

## Address



<b>Owner(s)</b>		<b>Inspector</b>	Nikki Lee
<b>Tenant(s)</b>			
<b>Lease Start/End</b>	31 May 21/25 May 25	<b>Tenancy Duration</b>	4 Years
<b>Current Rent</b>	\$470.00 p/w	<b>Inspection Date</b>	06 Sep 24

## Our Summary

<b>Condition Summary</b>	<p><b>Good: 11 areas</b></p> <p>Upon inspection the tenant appears to be taking excellent care of the property. It is presented in a clean and tidy manner inside and out.</p>
<b>Owner Action Required</b>	None

	Condition		Action Required		Agent Comments
	Satisfactory Y/N	Tenant Y/N	Owner Y/N		
<b>Entry</b>	Y	N	N		White diamond security fly screen door, and cream painted hinged four panel timber door. Both doors are able to be locked and unlocked from inside without a key. Timber look floorboards, aged.

*Disclaimer: This property inspection report is a visual one carried out by LJ Hooker Mount Barker to assess the manner in which the tenant is maintaining your property. We are Property Managers and not qualified to assess the structural integrity of the premises and purely comment on what we see. It is recommended that you engage the services of a professional builder, electrical and pest control company to request an annual report on the property's electrical and buuilding safety compliance and possible evidence of white ant activity for building integrity, legal compliance / proceedings, insurance or such other requirement.*

	Condition		Action Required	
	Satisfactory Y/N	Tenant Y/N	Owner Y/N	Agent Comments
<b>Dining</b>	Y	N	N	Timber look floorboards - multiple scratches, chips and tears present prior to the commencement of this tenancy. Cream painted walls, many marks present prior to the commencement of this tenancy. Mirror fitted to wall prior to commencement of this tenancy. Gas heater which does not work. Sliding glass and fly screen doors to patio can both be locked and unlocked from inside without a key. Dark grey block out curtain to rear sliding doors.
<b>Bedroom 1</b>	Y	N	N	Beige carpet has been vacuumed, aged but no stains present for this tenancy. Cream painted walls and white painted ceiling, marked prior to the commencement of this tenancy. Bay window, slider window can be secured from inside. Window sill has paint chipped and peeling. Dark grey roller block out blinds. Double sliding door wardrobe appears clean and in working order. lighting is working.
<b>Bedroom 2</b>	Y	N	N	Timber look floorboards - aged. Cream painted walls and white painted ceiling - marks present prior to the commencement of this tenancy. Slider window with fly screen, window can be secured from inside. There is an external roller shutter on this window in working order. Light grey block out curtains. Lighting in working order. Slimline double sliding door wardrobe appears clean.
<b>Laundry</b>	Y	N	N	Cream floor tiles, no visible cracks or chips. Cream painted walls and white painted ceiling - marks present prior to the commencement of this tenancy. Hinged timber and glass door, and diamond fly screen door to outside, both can be locked and unlocked from inside without a key. White laundry trough, aged but working order.
<b>Toilet</b>	Y	N	N	Cream tiled flooring. Pale blue painted walls, many marks present. White painted ceiling with black border. Frosted slider window with fly screen, can be secured from inside. Timber venetian blind. Cream toilet cistern, white bowl, white seat and white lid.

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	Condition		Action Required	
	Satisfactory Y/N	Tenant Y/N	Owner Y/N	Agent Comments
<b>Bathroom</b>	Y	N	N	Cream floor tiles and splashback wall tiles around wet areas. Yellow painted walls with lots of marks present prior to the commencement of this tenancy. White painted ceiling, paint is peeling. White airflow exhaust, clean and in working order. Single size shower, cream tiled floor and walls - grout is painted different colours as per entry condition report. Clear glass wall and hinged door. White oval basin, brown laminate benchtop and a cream laminate cupboard. Cupboard doors were water damaged prior to the commencement of this tenancy. Cream bath, no visible scratches or chips. Large frosted slider window can be secured from inside. Timber venetian blind.
<b>Bedroom 3</b>	Y	N	N	Timber look floorboards - aged. Cream painted walls and white painted ceiling - marks present prior to the commencement of this tenancy. Tenant has stuck decals on wall. Slider window with fly screen, window can be secured from inside. There is an external roller shutter on this window in working order. Light grey block out curtains. Lighting in working order. Slimline double sliding door wardrobe appears clean. Smoke alarm - hanging loose but not required for compliance. Noted on service report, not an issue.
<b>Kitchen</b>	Y	N	N	Blue grey cloud pattern floor tiles aged. Cream tiled splashback to benchtop, cooktop area. Brown laminate benchtop, and cream laminate cabinetry, both aged condition. White Simpson gas 4 burner cooktop. Electric Chef oven. Stainless arched rangehood with twin filters, filters are clean. White Dishlex dishwasher is clean and in working order. Slider window can be secured from inside. Knife magnet fitted to wall, and floating shelving on wall each side of walk way to lounge room. Plastic venetian blind in working order.

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