

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 Alexa Real Estate on the details listed.

Recommended Maintenance:

Downlight bulb replacement in kitchen and top of stairway.
Bulb replacement for kitchen rangehood.
Bulb replacement in toilet
Bulb for garage roller light
Oven racks for oven

Overall Standard:

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

Work to be carried out by Landlord:

Downlight bulb replacement in kitchen and top of stairway.
Bulb replacement for kitchen rangehood.
Bulb replacement in toilet
Bulb for garage roller light
Oven racks for oven

Work to be carried out by Tenant:
Rent Review:

Rent will be reviewed at the end of the current lease term.


Address of premises

129 Edward St
Norwood 5067


Tenant's name(s)

Susan Comerford



Current Rent: \$0.00

Lease Start Date:

13/12/19

Lease Expiry:

13/12/20

Inspection Date:

03/03/20

CONDITION/ ACTION CODES



YES



NO

This tenancy inspection report is a visual one carried out by Inspection Manager to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; We are not qualified to assess the structural aspects of areas including but not limited to staircases, decking and balconies or to ensure that plumbing, electrical or gas mixtures of fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, tenant's goods or other belongings. Inspection Manager recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Inspection Manager also recommends that all landlords hold adequate insurance, including landlords insurance.

Inspector Signature

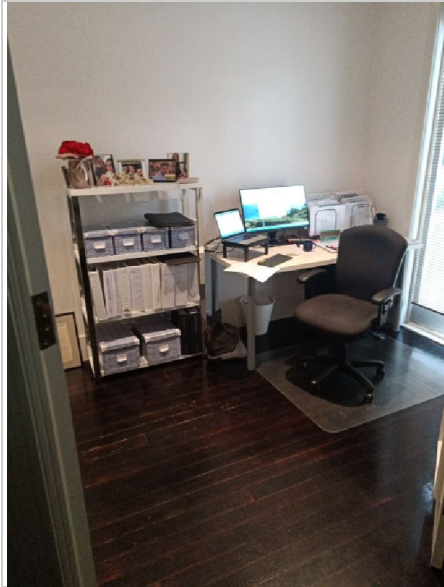


Date

03/03/20



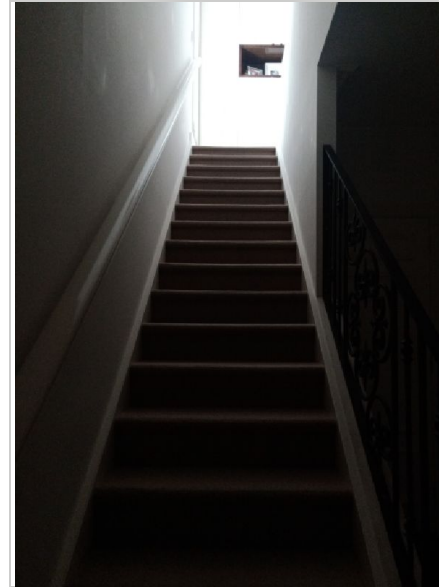
	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
Areas				
Study				Refer to media: 1
Stairs				Top stairway light needs bulb replacement; Refer to media: 2 3
Bedroom				Refer to media: 4
Ensuite				Refer to media: 5
Walk in robe				Refer to media: 6
Toilet				Toilet light needs bulb replacement; Refer to media: 7 8
Kitchen				Bulb replacement for ceiling downlight and rangehood. Oven racks missing; Refer to media: 9 10 11 12 13
Lounge Room				Refer to media: 14
Laundry				Refer to media: 15
Entrance Hall				Refer to media: 16
Garden				Garage roller light needs replacement; Refer to media: 17 18
Garage				Refer to media: 19
Bedroom 2				Refer to media: 20
Bedroom 3				Refer to media: 21
Bathroom				Refer to media: 22 23 24



Study

03/03/2020 9:52 AM

[Image 1](#)



Stairs

03/03/2020 9:53 AM

[Image 2](#)



Stairs

03/03/2020 10:08 AM

[Image 3](#)

1. Top stair light not working



Bedroom

03/03/2020 9:53 AM

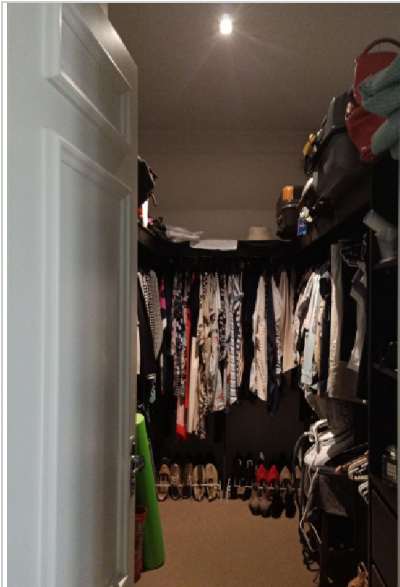
[Image 4](#)



Ensuite

03/03/2020 9:54 AM

[Image 5](#)



Walk in robe

03/03/2020 9:54 AM

[Image 6](#)



Toilet

03/03/2020 9:56 AM

[Image 7](#)

1. Light not working. Could be bulb but had flickering issues



Toilet

03/03/2020 9:56 AM

[Image 8](#)



Kitchen

03/03/2020 9:57 AM

[Image 9](#)

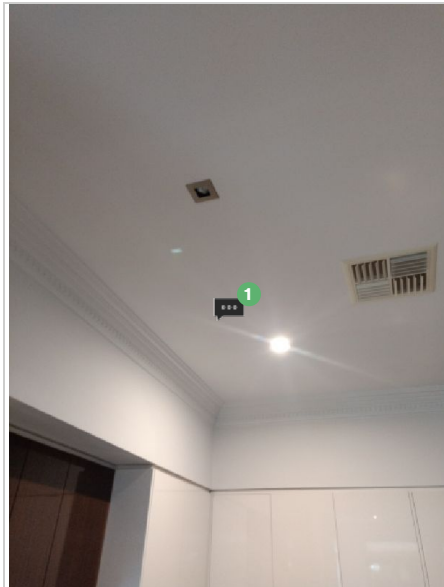
1. Mark on wall



Kitchen

03/03/2020 9:57 AM

[Image 10](#)



Kitchen

03/03/2020 10:01 AM

[Image 11](#)

1. Bulb replacement



Kitchen

03/03/2020 10:02 AM

[Image 12](#)

1. Bulb replacement



Kitchen

03/03/2020 10:09 AM

[Image 13](#)

1. Oven has no racks



Lounge Room

03/03/2020 9:59 AM

[Image 14](#)



Laundry

03/03/2020 10:02 AM

[Image 15](#)



Entrance Hall

03/03/2020 9:52 AM

[Image 16](#)

Inspector Signature

Date 03/03/20



Garden

03/03/2020 10:03 AM

[Image 17](#)



Garden

03/03/2020 10:04 AM

[Image 18](#)

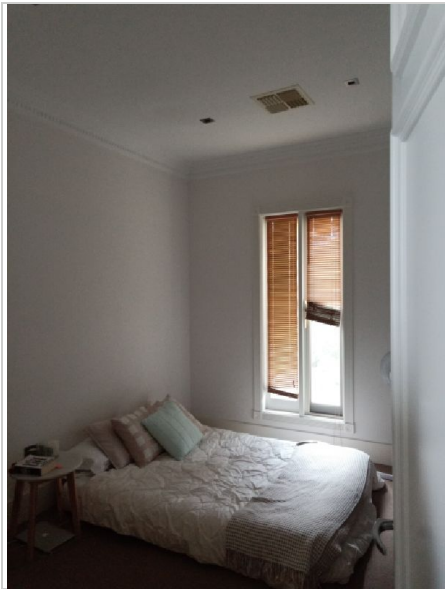
1. Garage light not working



Garage

03/03/2020 10:00 AM

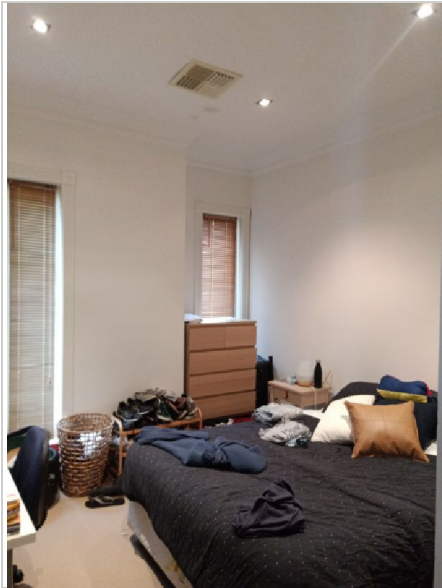
[Image 19](#)



Bedroom 2

03/03/2020 10:05 AM

[Image 20](#)



Bedroom 3

03/03/2020 10:05 AM

[Image 21](#)



Bathroom

03/03/2020 10:05 AM

[Image 22](#)



Bathroom

03/03/2020 10:05 AM

[Image 23](#)



Bathroom

03/03/2020 10:06 AM

[Image 24](#)