

Routine Inspection Report - 17/08/2018

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Tenant is maintaining the property in a clean and well presented manner.

Tenant reported the following repairs

Dead lock to lounge room wooden door is not working and they are unable to use door

Sliding screen door in the downstairs family room the screens are hitting on each other and getting stuck

Air conditioner in the front sitting room is not working

Main bedroom air conditioner - remote is not working correctly. Tenant advised that they have to stand on the bed and put the remote in front of the unit for it to turn on.

- T - Thank you for maintaining the property in a clean and well presented manner, its much appreciated.
- T - TENANT REMINDER - coming into summer air conditioners are used more often, please ensure that all air conditioner filters are cleaned every 6 to 8 weeks to ensure full operation of the unit. Should a repair be reported to the office and it is found to be caused by tenant neglect (example not cleaning out conditioner filters), the tenant is responsible for the repair invoice
- T *** tenant please be careful while using metal hanger over the doors - the metal can scratch on the inner door frame and you will be responsible to repair and repaint door while upon vacate **** no damage noted at the present
- T - Bedroom 4 - Tenant please place mat under roller chair to ensure that no damage occurs to the flooring ****

Kitchen

Clean including appliances, well presented room.

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Dining room

Clean and beautifully presented room

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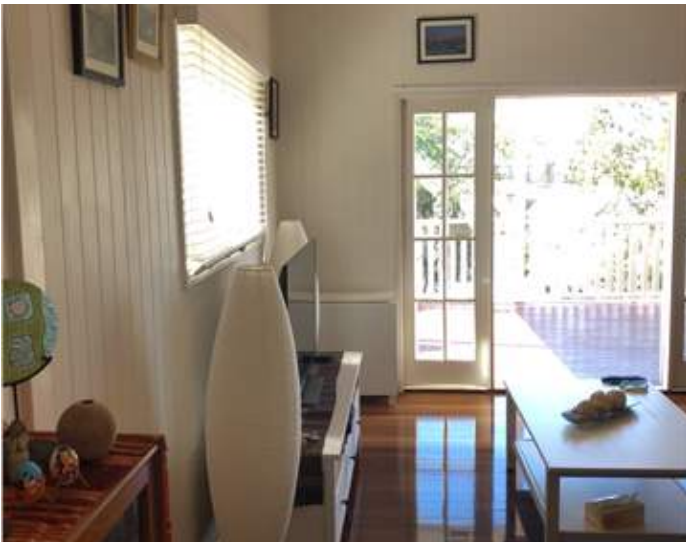
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Lounge room

Room beautifully presented, Agent could not inspect inner air conditioner filters - unit too high, wooden door leading out to the back decking area - tenant reported that the dead lock is no longer working and they are unable to use door, base of wooden door weathered , french doors leading out the rear deck - clean, no cracks or chips in glass panels.

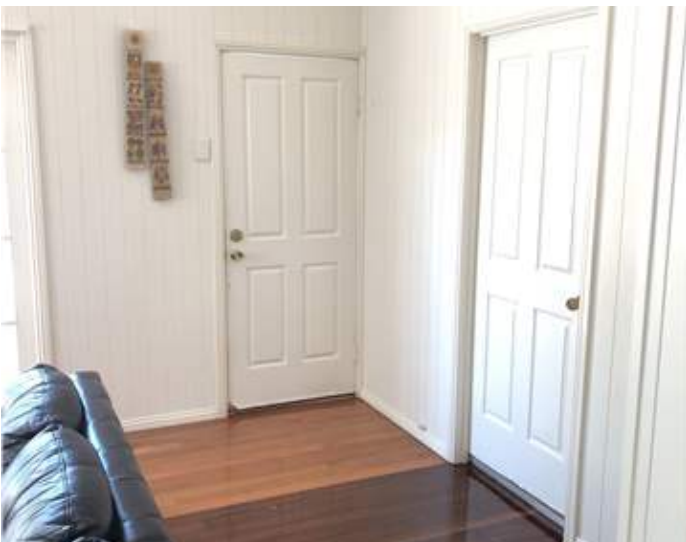
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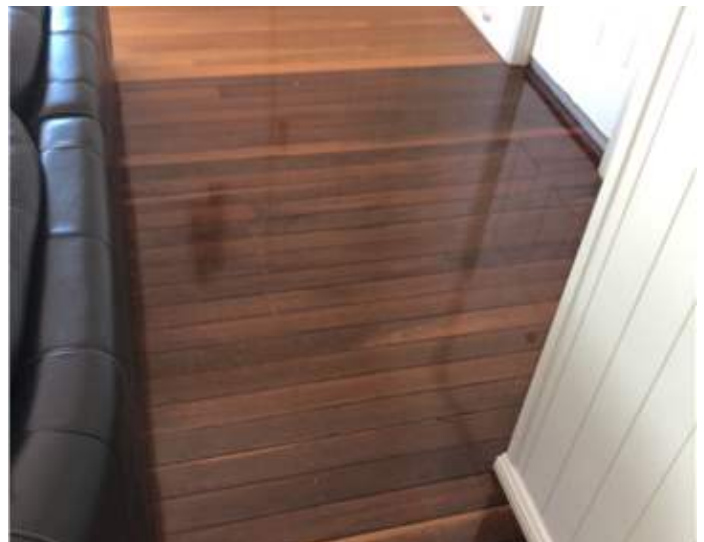
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Laundry

Well presented and clean room, door stopper missing to the back on entry door. *** tenant please be careful while using metal hanger over the doors - the metal can scratch on the inner door frame and you will be responsible to repair and repaint door while upon vacate **** no damage noted at the present.

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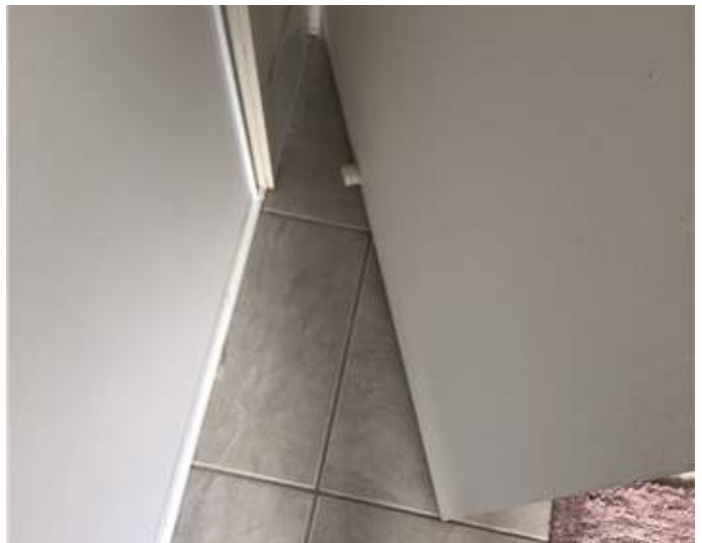
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Bedroom 1

Neatly presented room, carpet appears clean, carpet starting to fray at entry to room, agent unable to inspect inner air conditioner filters - agent too high. Tenant reported that the air conditioner remote is not working correctly.

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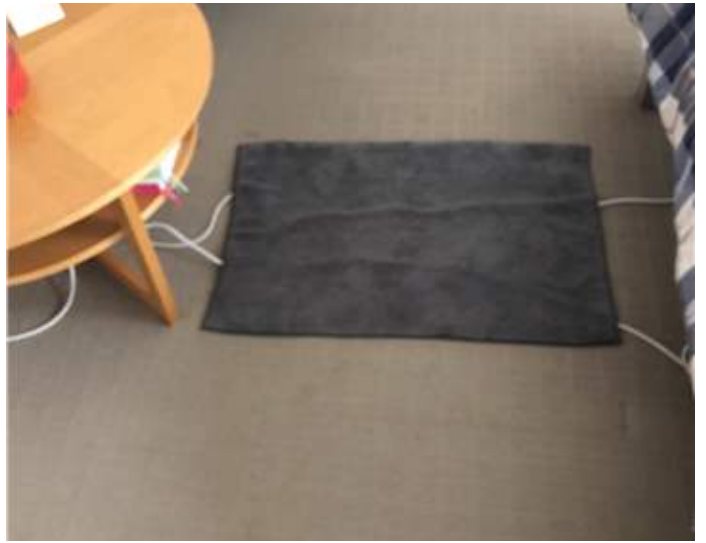
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Bedroom 2

Neatly presented room, carpet and walls appears clean.

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bedroom 3/Storage room

Tenant is storing a few belongings in room - room neatly presented, carpet appears clean

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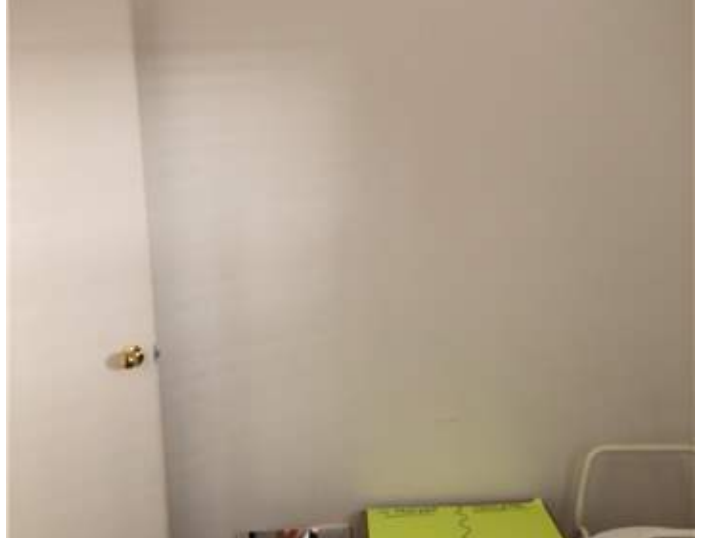
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Bedroom 4

Neatly presented room, flooring appears clean no visible damage. ***tenant please place mat under roller chair to ensure there is no scratching occurs to the flooring ****

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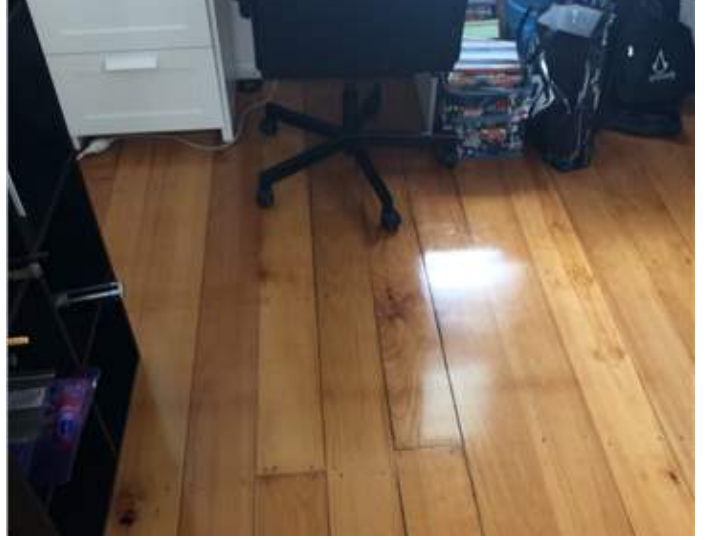
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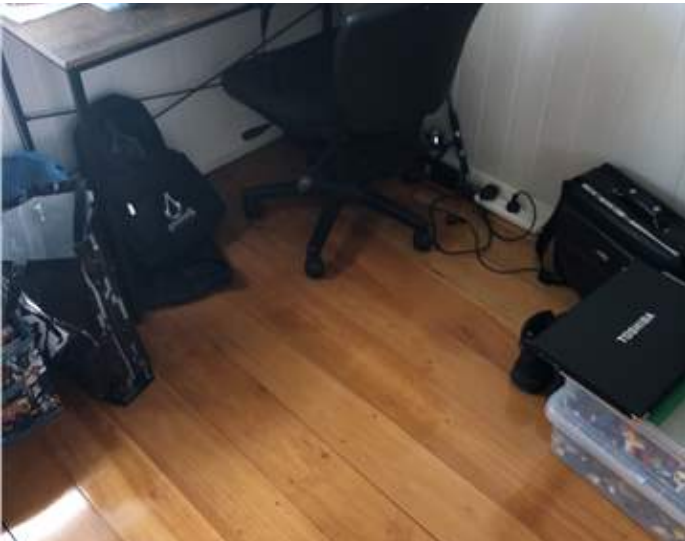
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Bedroom 5

Neatly presented room, walls and flooring appear clean.

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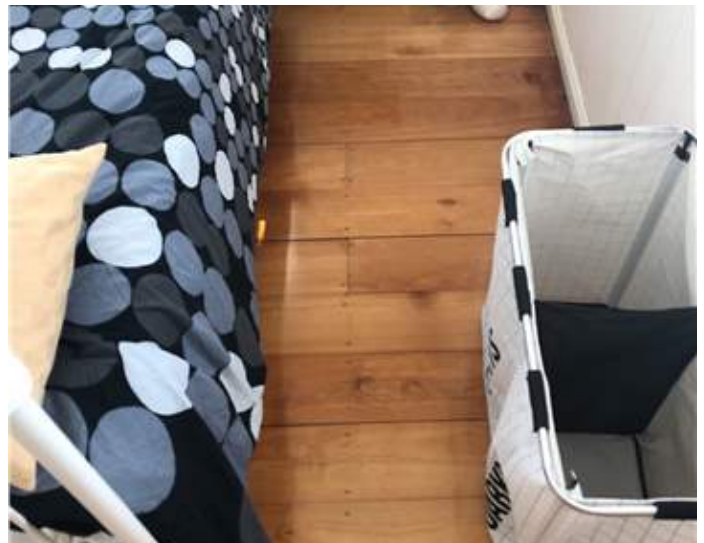
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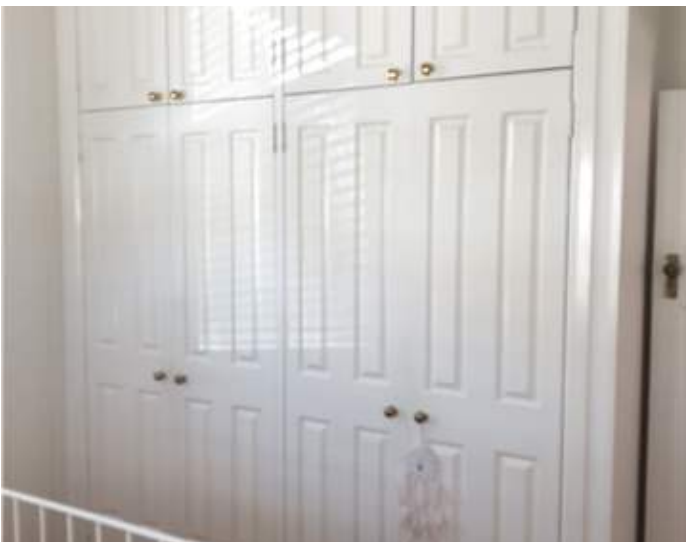
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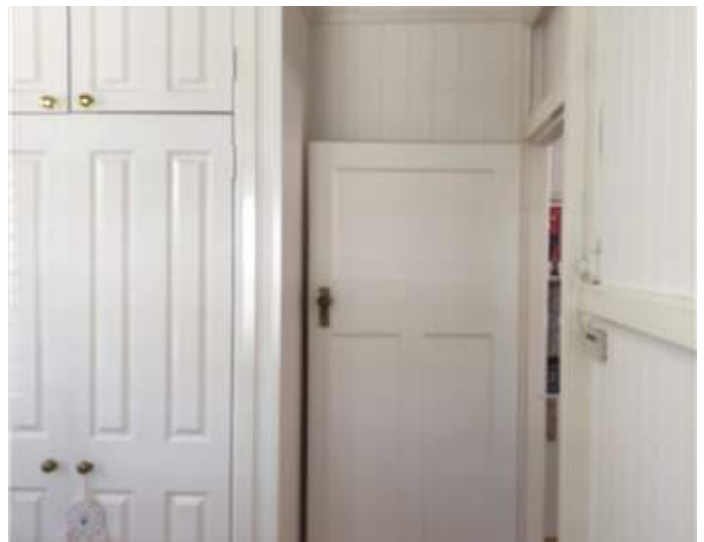
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Bathroom 1

Clean room including shower screen, bath, vanity, mirror and toilet, exhaust fan has dust to cover. entry door has water damage to base, old? water stain to cornice above toilet, wall cracked left hand side of towel rail

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Bathroom 2

Clean room including shower and screen, vanity, mirror, toilet, flooring, exhaust fan

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General

Front and rear yards neatly presented, grass little dry, lock up carport area clean no visible oil stains - tenant has reported that the door may be due for a service, front stairs - little weathered and paint worn, front and rear decking - clean area all railings secure.

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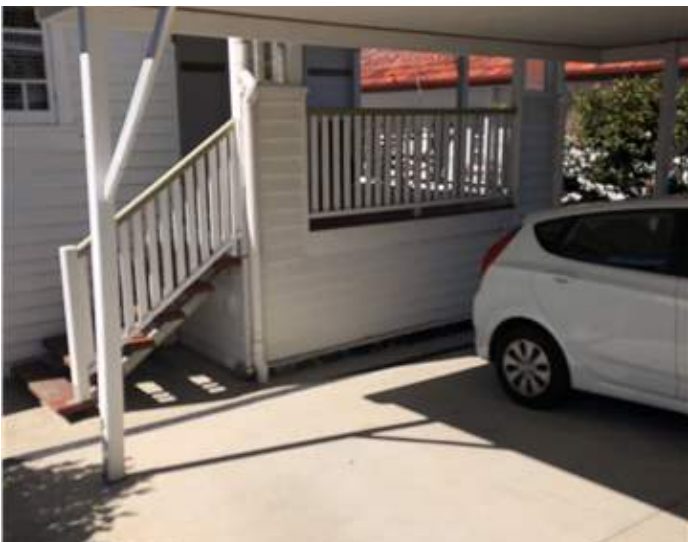
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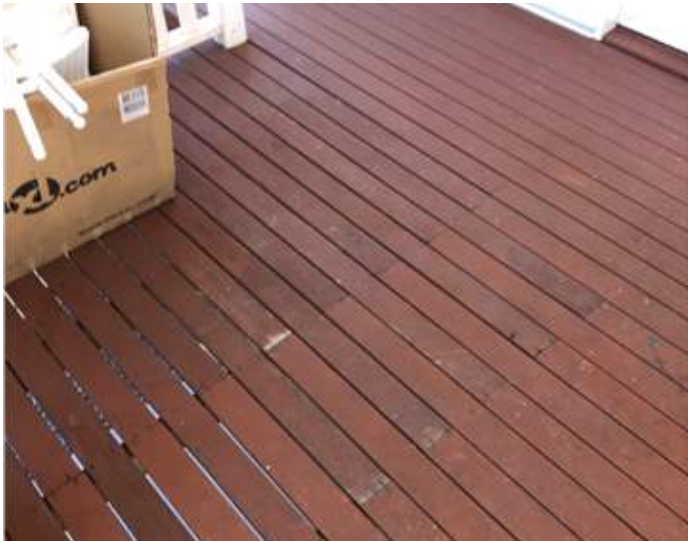


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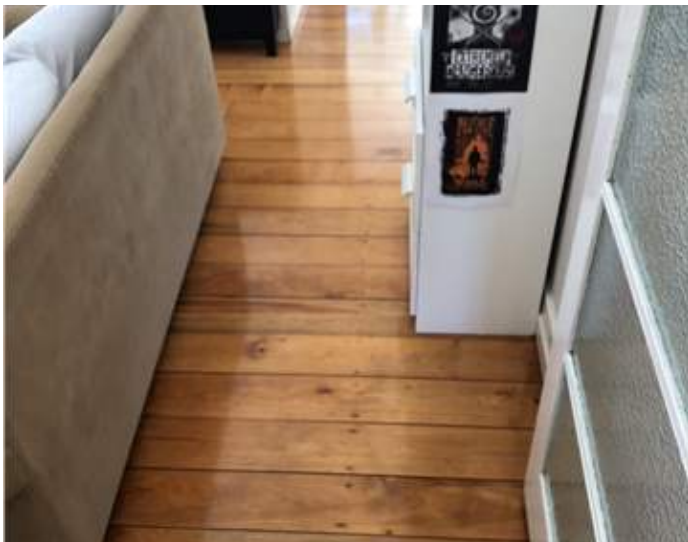




Upstairs sitting area and Entry

Neatly presented room, tenant reported that air conditioner is not working, walls and flooring appear clean, dog inside - bed in room, smoke alarm present.

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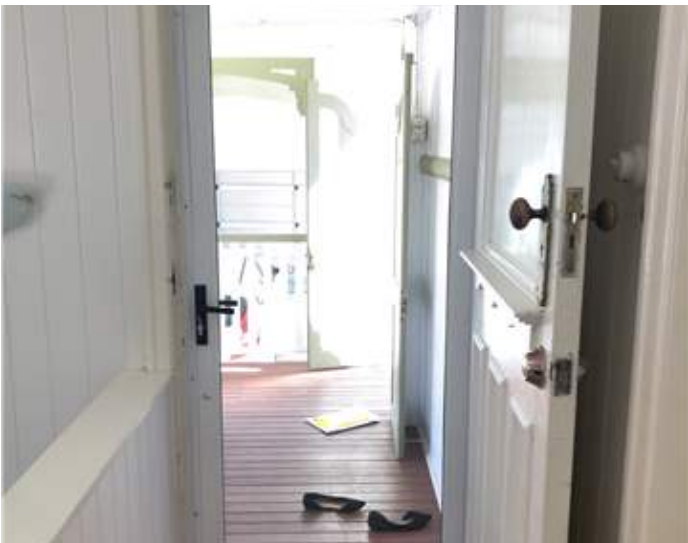
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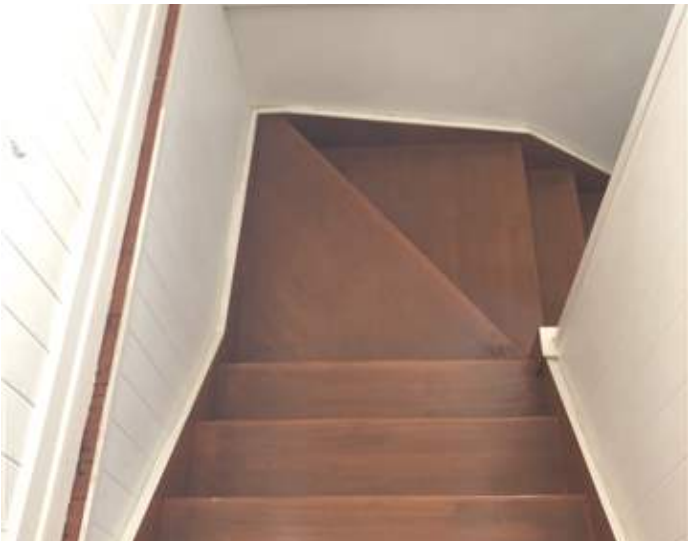
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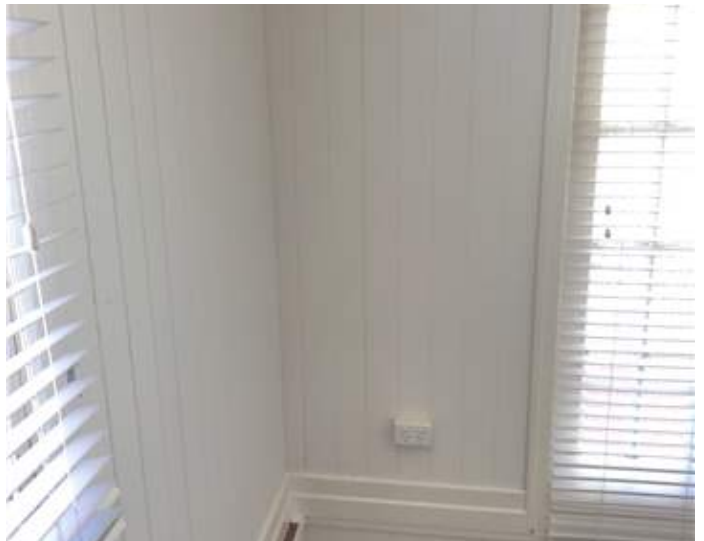
Stairs and downstairs hallway

Clean area walls and flooring appear good, smoke alarm present at base of stairs

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ensuite

Clean room including shower and screen, bath area, exhaust fan, vanity and mirror, toilet, flooring.

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down stairs kitchenett

Clean and well presented room.

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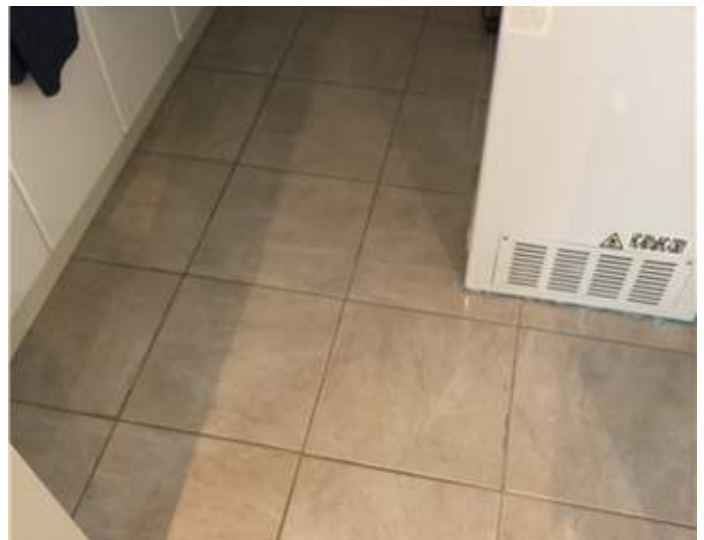
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downstairs lounge/study

Clean and well presented room, ceiling fan appear clean, agent unable to check inner air conditioner filter - unit too high, tenant has reported that the screen sliding doors get stuck open. tenant as stuck items on the wall, appears to be stuck on by blue tac.

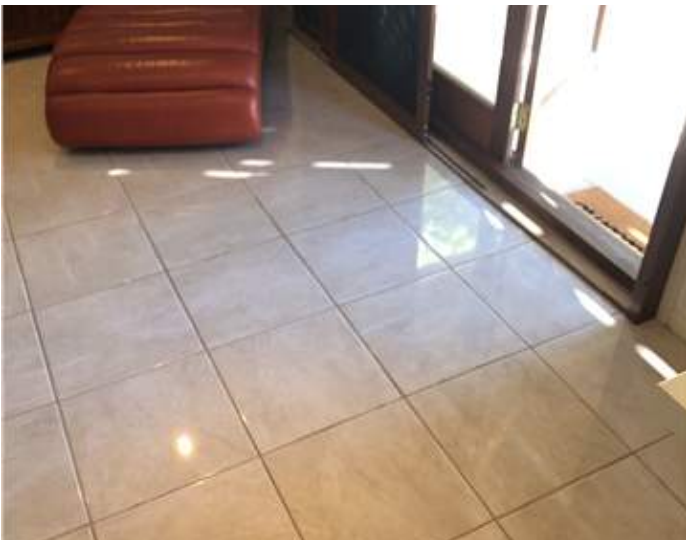
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