

## Routine Inspection Report - 3/11/2022

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Overall, the tenants are maintaining the property in a tidy and satisfactory manner. Throughout the home, all walls, ceilings, flooring, windows, window furnishings, light fittings, bench tops, appliances, showers, vanities, toilets and general areas were all clean and tidy.

- Observations: NIL
- Smoke Alarms: 2022 compliant
- Smoking: none observed
- Damages: none observed
- Water leaks: none observed
- Cracks: none observed
- Mould: none observed
- Pets: none at time of inspection, but bowls and dog bed in the unit
- Maintenance noticed and reported: see below
- Tenant requests: NIL

### { IMPORTANT INFORMATION FOR YOUR ATTENTION }

A visual Property inspection has been conducted at your Property. This Inspection Report provides information on matters that were readily apparent during this inspection. Appliances were not tested.

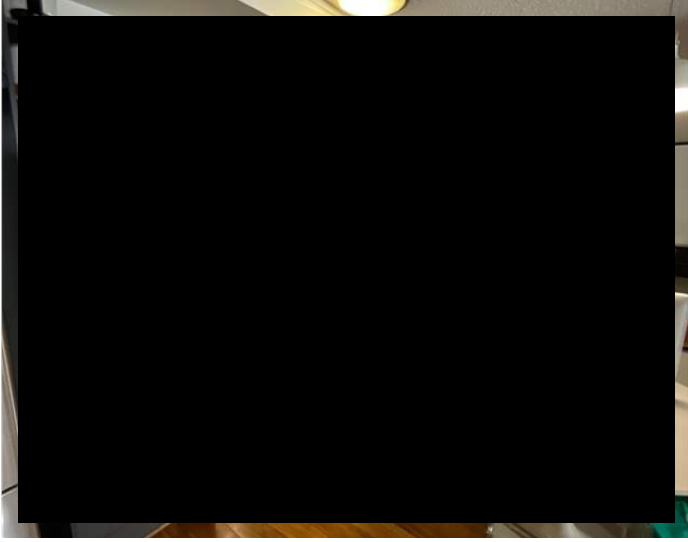
As the Agent is not a licensed Tradesperson, Architect, Engineer, Builder, Building Fire Safety Inspector, Pool Safety Certifier, Pest Inspector or any other type of professional or tradesperson it is recommended the Landlord arranges qualified Contractors to conduct annual Inspections of all aspects of the Premises. Please provide instructions in writing if you require our Agency to arrange for any inspection or work on your behalf.

- LAUNDRY – screws for retractable clothes line loosened up and detached from wall.

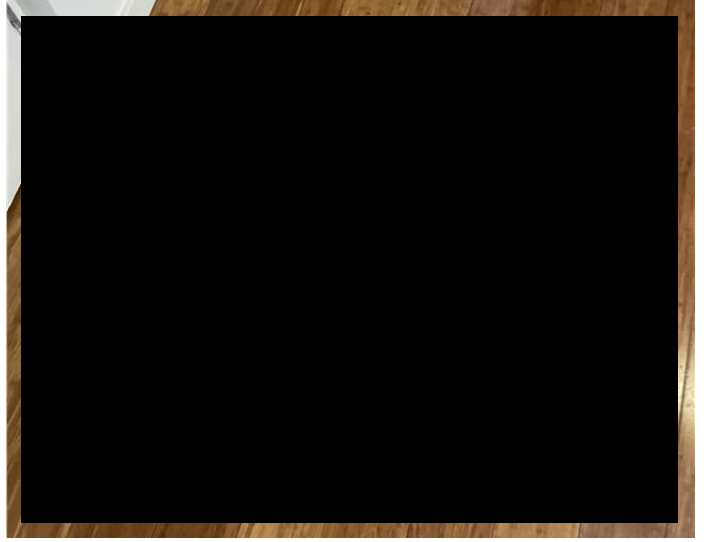
### **Kitchen / Dining**

Timber floors clean and in excellent condition. Walls free of scratches and scuff marks and ceiling undamaged. Cabinetry doors and handles well cared for. Bench top clean with no food crumbs or marks/stains. Appliances (stove, oven and dishwasher) very well cared for. Both light fixtures working as should. Sink very clean with no visible signs of leak and pipes in good condition.

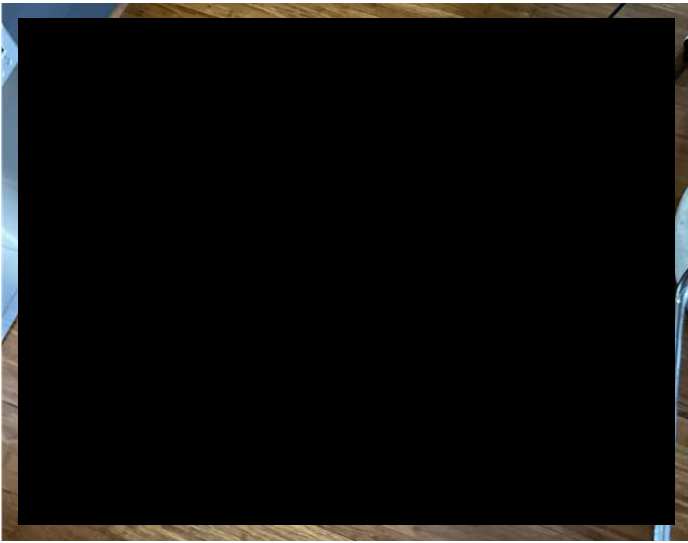
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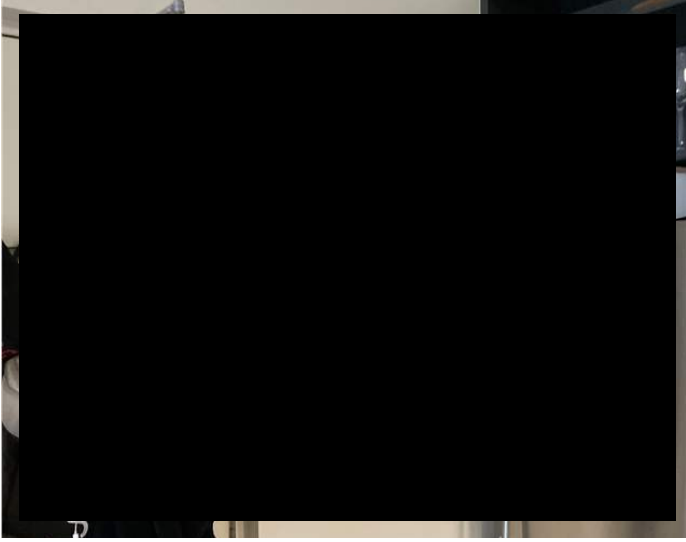
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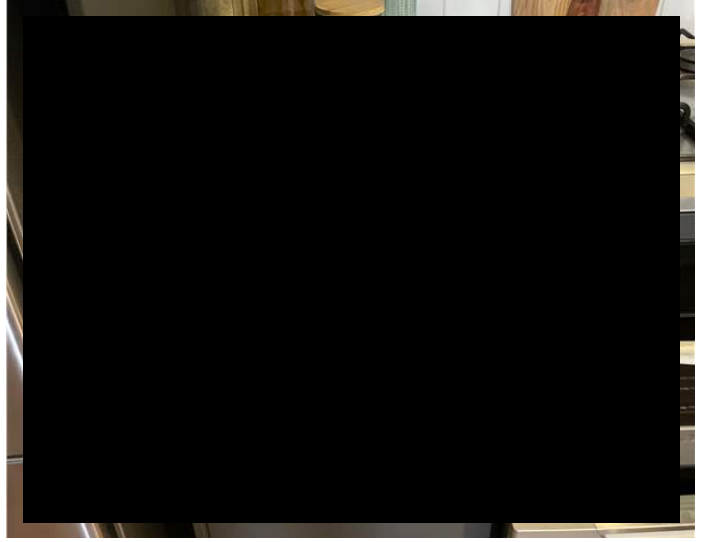
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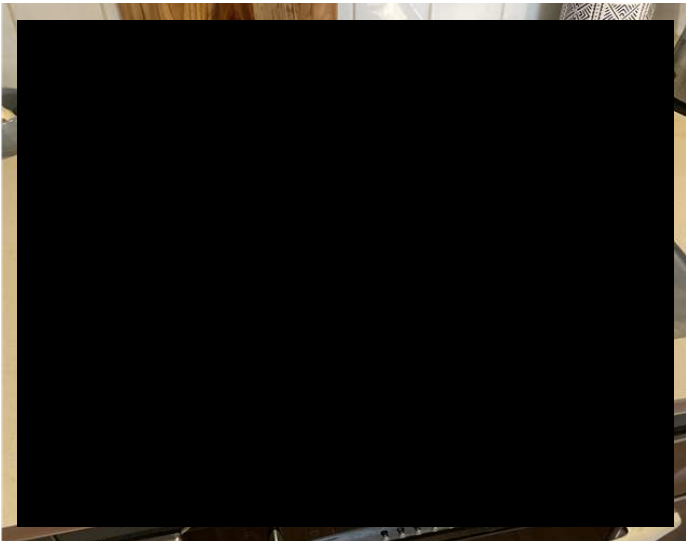
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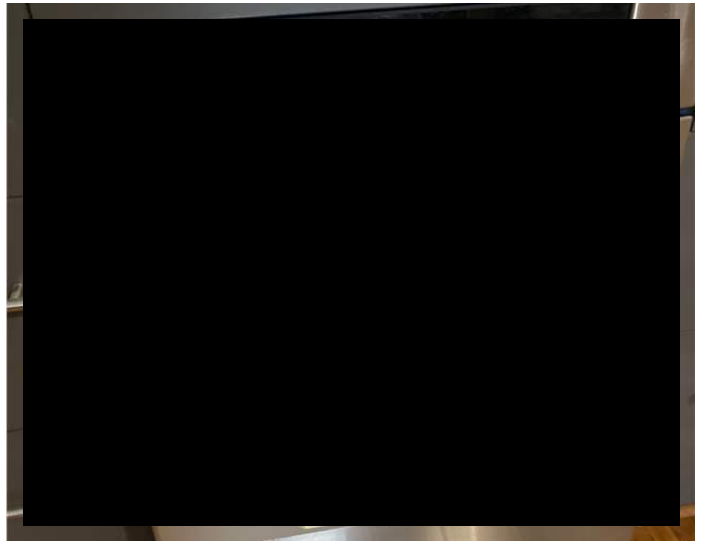
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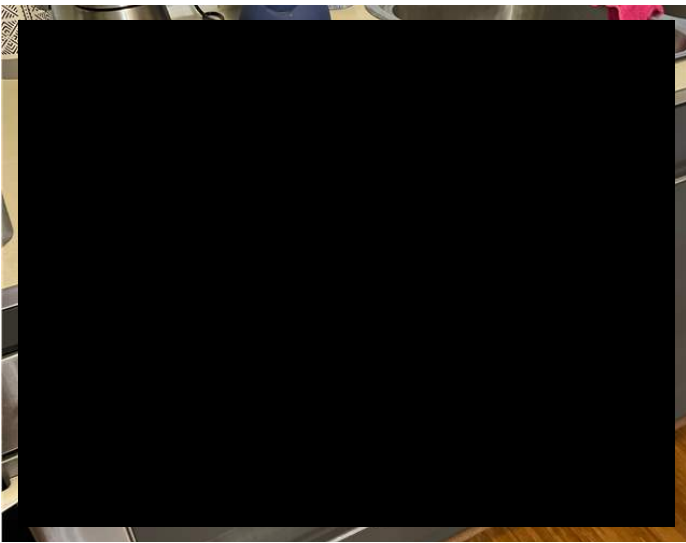
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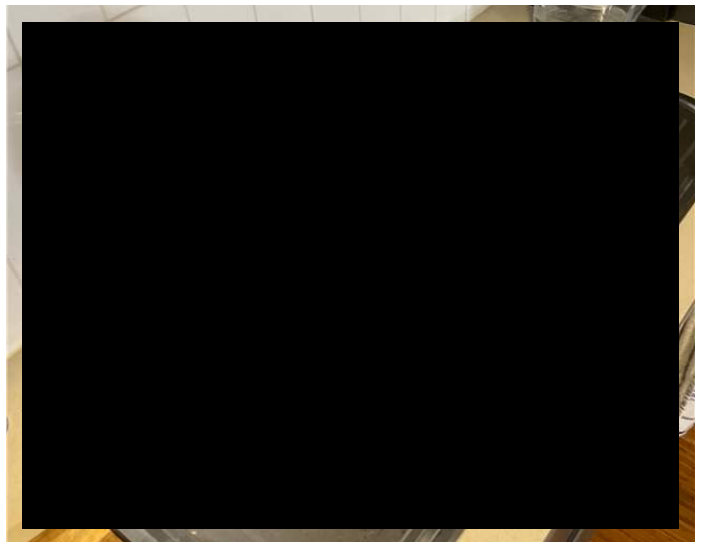
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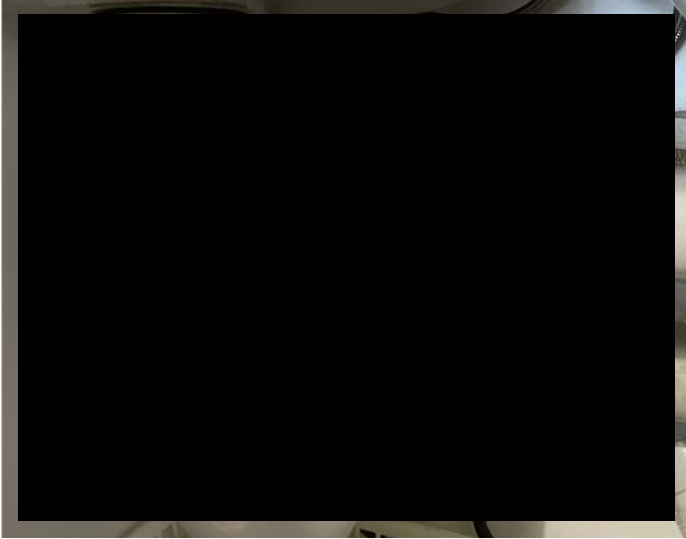
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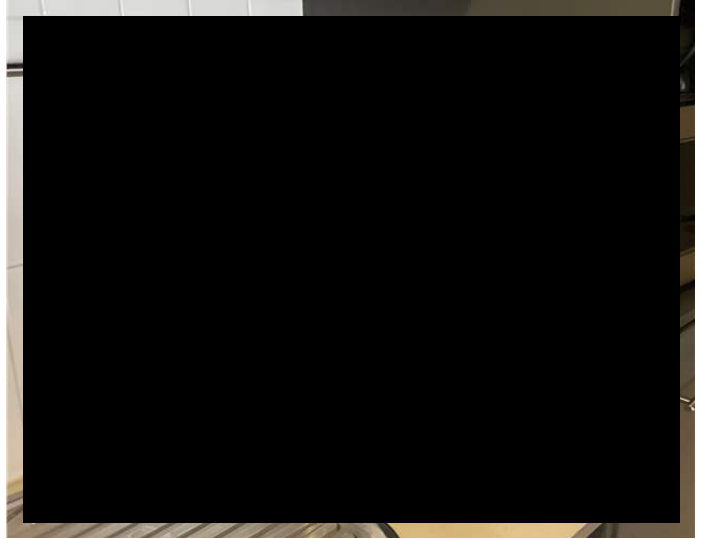
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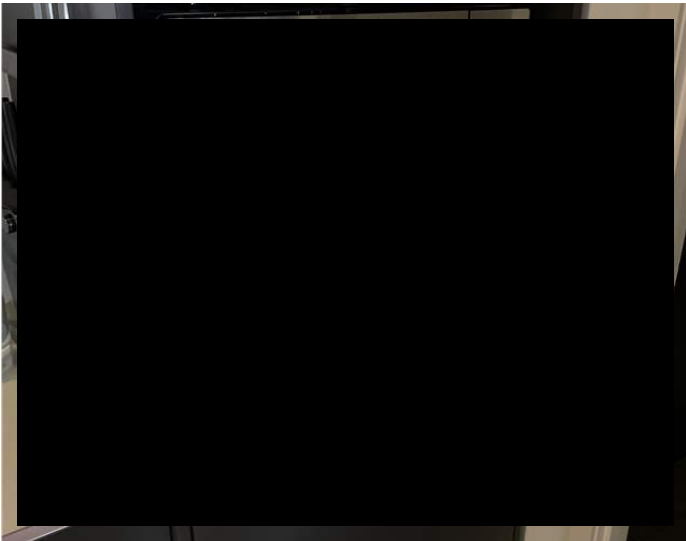
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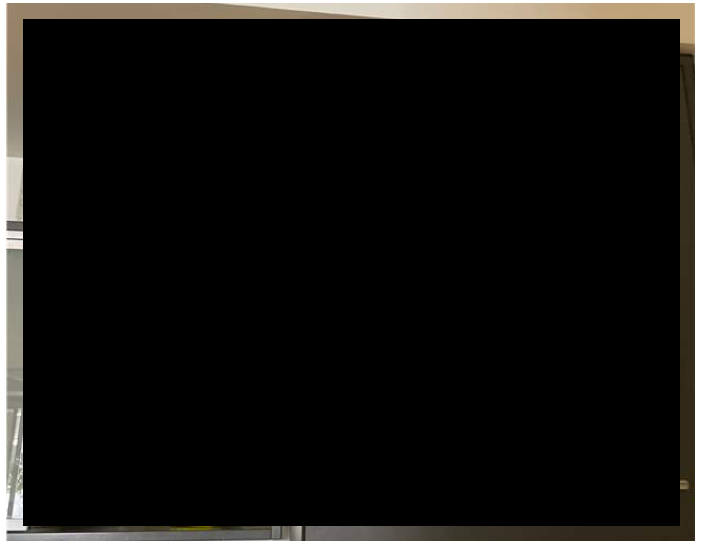
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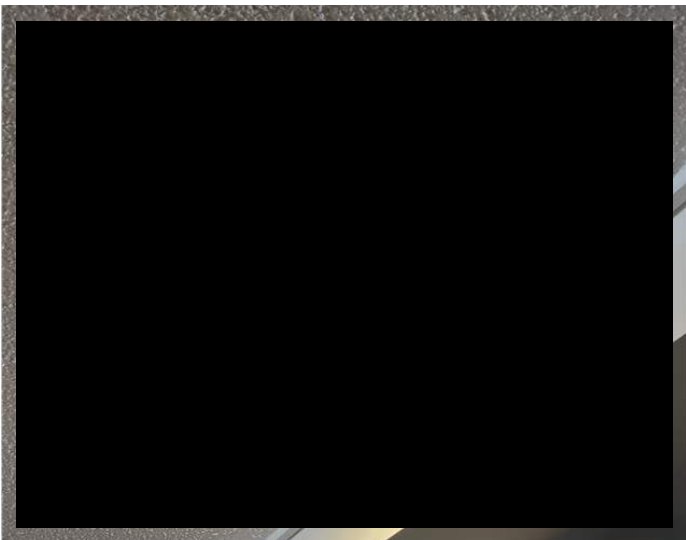
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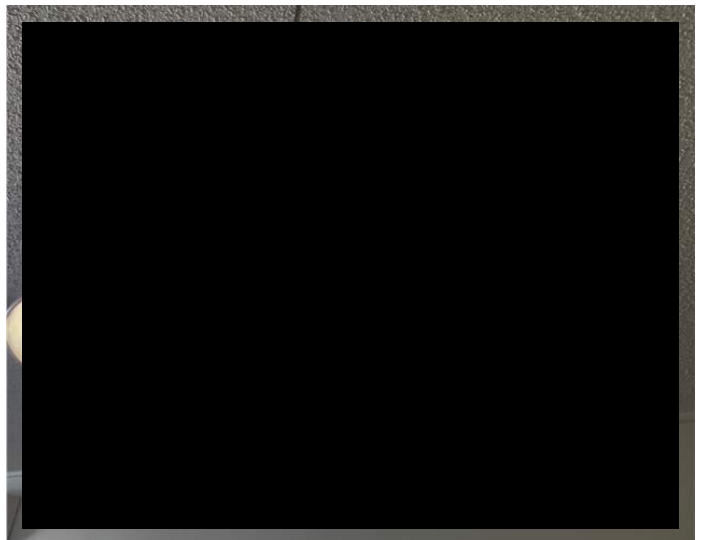
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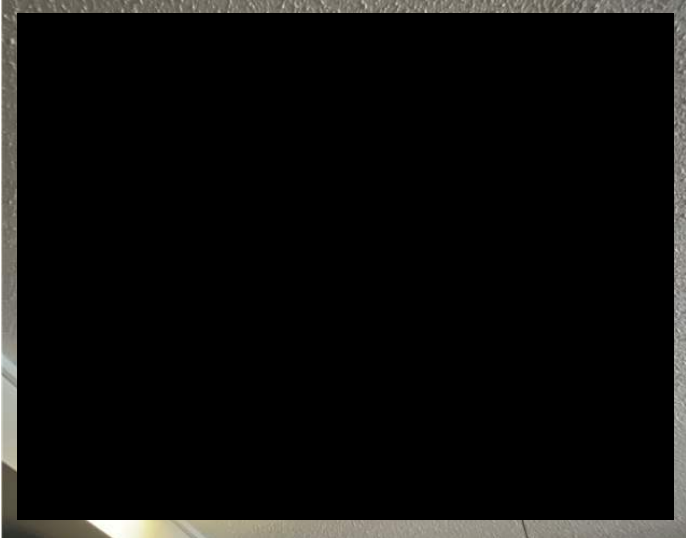


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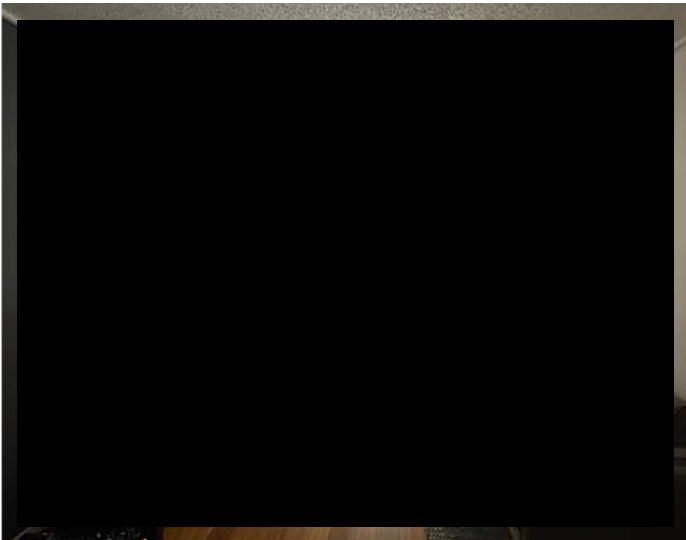




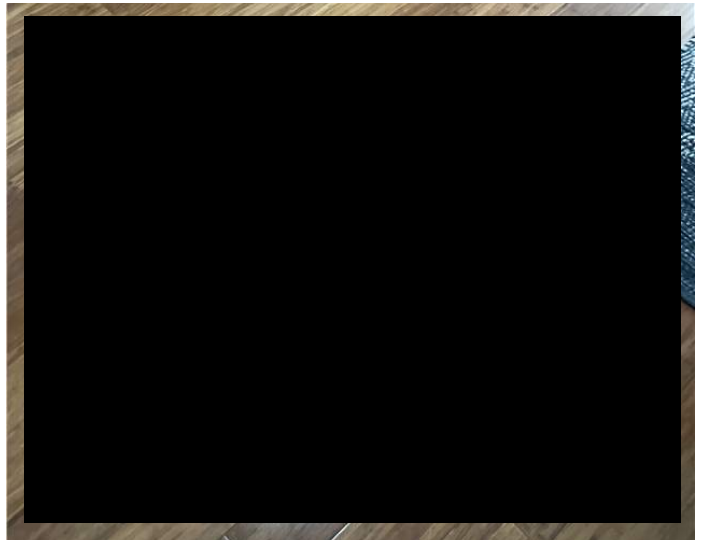
**Lounge room**

Timber floors with no scratches with large carpet protecting it from furniture. Walls and ceiling clean with no visible scuff marks or scratches. Both light fixtures working as should. Sliding doors to balcony clean and free of cracks. Curtains clean and in good condition.

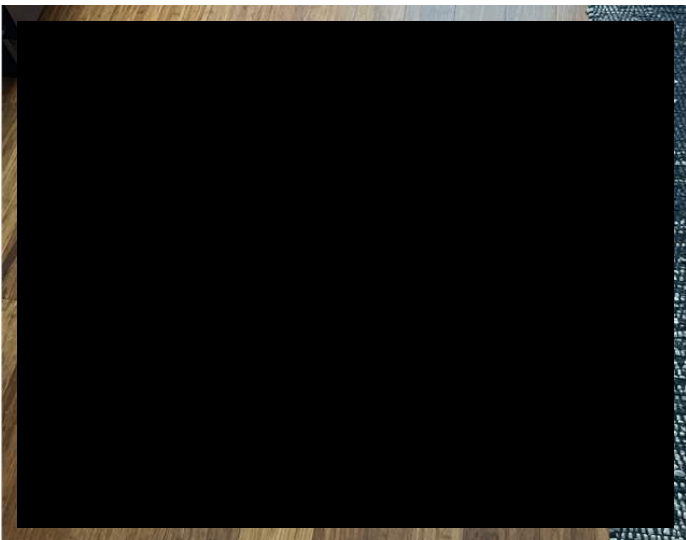
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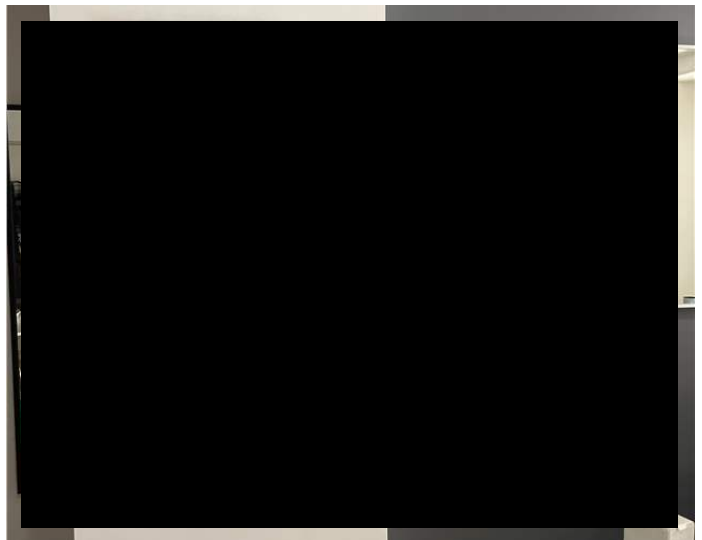
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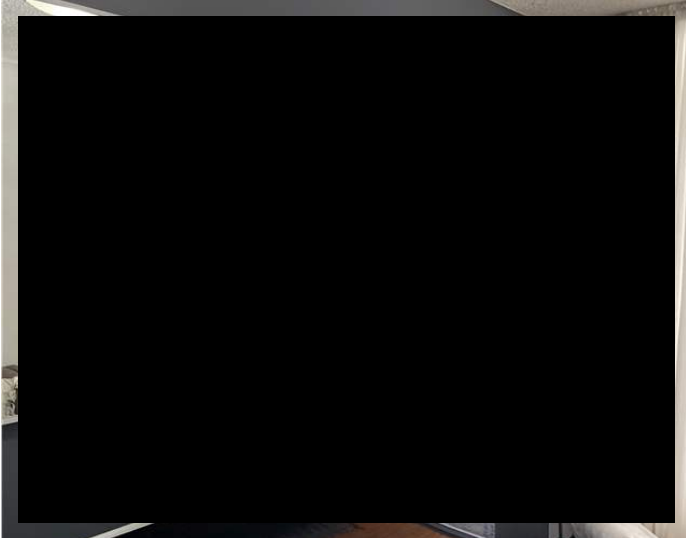
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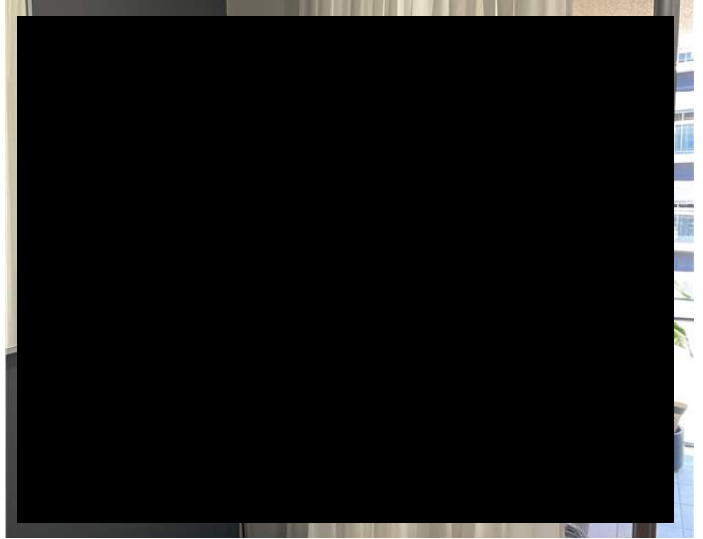
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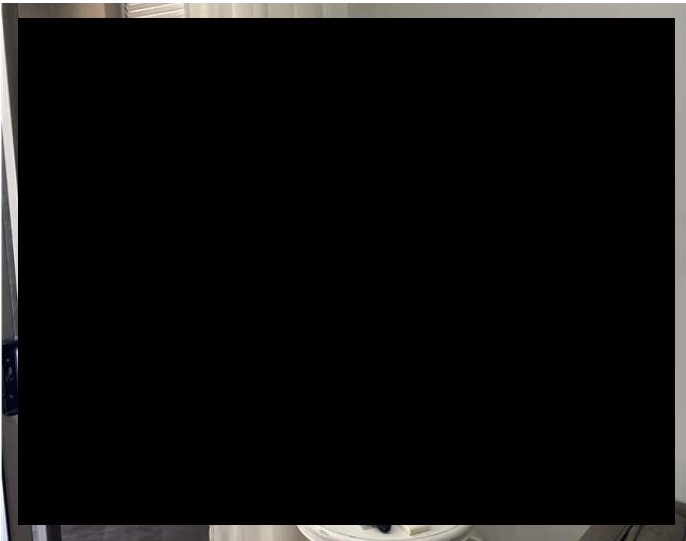
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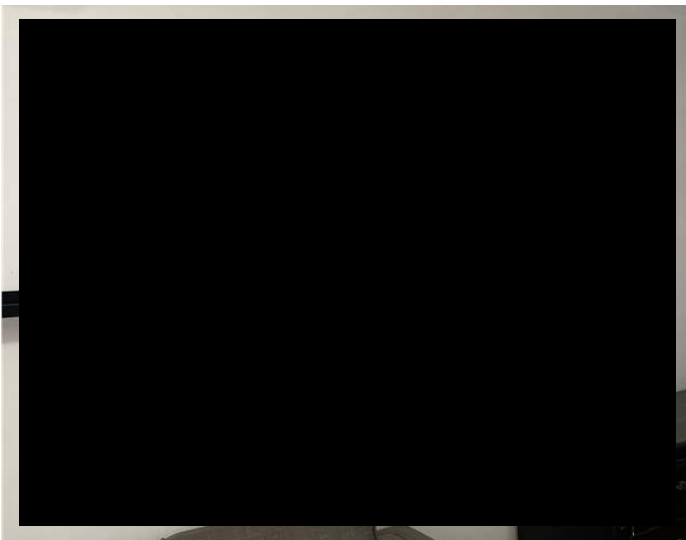
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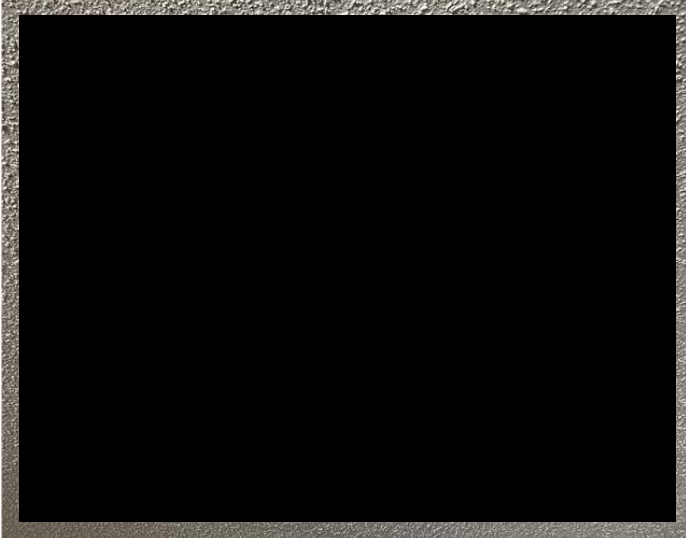
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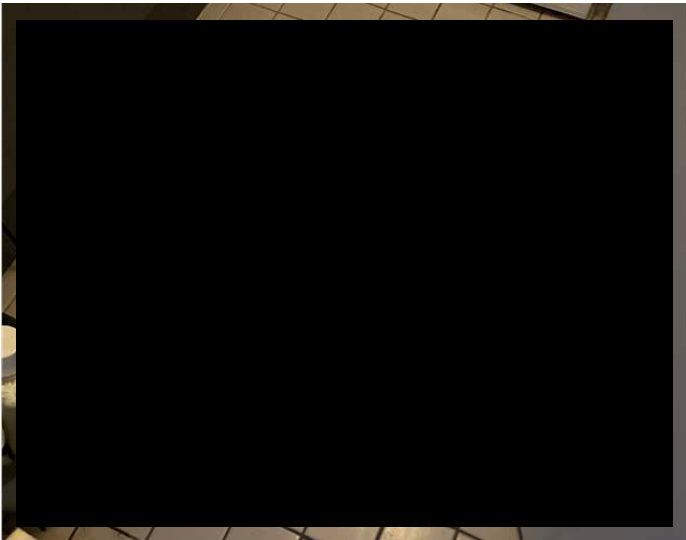
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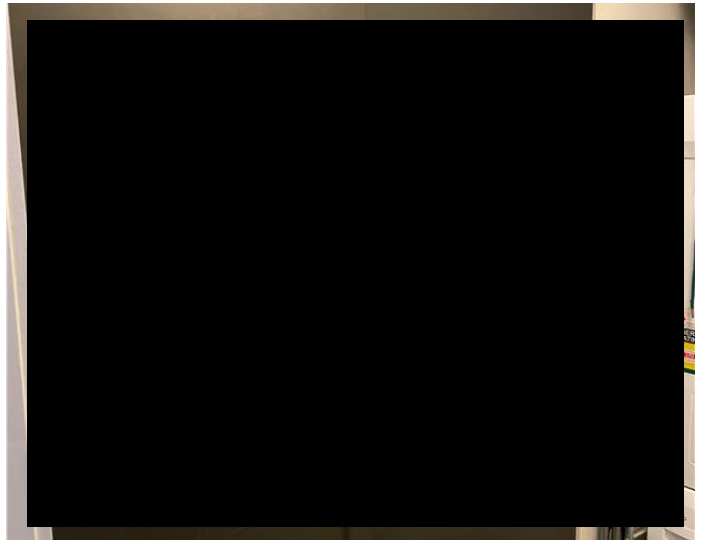
**Laundry**

Tile floors clean and free of cracks. Walls and ceiling free of scratches or scuff marks. Light fixture in working condition. Cabinet doors and handles in good condition. Wash tub in use, but displaying no visible signs of leak otherwise. Retractable clothes line – some screws loose and detached from wall.

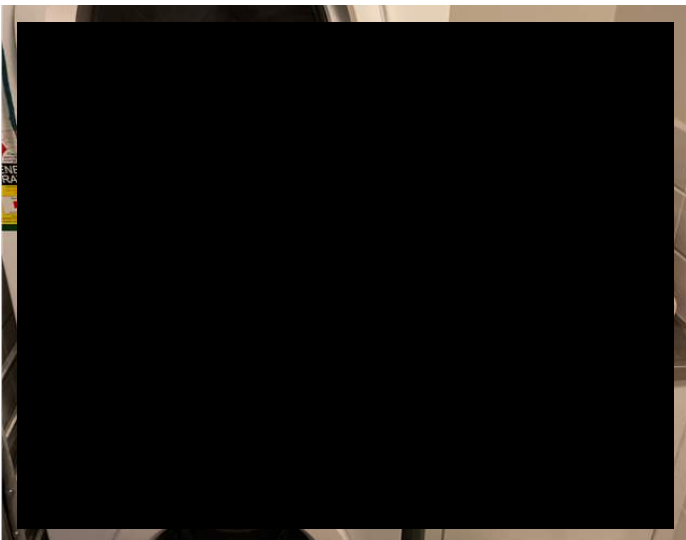
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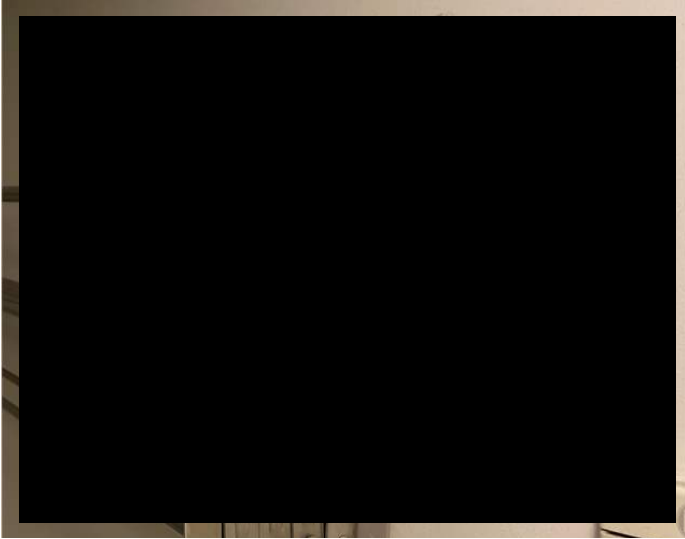
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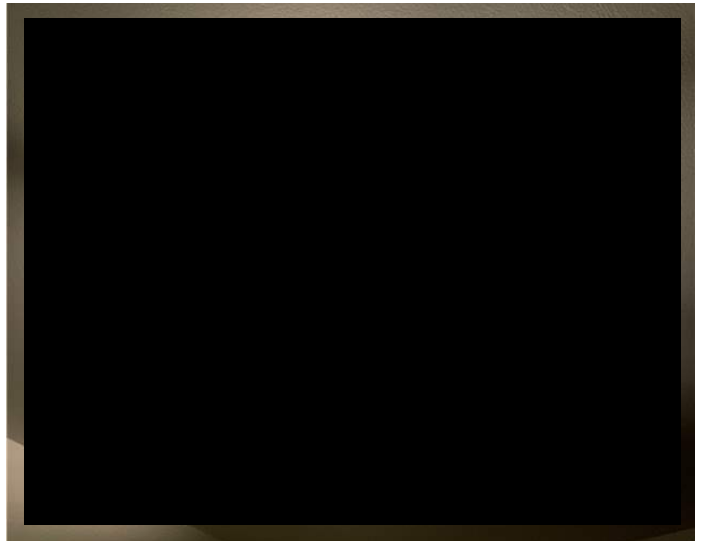
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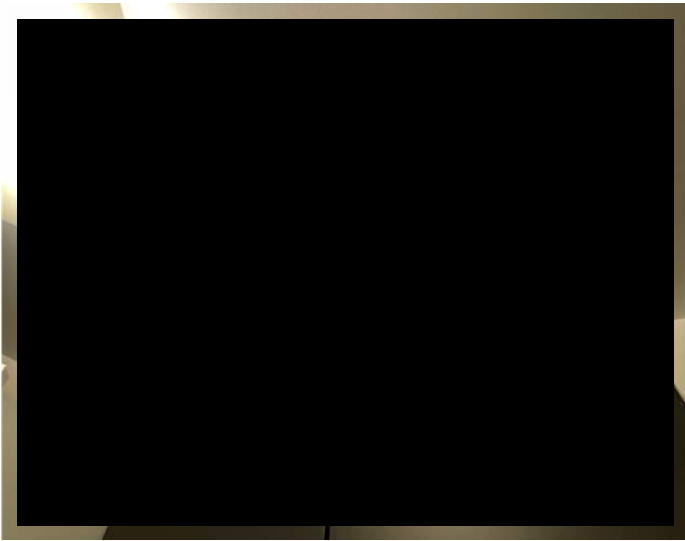
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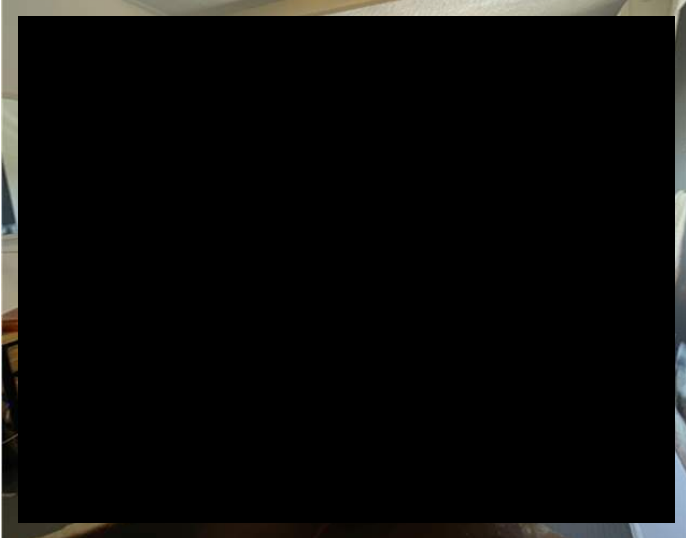


**Bedroom 1**

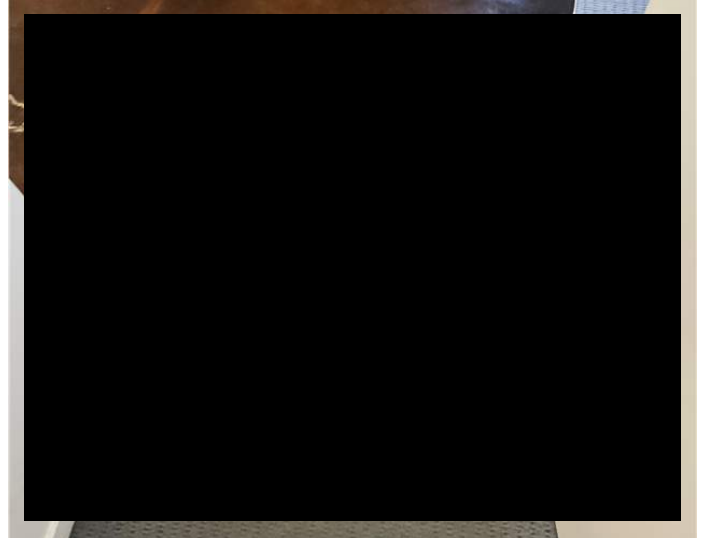
Carpet floors in excellent condition, partially protected by a large rug. Walls and ceiling very clean with no scuff marks or other damage. All lights in working condition. Windows clean, venetian blinds and curtains well cared for with no sign of damage as well. Mirrored wardrobe doors with no cracks and looking in great condition. Smoke alarm present in room.



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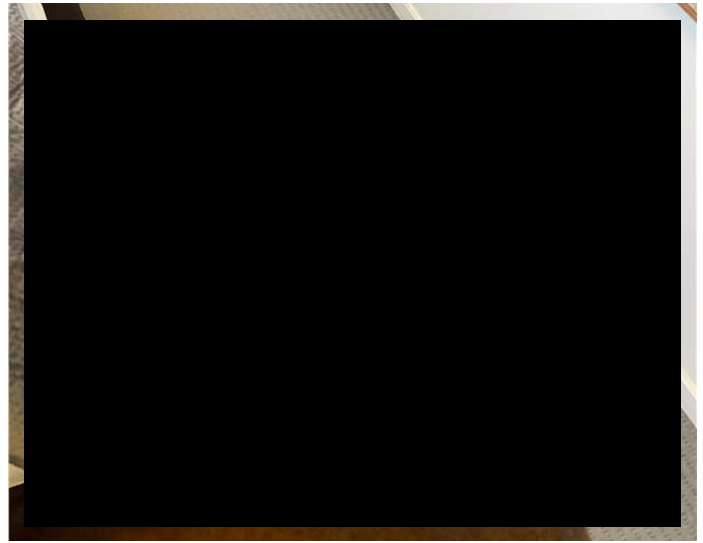
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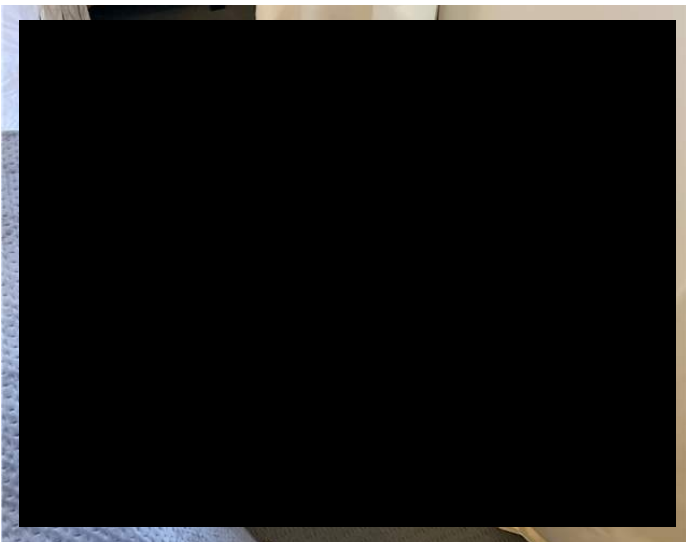
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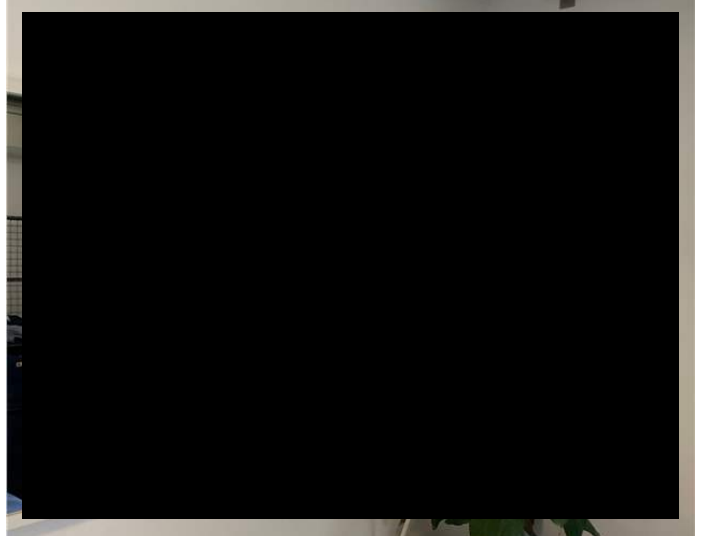
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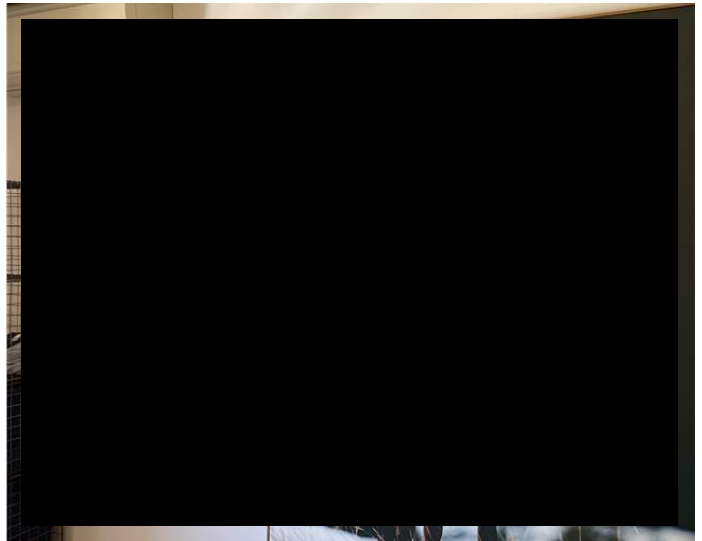
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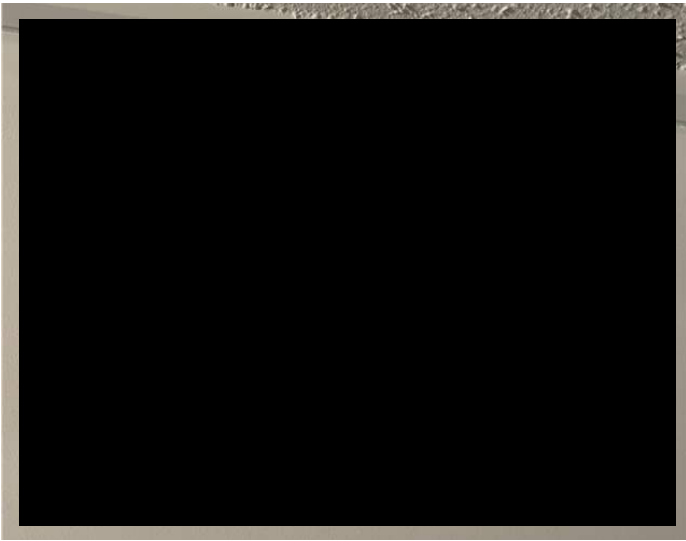
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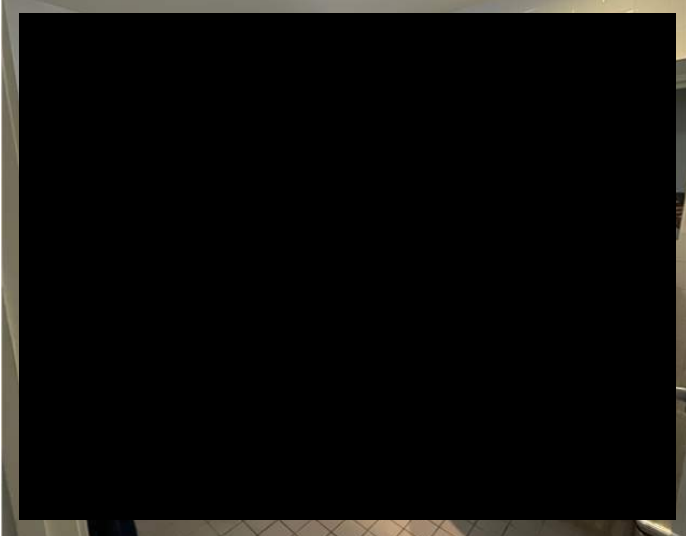
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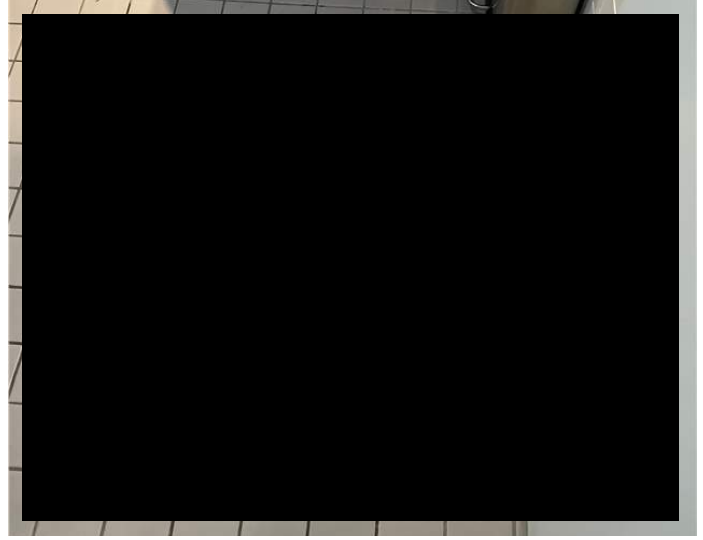
**Bathroom 1**

Tiled floors clean and free of damage. Walls and ceiling clean with no signs of scratches or scuff marks. Both lights (main fixture and basin downlight) working as should. Shower area and bathtub very clean, and screens free of mould and calcium build-up. Basin well cared for, with no signs of leak; pipes also in great condition. Mirror, cabinet and vanity clean.

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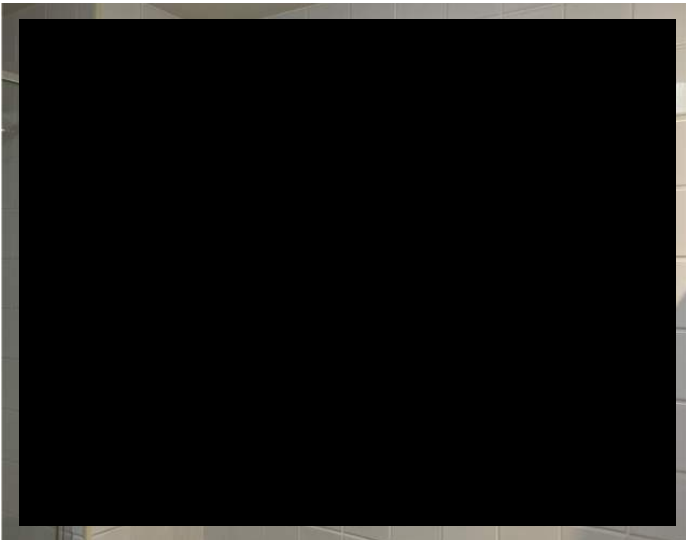
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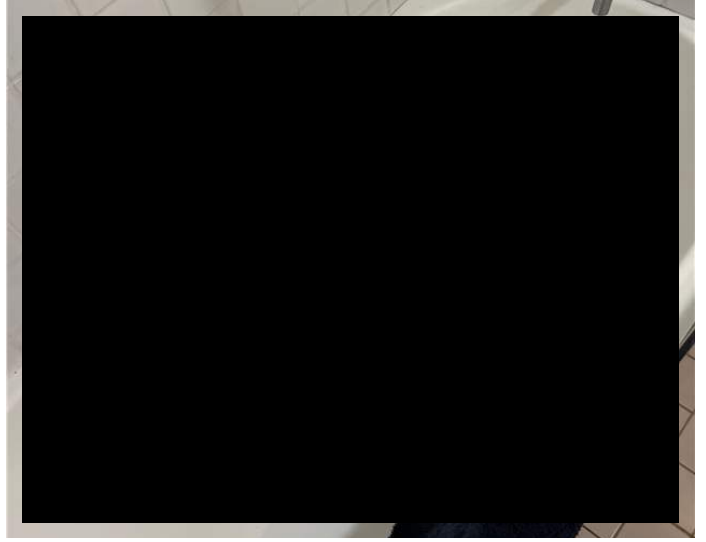
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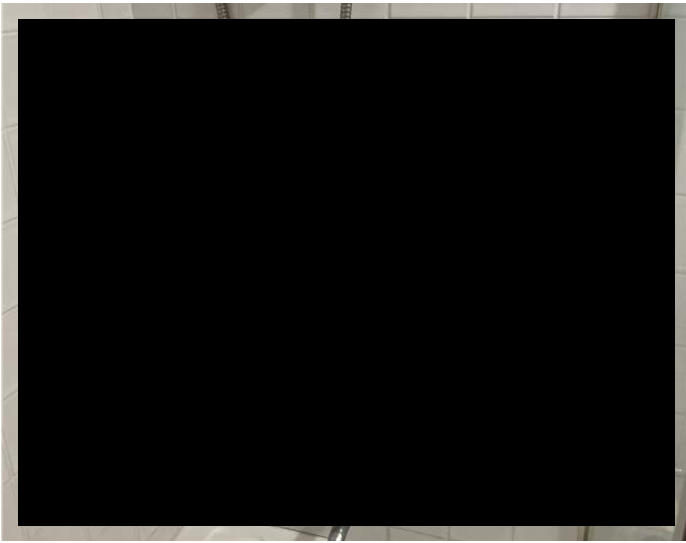
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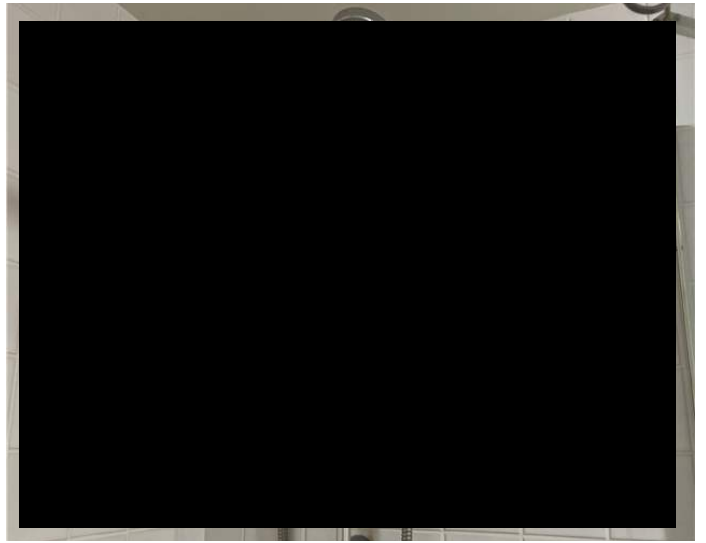
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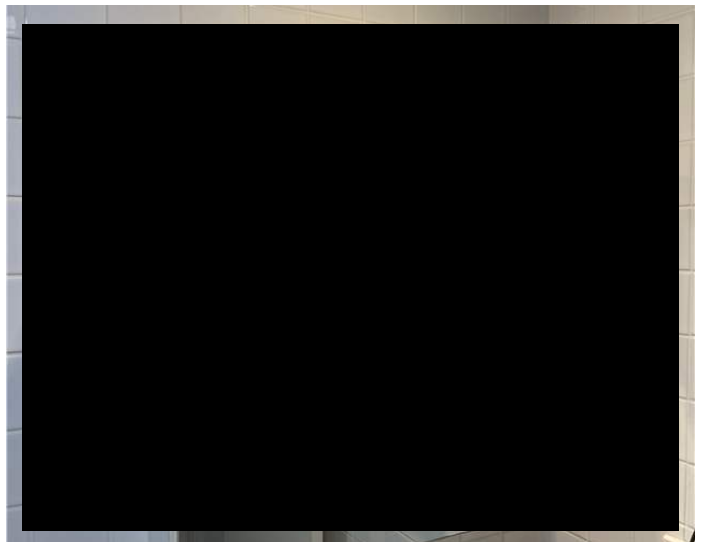
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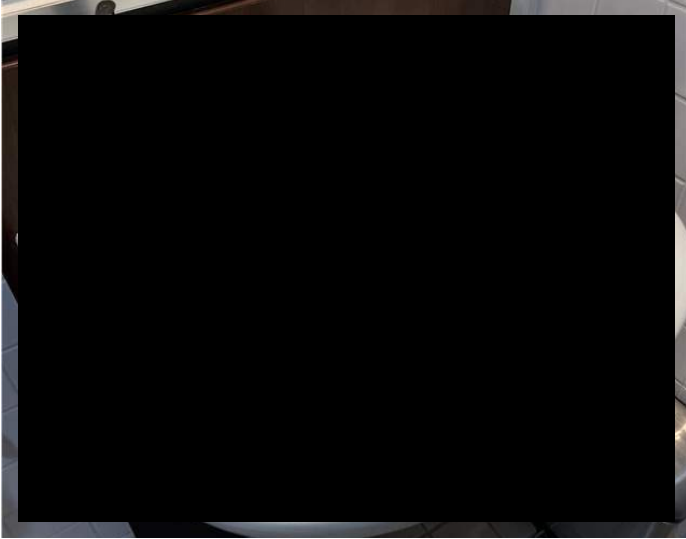
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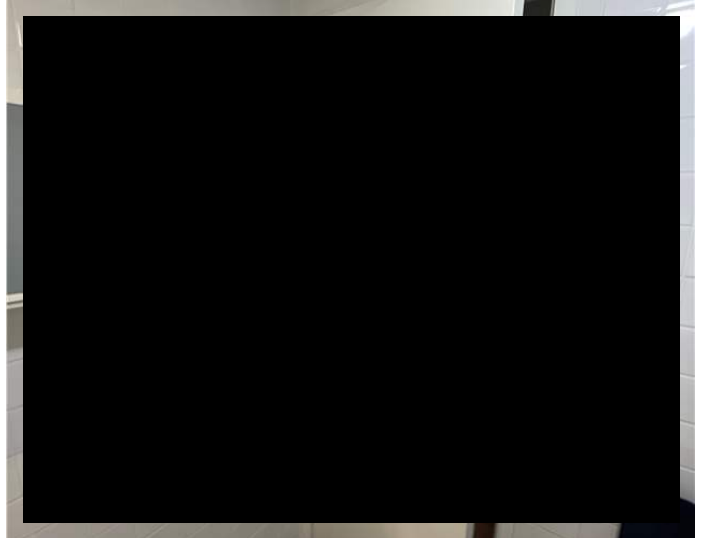
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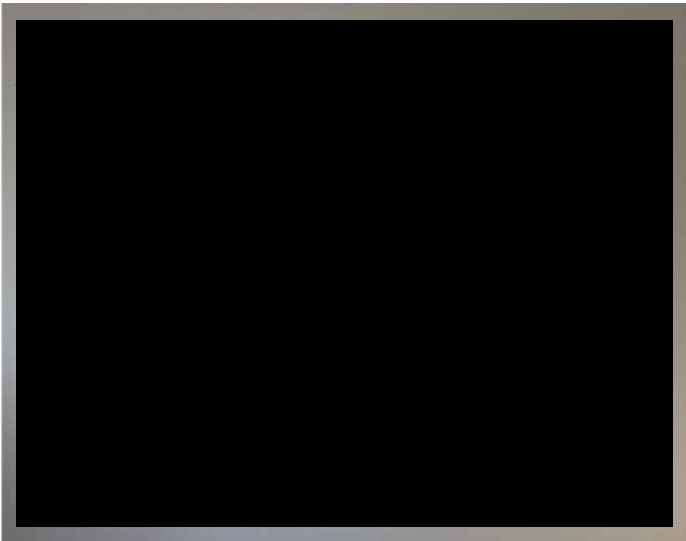
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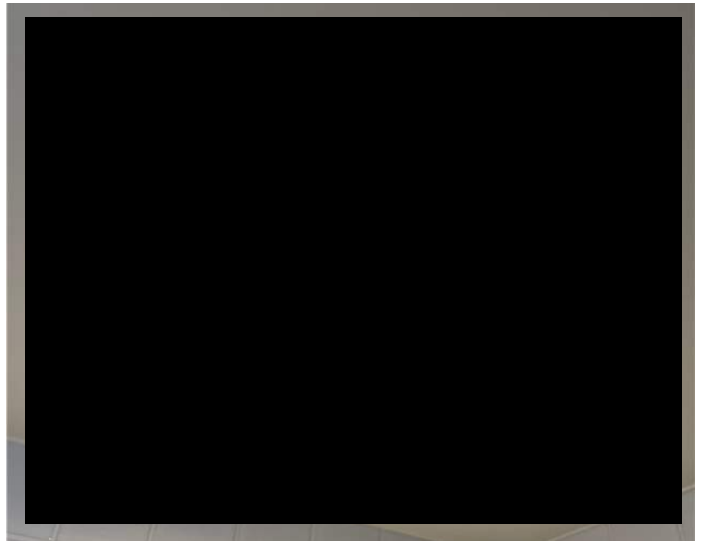
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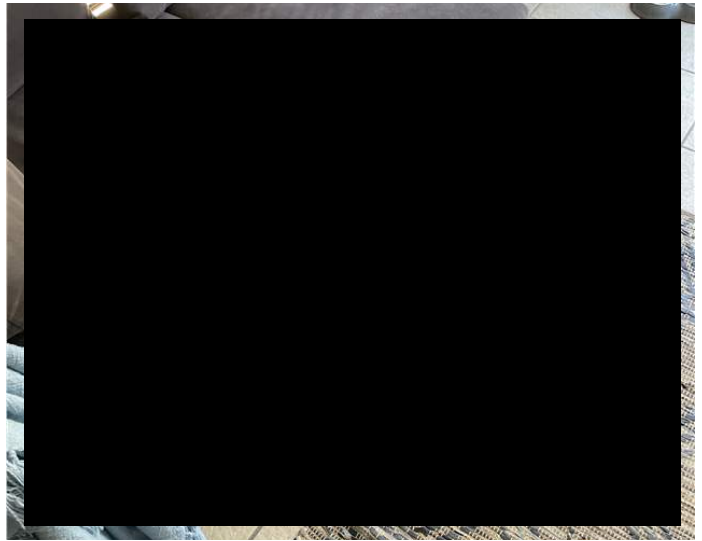
**General**

Balcony clean with no visible signs of damage. Walls and ceiling with no scuff marks and railing free of damage. Light fixtures working.

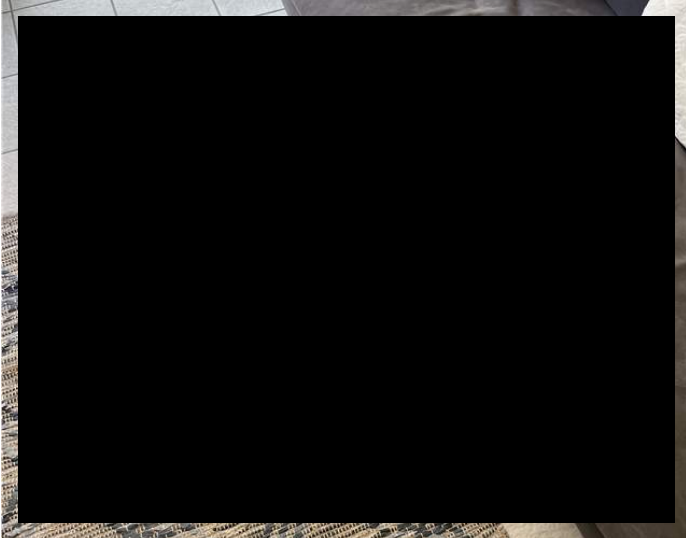
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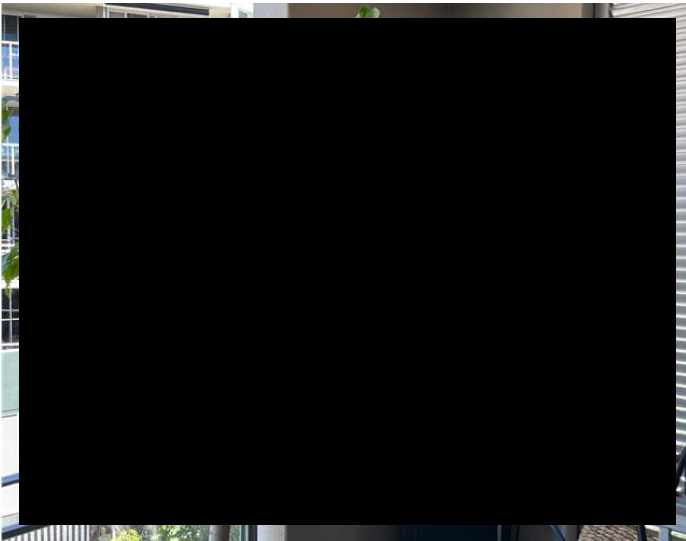
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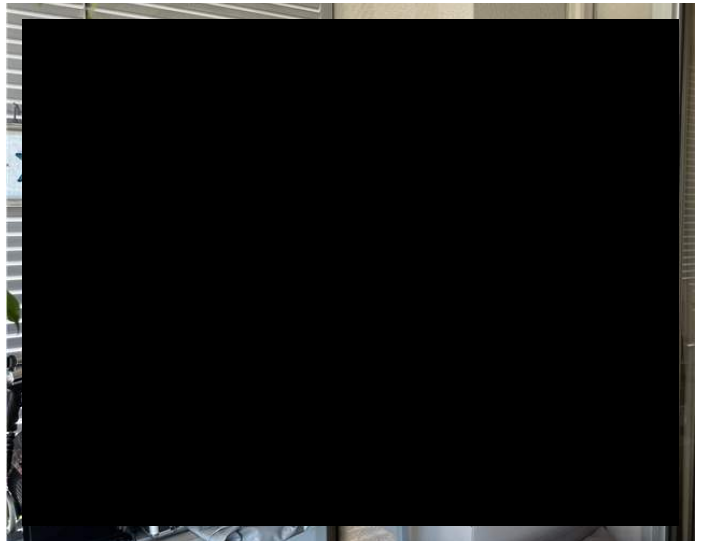
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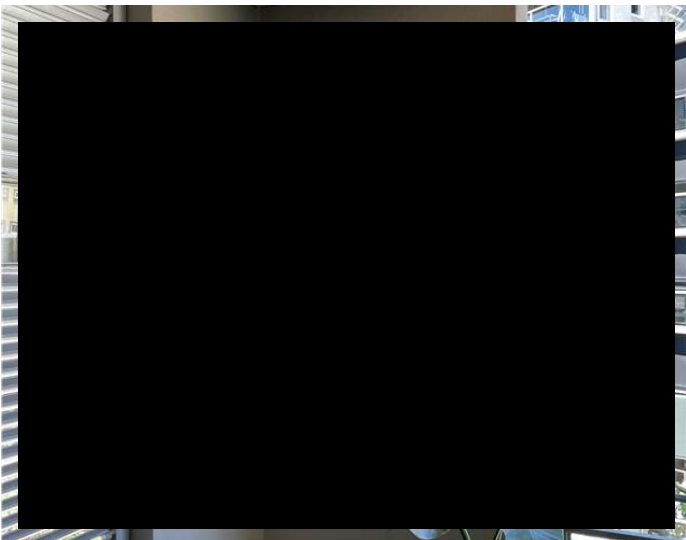
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