mentioned before. What do we need to do to get it cleaned? Consent from neighbour?

Broken tiles on the patio, could lead to further damage if not repaired/re-grouted. As noted on entry report.

At one point we were told the fireplace would be boarded up – is this still going to happen?

Small crack in bedroom window (the bedroom near bathroom). As noted on entry report.

One power point not working in bedroom near bathroom. As noted on entry report.

----- Forwarded message -----

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**Kristen Gou** <k.gou@barfoot.co.nz>  
To: Alisha Newton <alisha.newton@gmail.com>  
Cc: Prav Singh <p.singh3@barfoot.co.nz>

Mon, Feb 17, 2020 at 12:41 PM

Hi Alisha,

As discussed prior regards to the gutter, the owner had paid and organized our side cleaned. I was unable to catch the neighbor at home last year, if you can get their phone number, we can give them a call. It will be up to them to clean their side, we can only suggest and follow up.

Hi Prav,

Could you please remind the owner of the broken light socket in the bedroom wardrobe and bring up the other items the tenant highlighted in the email?

Regards,  
Kristen

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**Prav Singh** <p.singh3@barfoot.co.nz>  
To: Kristen Gou <k.gou@barfoot.co.nz>  
Cc: Alisha Newton <alisha.newton@gmail.com>

Mon, Feb 17, 2020 at 4:04 PM

Hi Team,

I have emailed the owner the feedback from my inspection report. Should have feed hear back in the next few days.

Best Regards  
**Prav Singh**  
PROPERTY PORTFOLIO MANAGER

Mobile **0272041882**



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Meadowbank 09 528 1105  
33 St Johns Road, Meadowbank

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**BARFOOT & THOMPSON**  
LICENSED REAA 2008



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**Alisha Newton** <alisha.newton@gmail.com>  
To: Prav Singh <p.singh3@barfoot.co.nz>

Tue, Feb 18, 2020 at 11:49 AM

Thank you Prav.  
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**Prav Singh** <p.singh3@barfoot.co.nz>  
To: Alisha Newton <alisha.newton@gmail.com>

Fri, Mar 6, 2020 at 10:01 AM

Hi Alisha,

I have booked the team on Tuesday to resolve the handyman issues and an electrician should have been in touch with you in regards to the socket.

Best Regards  
**Prav Singh**  
PROPERTY PORTFOLIO MANAGER

Mobile **0272041882**



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Meadowbank 09 528 1105  
33 St Johns Road, Meadowbank

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**BARFOOT & THOMPSON**  
LICENSED REAA 2008



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**Alisha Newton** <alisha.newton@gmail.com>  
To: Prav Singh <p.singh3@barfoot.co.nz>

Fri, Mar 6, 2020 at 10:29 AM

Hi Prav, thanks!

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**Alisha Newton** <alisha.newton@gmail.com>  
To: Prav Singh <p.singh3@barfoot.co.nz>

Wed, Mar 18, 2020 at 8:55 PM

Hi Prav, we haven't heard anything from a handyman or an electrician yet. Maybe they don't have the right phone number for me? 027 313 1183. Thanks.

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