

# ROUTINE INSPECTION



<b>Property</b>	1 Local Agent Street, Caloundra QLD 4551
<b>Tenants</b>	Mr. J Smith
<b>Date of Inspection</b>	18 March 2014
<b>Inspected by</b>	Kelley Newey
<b>Commencement of Lease</b>	1 January 2014

				C - Clean	U - Undamaged	W - Working	
<b>Lounge Room</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>			
Doors/walls	Y	Y	Y	Bifold doors to outdoor, good condition			
Windows/screens	Y	Y	Y	No breaks no tears			
Blinds/curtains	Y	Y	Y	Roll down sunblock blinds			
Ceiling/light fittings	Y	Y	Y	Down lights, fan			
Floor/floor coverings	Y	Y	Y	Tiled, no cracks			
TV/power points	Y	Y	Y	No faults			
				C - Clean	U - Undamaged	W - Working	
<b>Kitchen / Meals</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>			
Doors/walls	Y	Y	Y	Bi folds to outdoor area			
Windows/screens	Y	Y	Y	No breaks, single fixed			
Blinds/curtains	Y	Y	Y	Nil			
Ceiling/light fittings	Y	Y	Y	Downlights, 3x hanging with shades			
Floor/floor coverings	Y	Y	Y	Tiled no cracks			
Cupboards/drawers	Y	Y	Y	Intact, good condition			
Bench tops/tiling	Y	Y	Y	Stone bench, no scratches			
Sink/disposal unit/taps	Y	Y	Y	No visible leaks			
Stove top/griller	Y	Y	Y	Slight wearing			
Oven	Y	Y	Y	No reported faults			
Exhaust fan/rangehood	Y	Y	Y	Tested working			
Dishwasher	Y	Y	Y	No reported faults			
Power points	Y	Y	Y	No faults			
				C - Clean	U - Undamaged	W - Working	
<b>Family Room</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>			
Doors/walls	Y	Y	Y	Light marks, glass sliding door with flyscreens good condition			
Windows/screens	Y	Y	Y	No breaks or tears			
Blinds/curtains	Y	Y	Y	Roll down sunblock blinds x3			
Ceiling/light fittings	Y	Y	Y	Down lights			
Floor/floor coverings	Y	Y	Y	Tiled no cracks			
Power points	Y	Y	Y	No faults			
				C - Clean	U - Undamaged	W - Working	
<b>Bedroom 1</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>			
Doors/walls	Y	Y	Y	Light marks			
Windows/screens	Y	Y	Y	No breaks. Or tears			
Wardrobe/drawers/shelves	Y	Y	Y	WIR			

Blinds/curtains	Y	Y	Y	Timber shutters good condition
Ceiling/light fittings	Y	Y	Y	Fan light combo
Floor/floor coverings	Y	Y	Y	Timber look floating
Power points	Y	Y	Y	No faults
<b>C</b> - Clean <b>U</b> - Undamaged <b>W</b> - Working				
<b>Bedroom 2</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Doors/walls	Y	Y	Y	Light marks
Windows/screens	Y	Y	Y	No breaks or tears
Wardrobe/drawers/shelves	Y	Y	Y	Double, intact
Blinds/curtains	Y	Y	Y	Roll down blind, timber shutters. Good condition
Ceiling/light fittings	Y	Y	Y	Fan light combo
Floor/floor coverings	Y	Y	Y	Timber look floating floors
Power points	Y	Y	Y	No faults
<b>C</b> - Clean <b>U</b> - Undamaged <b>W</b> - Working				
<b>Bedroom 3</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Doors/walls	Y	Y	Y	Light scuffs
Windows/screens	Y	Y	Y	No breaks or tears
Wardrobe/drawers/shelves	Y	Y	Y	WIR
Blinds/curtains	Y	Y	Y	Roll down blind, intact
Ceiling/light fittings	Y	Y	Y	Fan light combo, working
Floor/floor coverings	Y	Y	Y	Floating timber look floors
Power points	Y	Y	Y	No faults
<b>C</b> - Clean <b>U</b> - Undamaged <b>W</b> - Working				
<b>Bedroom 4/downstairs</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Doors/walls	Y	Y	Y	Light scuffs
Windows/screens	Y	Y	Y	No breaks or tears
Wardrobe/drawers/shelves	Y	Y	Y	Sliding doors mirrored
Blinds/curtains	Y	Y	Y	Roll down blind, intact
Ceiling/light fittings	Y	Y	Y	Fan light combo, working
Floor/floor coverings	Y	Y	Y	Tiled no breaks
Power points	Y	Y	Y	No faults
<b>C</b> - Clean <b>U</b> - Undamaged <b>W</b> - Working				
<b>Bathroom 1/ upstairs</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Doors/walls/tiling	Y	Y	Y	Light marks
Windows/screens	Y	Y	Y	Frosted no breaks or tears
Blinds/curtains	Y	Y	Y	Roll down blind
Ceiling/light fittings	N	Y	Y	Dome light, few bugs
Floor/floor coverings	Y	Y	Y	Tiled no breaks, drain slightly rusting
Bath	Y	Y	Y	Nil
Shower/shower screen	Y	Y	Y	No breaks free from soap scum
Wash basin/vanity	Y	Y	Y	No visible leaks
Mirror/cabinet	Y	Y	Y	Intact
Towel rails	Y	Y	Y	Secure
Toilet	Y	Y	Y	No visible leaks

Power points	Y	Y	Y	No faults
<b>C - Clean U - Undamaged W - Working</b>				
<b>Bathroom 2/Combined with Laundry</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Doors/walls/tiling	Y	Y	Y	Light marks
Windows/screens	Y	Y	Y	Sliding glass, intact with screen
Blinds/curtains	Y	Y	Y	Nil
Ceiling/light fittings	Y	Y	Y	Dome light
Floor/floor coverings	Y	Y	Y	Tiled no cracks
Bath	Y	Y	Y	Nil
Shower/shower screen	Y	Y	Y	No cracks, free from soap scum
Wash basin/vanity	Y	Y	Y	No visible leaks
Mirror/cabinet	Y	Y	Y	Intact
Towel rails	Y	Y	Y	Secure
Toilet	Y	Y	Y	No visible leaks
Power points	Y	Y	Y	No faults
Additional	Y	Y	Y	Wash tub, clean
<b>C - Clean U - Undamaged W - Working</b>				
<b>General</b>	<b>C</b>	<b>U</b>	<b>W</b>	<b>Comments</b>
Smoke alarms	Y	Y	Y	Fitted
Electrical safety switches	Y	Y	Y	No reported faults
Garage/car port/storeroom	Y	Y	Y	Clear from rubbish
Gates/fences	Y	Y	Y	Secure
Grounds/gardens	Y	Y	Y	Neat and tidy
Staircases/railings	Y	Y	Y	Intact and secure
Street number/letter box	Y	Y	Y	
Hot water system	Y	Y	Y	No reported faults
Keys/locks/remotes	Y	Y	Y	
Pool/equipment	Y	Y	Y	Functioning, No reported faults
Wheelie and recycle bins	Y	Y	Y	Sited

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### Additional Comments

Property presented clean, neat and tidy

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### Overall

No maintenance reported at time of inspection. Tenant not present during Inspection

Agent able to carry out visual inspection only.

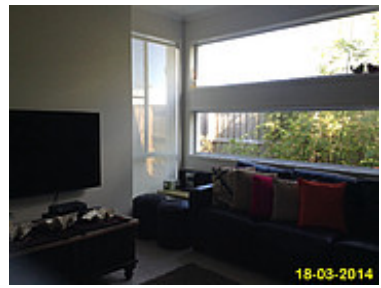
Is not a licensed or professional tradesperson or safety officer



Lounge Room



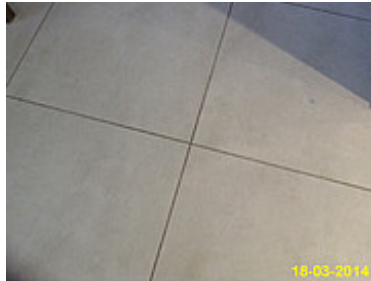
Lounge Room



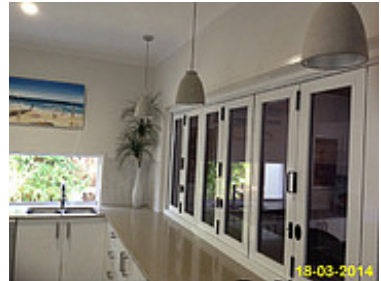
Lounge Room



Lounge Room



Lounge Room



Kitchen / Meals



Kitchen / Meals



Kitchen / Meals



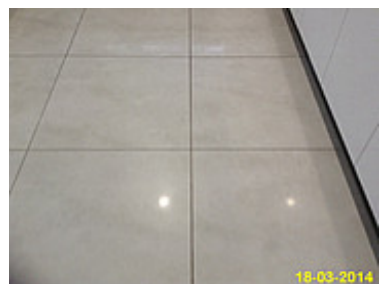
Kitchen / Meals



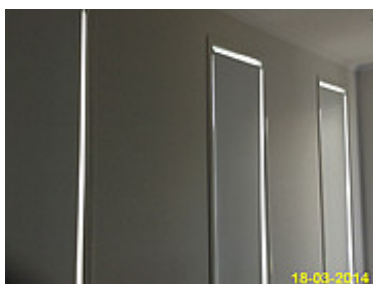
Kitchen / Meals



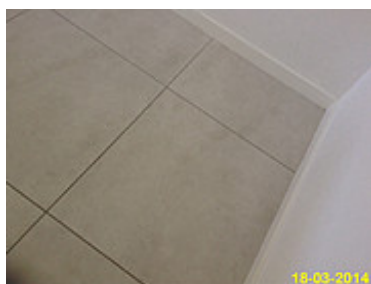
Kitchen / Meals



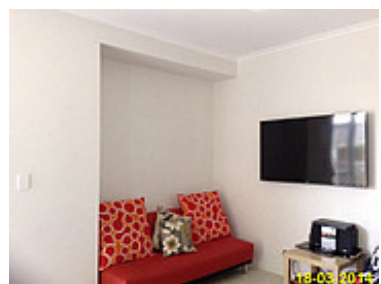
Kitchen / Meals



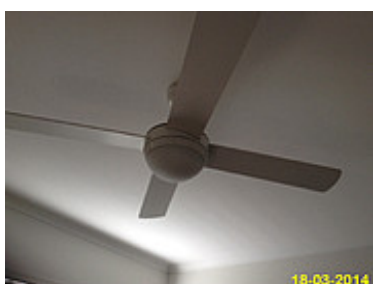
Family Room



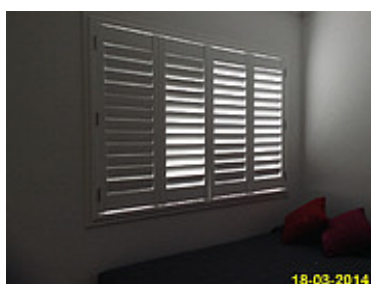
Family Room



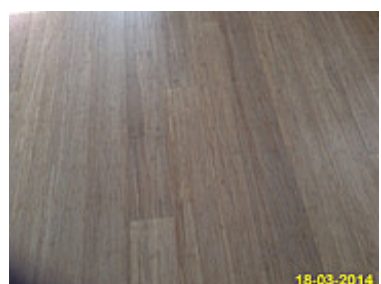
Family Room



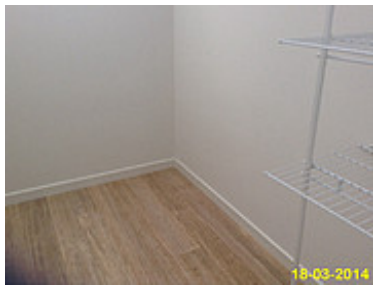
Bedroom 1



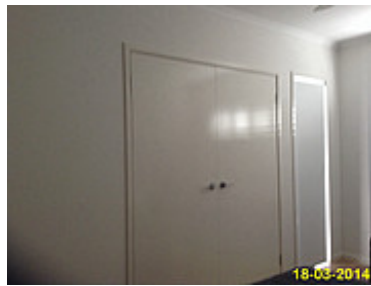
Bedroom 1



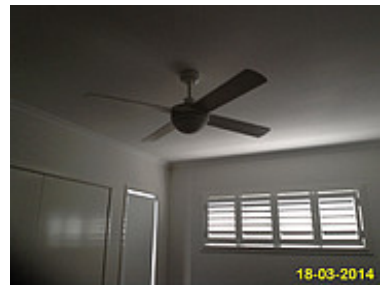
Bedroom 1



Bedroom 1



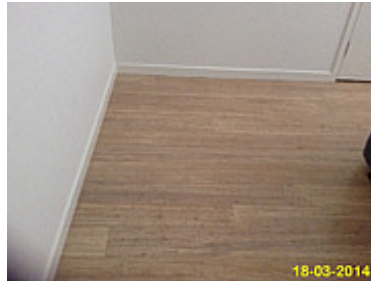
Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 2



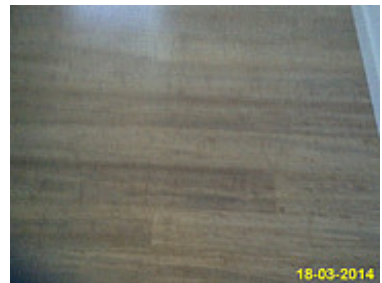
Bedroom 3



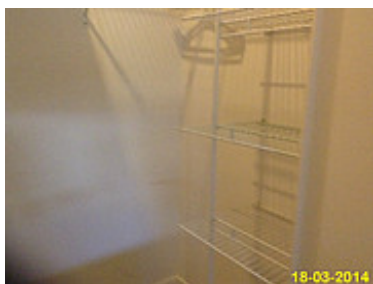
Bedroom 3



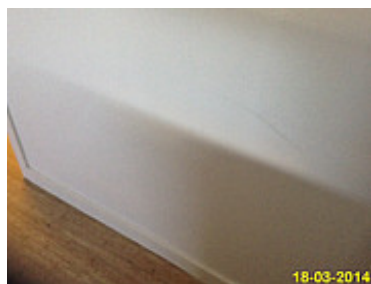
Bedroom 3



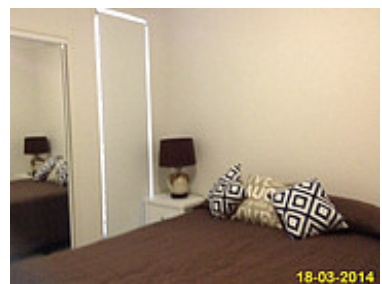
Bedroom 3



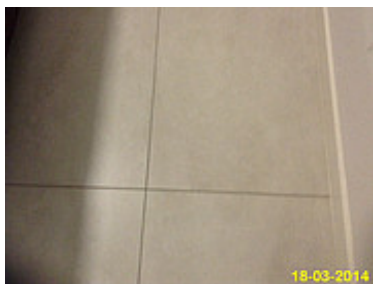
Bedroom 3



Bedroom 3



Bedroom 4/downstairs



Bedroom 4/downstairs



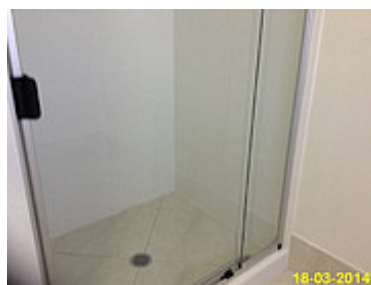
Bedroom 4/downstairs



Bedroom 4/downstairs



Bathroom 1/upstairs



Bathroom 1/upstairs



Bathroom 1/upstairs



Bathroom 1/ upstairs



Bathroom 1/ upstairs



Bathroom 2/Combined with Laundry



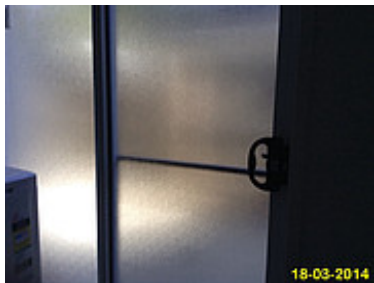
Bathroom 2/Combined with Laundry



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Bathroom 2/Combined with Laundry



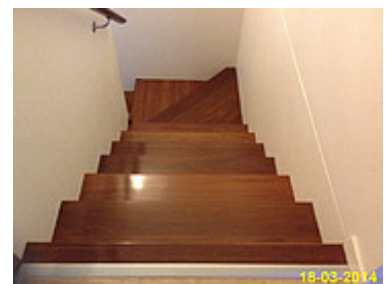
Bathroom 2/Combined with Laundry



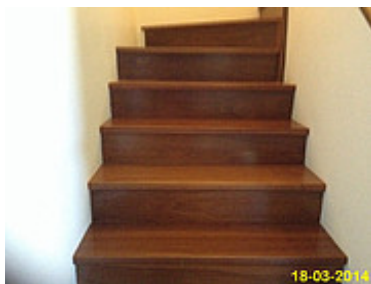
Bathroom 2/Combined with Laundry



Bathroom 2/Combined with Laundry



General



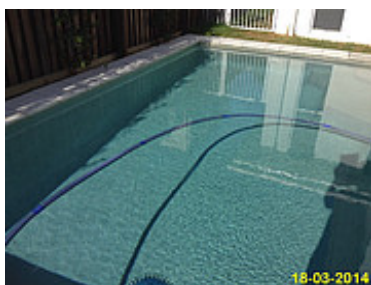
General



General



General



General



General



General