



V J Ray Pty Ltd

8 Anglo Road  
CAMPSIE NSW 2194  
Tel: 97046932  
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# Routine Inspection Report

This is a routine inspection report of the property for your information. This is not a building or pest report nor can it be construed as such. We are not building or pest inspectors. You should take steps to obtain your own building and pest report to be satisfied that the property is safe and free of infestation whatsoever and carry out regular inspections and treatments. Also, you are obliged to ensure that the local government and environmental laws are complied with. The Owner should ensure Local Government inspections have been carried out to confirm compliance with the Swimming Pools Act 1992.

## Property Information

Address of Premises:

8 Anglo Road  
Campsie  
NSW 2194

Tenant's Name(s):

Paul Ocwieja

Lease Commencement:

21

DAY

11

MONTH

17

YEAR

Lease Expiry:

21

DAY

11

MONTH

18

YEAR

Date Inspection Completed:

21

DAY

11

MONTH

17

YEAR

## General Details

Current Rent:

500.00

Overall Standard:

Upon inspection it appears the tenant is taking really good care of the property. It was presented in a satisfactory condition. Please see comments in the report to follow.

Recommended Maintenance:

This property was a pleasure to inspect. A very good tenant.

Rent Review:

Work to be carried out by the Landlord:

Work to be carried out by the Tenant:

There is nothing for the tenant to do, they are taking excellent care of the property.

General Comments:

A routine inspection has been performed at your property. Should you have any questions, comments or would like any recommended maintenance actioned contained in this inspection, please don't hesitate to contact your property manager at your real estate on the details listed.

	Condition	Action Required		
	SATISFACTORY	TENANT	LANDLORD	
	Y/N	Y/N	Y/N	
AGENT COMMENTS				
AREAS				
Entrance Hall	Y	N	N	The area is kept in a neat and tidy condition.; See image 1
Lounge Room	Y	N	N	The carpet and floors appears to be in good conditions showing minimal signs of general wear and tear at the time of inspection. ; See image 2
Kitchen	Y	N	N	All appliances appeared to be clean and in good working order at the time of the inspection. The benchtop and splashback's are in excellent condition neat and tidy. The smoke alarms all appear to be in good working order at the time of the inspection. ; See image 3
Dining Room	Y	N	N	The room appears to be clean and in excellent condition; See image 4,5
Bathroom	Y	N	N	Upon inspection the Bath, Vanity and Mirrors are clean. There were no signs of mould apparent at the time of the inspection. Upon inspection it appears that tiles, grout and seals are clean and in good condition. No signs of maintenance are required. ; See image 6
Bedroom	Y	N	N	Upon inspection the doors, flooring, walls and all windows and window treatments are all clean and in good working order. ; See image 7,8





## Entrance Hall

Image1: 23/06/2017 6:41:43 AM



## Lounge Room

Image2: 23/06/2017 6:52:23 AM



## Kitchen

Image3: 23/06/2017 6:42:40 AM



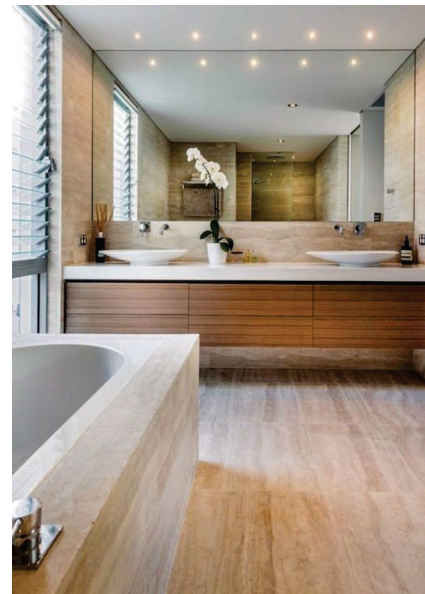
## Dining Room

Image4: 23/06/2017 6:46:25 AM



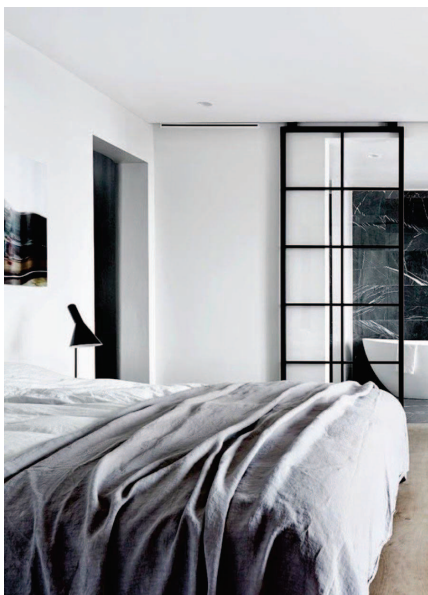
## Dining Room

Image5: 23/06/2017 6:52:45 AM



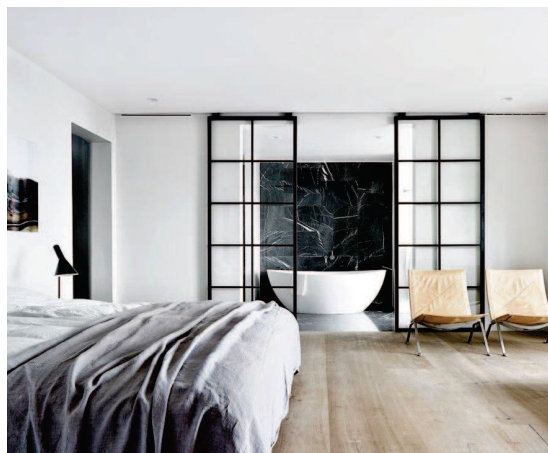
## Bathroom

Image6: 23/06/2017 6:45:22 AM



## Bedroom

Image7: 23/06/2017 6:45:46 AM



## Bedroom

Image8: 23/06/2017 6:45:46 AM