



Routine Inspection Owner Notification Report

Printed: 2:54 pm 02-Oct-2017

Property Address: _____
 Date Inspected: _____
 Inspected By: _____
 Tenant Name(s): _____
 Property Owner(s): _____

Property/Inspection ID: **PR1112174 / IS1729297**
 Current Rent: **\$280 / Week**
 Lease Start/End Dates: **13/01/2017 / 12/01/2018**

Room	Good	Fair	Poor	Comment
Entrance/Hall	√			Entrance clean and tidy, tiles clean and mat also clean and tidy. Locks are intact and working well. Scratch mark appears to have been cleaned, a few light smudge marks remain. Area is well presented.
Lounge Room	√			Room is tidy, floors are clean, walls intact. Lighting is working, curtains and blinds both in good condition. Air con unit clean but not tested. Glass sliding doors secure and intact with no issues. Area appears well maintained.
Kitchen	√			Kitchen is maintained. Floor, bench top, wall tiles, cooktop, over and sink space all clean With no staining/damages. Lighting works. Sink mixer is slightly loose. Oven light has stopped working. Stove takes a while to light
Laundry	√			Laundry clean and tidy. Trough is clean, tap ware intact. Plumbing appears in good working order. lighting is working and the floor is clean.
Bedroom (1)	√			Room clean and tidy, floor appears vacuumed, blinds intact and lighting is working, cover clean. Area appears well maintained.
Bedroom (2) master	√			Room clean and tidy, floor appears vacuumed, blind and curtains intact, lighting is working, cover clean. Air con unit clean but no tested. Glass sliding door secure with no issues. Area appears well maintained.
Ensuite	√			Shower screen, floor and wall tiles, basins and bath all clean and intact with no appearance of staining, leaks or damages. Toilet is clean and appears to be working well. Towel rail is attached. Soap dish was snapped but tenants are due to repair
Bedroom (3)	√			Room clean and tidy, floor tidy with some baby items present, curtains intact and lighting is working, cover clean. Used as a play area. Carpets appear clean and undamaged.
Garage/Carport	√			Area tidy, oil staining and tyre marks to flooring. Fluro in place, covers present. garage door appears in good working order and undamaged. Pedestrian door has paint peeling on frame and is slightly stiff to open
Bathroom (1)	√			Bathroom is clean and maintained. Shower screen, floor and wall tiles, basin and exhaust all clean and intact. Toilet bowl and lid clean. 1x bulb blown. Lock mechanism has been repaired. Plumbing appears in good working order
Exterior	√			Front of property present well, plants healthy. Lawn is green and mown, appears really well presented. Patio area is clean and tidy with an outdoor setting present. Pavers have been swept and appear undamaged.
General	√			All items appear in good working order

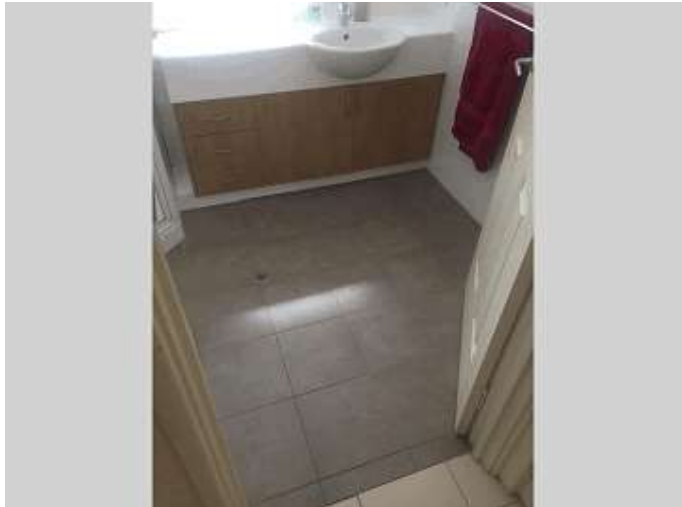
Notes To Owner

Repairs Required Now	<i>Oven light has stopped working and stovetop takes a while to light, fills house up with a gas aroma.</i>
Rent Appraisal	<i>Nil</i>
Future Work To Consider	<i>Nil</i>
Other Comments	<i>Nil</i>



Routine Inspection Owner Notification Report Work Orders In Progress

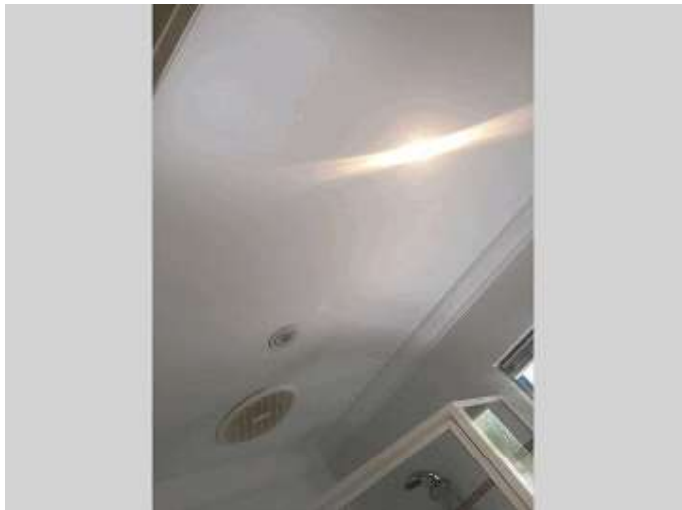
Date Raised	Work Order ID	Priority	Work Type	Status	Supplier Name
28/06/2017	WO2016657	Medium	Standard Maintenance	Work Order Issued	The Property Repairman
<i>rain damage to roof area</i>					
11/09/2017	WO2046499	High	Standard Maintenance	Work Order Issued	Plumber, Plumbing & Gas Solutions - House and C
<i>Gas stove top difficult to light up.</i>					



Bathroom (1) - Image 01



Bathroom (1) - Image 02



Bathroom (1) - Image 03



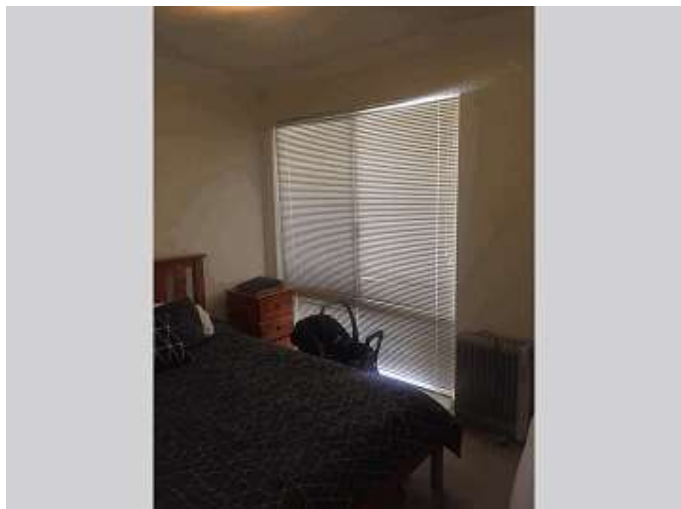
Bathroom (1) - Image 04



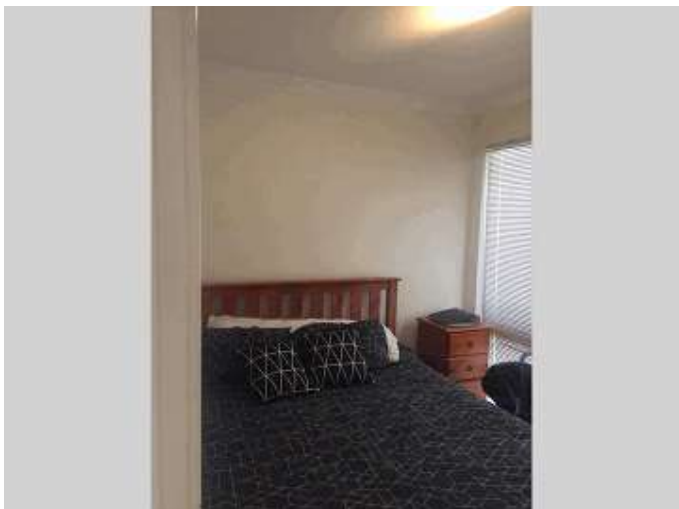
Bathroom (1) - Image 05



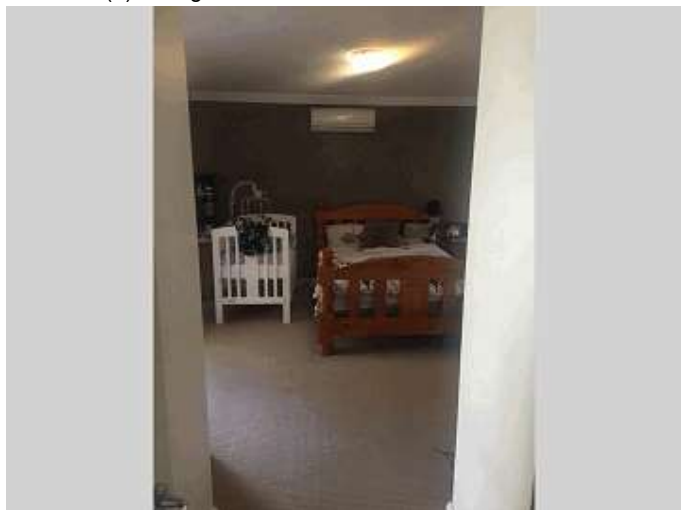
Bedroom (1) - Image 01



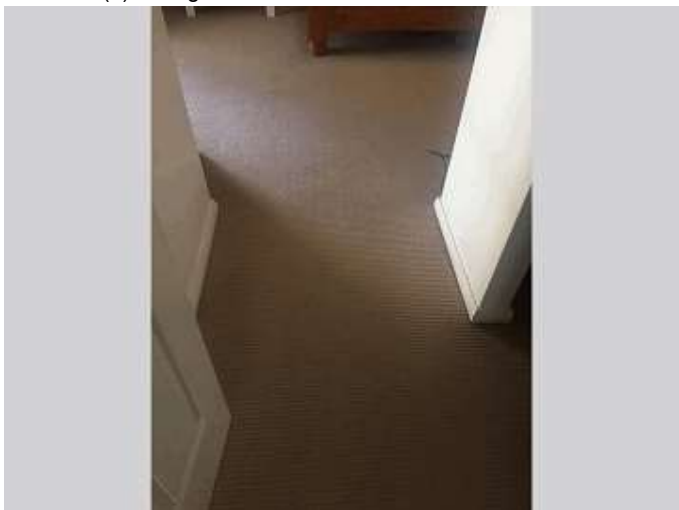
Bedroom (1) - Image 02



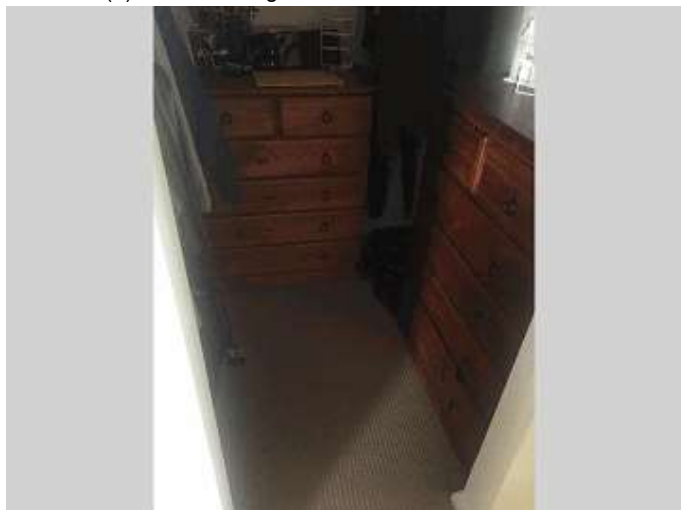
Bedroom (1) - Image 03



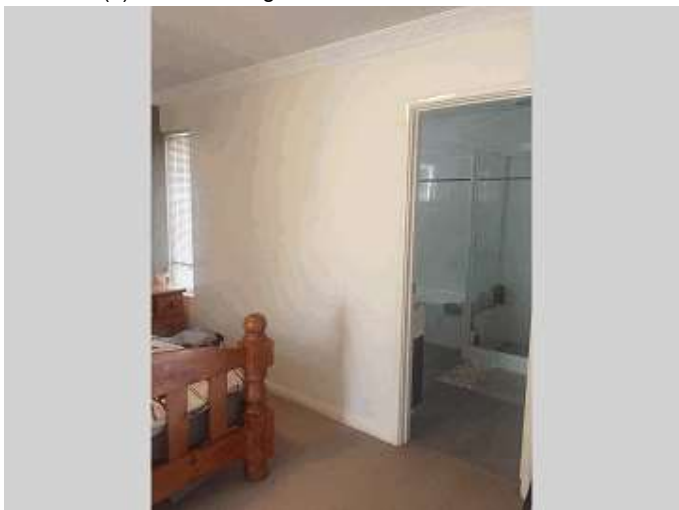
Bedroom (2) master - Image 01



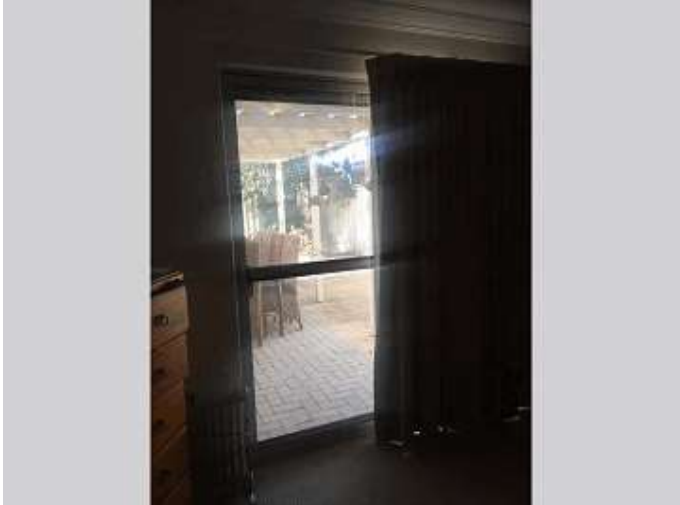
Bedroom (2) master - Image 02



Bedroom (2) master - Image 03



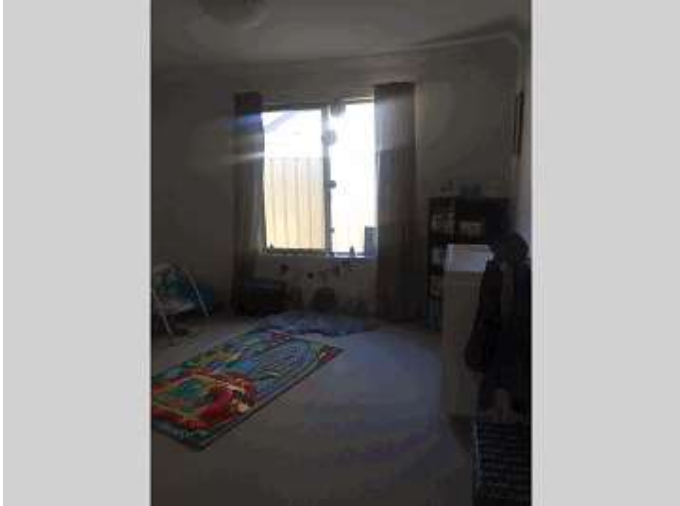
Bedroom (2) master - Image 04



Bedroom (2) master - Image 05



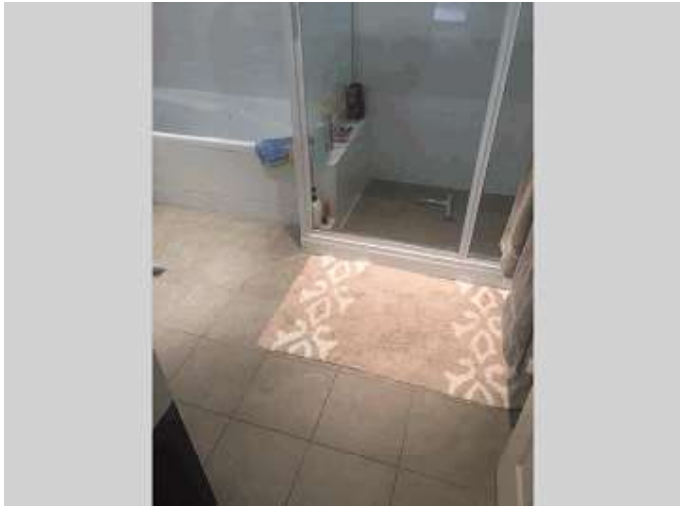
Bedroom (3) - Image 01



Bedroom (3) - Image 02



Bedroom (3) - Image 03



Ensuite - Image 01



Ensuite - Image 02



Ensuite - Image 03



Ensuite - Image 04



Entrance/Hall - Image 01



Entrance/Hall - Image 02



Entrance/Hall - Image 03



Exterior - Image 01



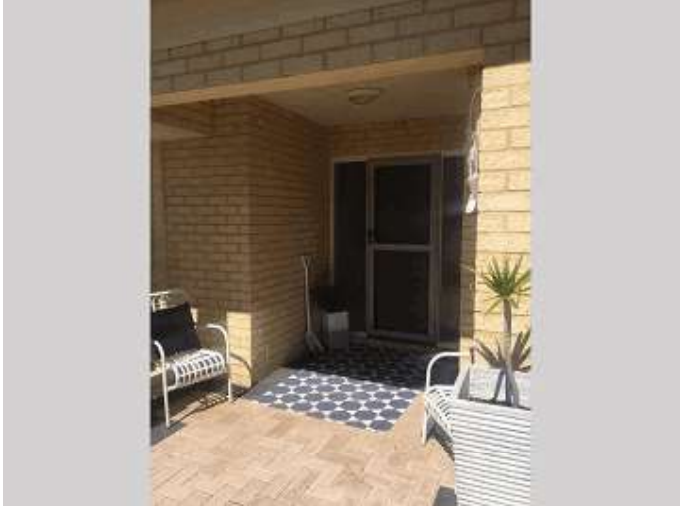
Exterior - Image 02



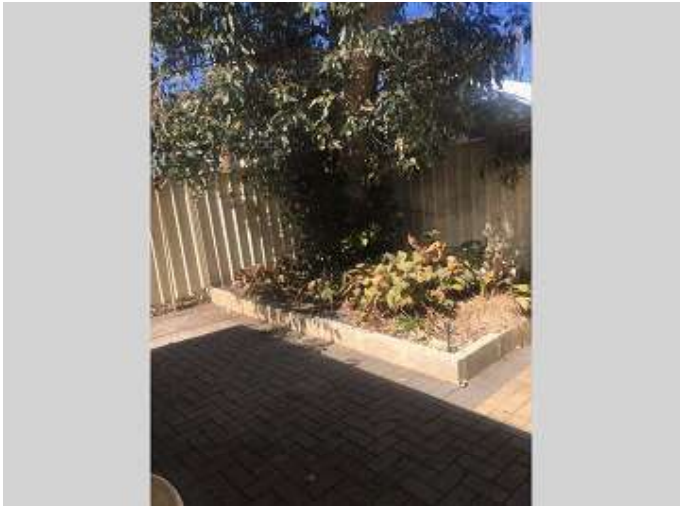
Exterior - Image 03



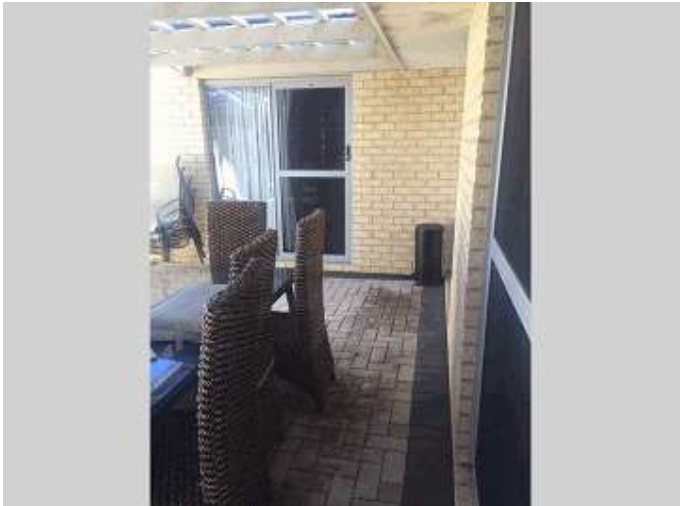
Exterior - Image 04



Exterior - Image 05



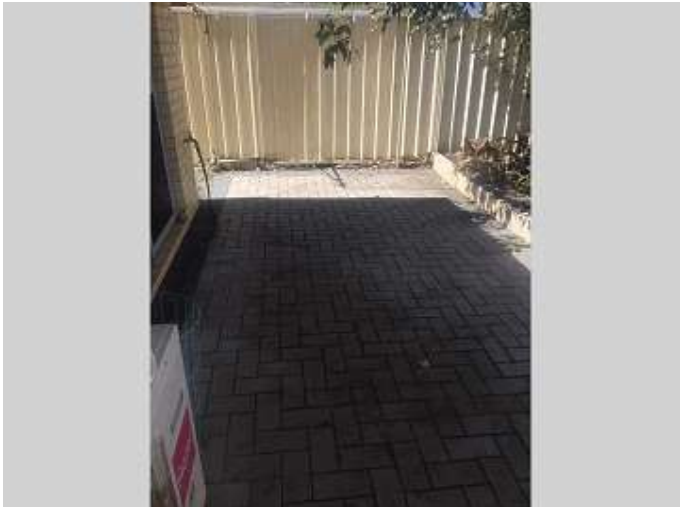
Exterior - Image 06



Exterior - Image 07



Exterior - Image 08



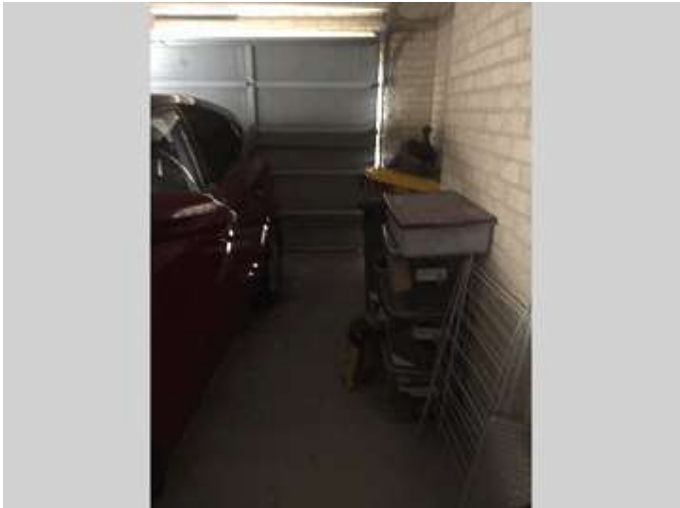
Exterior - Image 09



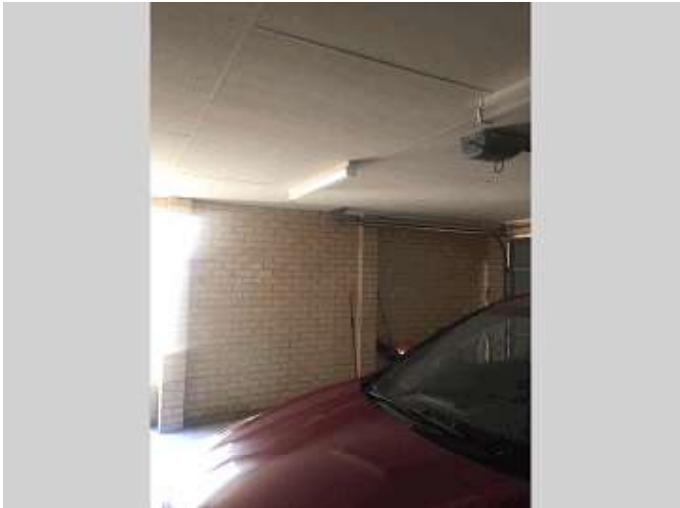
Garage/Carport - Image 01



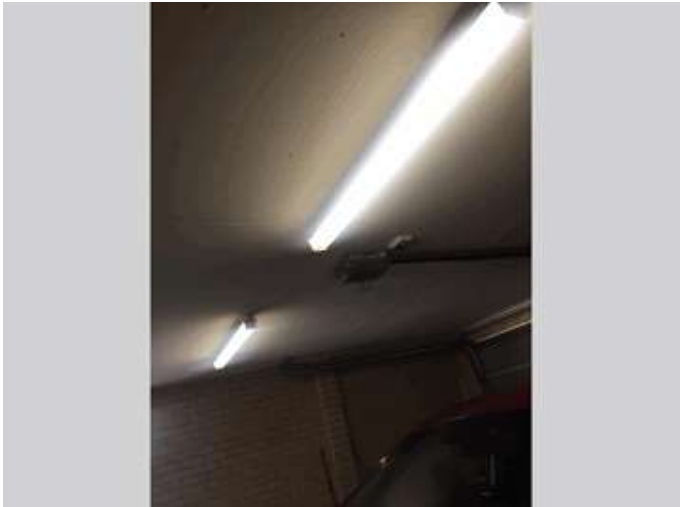
Garage/Carport - Image 02



Garage/Carport - Image 03



Garage/Carport - Image 04



Garage/Carport - Image 05



Kitchen - Image 01



Kitchen - Image 02



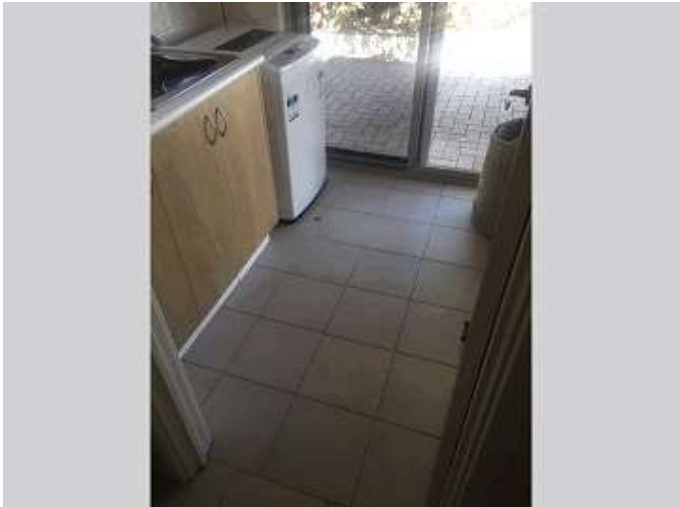
Kitchen - Image 03



Kitchen - Image 04



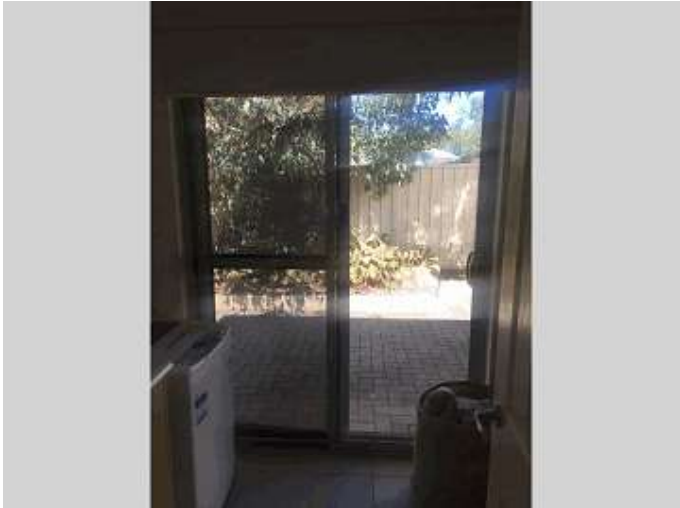
Kitchen - Image 05



Laundry - Image 01



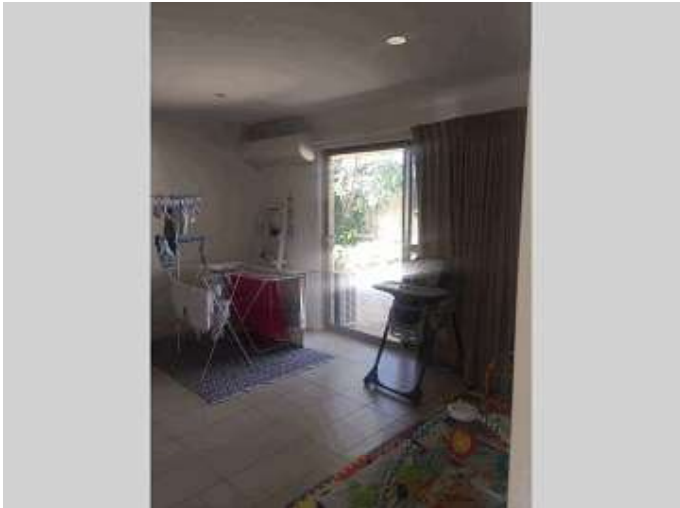
Laundry - Image 02



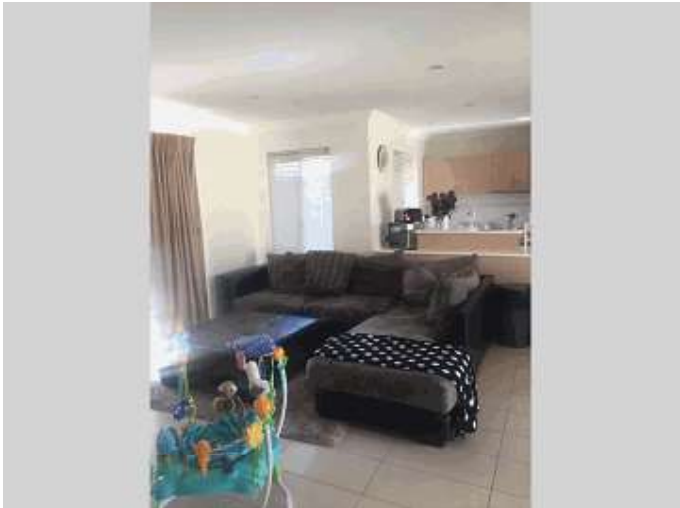
Laundry - Image 03



Laundry - Image 04



Lounge Room - Image 01



Lounge Room - Image 02



Lounge Room - Image 03