

ROUTINE INSPECTION REPORT

2/744 East St, East Albury, NSW 2640



Report completed on Tuesday 17/01/2023

Prepared by Kaly Smith

Bathroom	
Overall	<p>Items to note;</p> <ul style="list-style-type: none"> - Paint cracking above cornices throughout, refer to photos. - Grout/silicone missing along bottom tiles around bath in areas. Suggest this is attended to. This will prevent any further water damage within side the wall. Suggest the shower is also looked at along bottom row of tiles. - Shower was not the cleanest but in ok condition. - Some other general wear in the property as per photos. - Toilet all in good order with no damages to walls, floor and doors throughout. <p>No further notes to add. (42 photos, page 15)</p>
Laundry	
Overall	<p>Items noted;</p> <ul style="list-style-type: none"> - Room is good order with no new visible damages caused by tenant. - Minor chips on cupboard door, noted on entry report. <p>All other items in good condition and no further comments. (7 photos, page 22)</p>
Security/Safety	
Overall	<p>HALLWAY:</p> <p>Items noted;</p> <ul style="list-style-type: none"> - Paint flaking in quite a few areas of the ceiling. Could not see water marks present to indicate any water leakage within the roof. - Smoke alarm intact and working. - Carpet pulled in bedroom entry way. <p>No other notes to make. (11 photos, page 23)</p>
Smoke alarms	(1 photo, page 25)
General	
Overall	<p>Items noted;</p> <ul style="list-style-type: none"> - Water marks and paint peeling in ceiling of garage, refer to photos. - Oil marks on flooring of garaged. - Brick wall with coloured chalk, this will wash off. - Down pipe on left hand side of house appears to be leaking with excess build up of grime as per photo. - Bush on left hand side at front of the property hanging over gutter. Suggest this is trimmed back. There is another bush at back of the property hanging over fence. Suggest this is also trimmed back. Refer to photos. - Shade sail out back has shrunk. - Mould and moisture build up at the back of the property in eaves. - Lawn was in ok condition, some rubbish lying around yard from dog. - Clothesline cord broken as per previous discussions. - Front porch light missing cover <p>No further comments to add. (63 photos, page 25)</p>
Agent Comments	
Overall	Overall, the property was in a good condition, very minor issues in terms of how the tenant is looking after the property.

Maintenance Comments	
Overall	Maintenance; - AC suggest needs to be re-gassed - Paint flaking in areas on ceiling throughout - Mould moisture build up in eaves - Trees to be trimmed

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DISCLAIMER:

This tenancy inspection report is a visual one carried out by us 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 fixtures or 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, tenants goods or other belongings. It is recommended that all landlords have regular inspections carried out by suitably qualified, licensed and insured contractors and experts in the appropriate areas when necessary. It is also recommended that all landlords hold adequate insurance, including landlords insurance. To comply with legislation we also recommend landlords outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.

Inspection Photos (182 photos)

Lounge Room: Overall (photo 1 of 16)



Lounge Room: Overall (photo 2 of 16)



Lounge Room: Overall (photo 3 of 16)



Lounge Room: Overall (photo 4 of 16)



Lounge Room: Overall (photo 5 of 16)



Lounge Room: Overall (photo 6 of 16)



Lounge Room: Overall (photo 7 of 16)



Lounge Room: Overall (photo 8 of 16)



Lounge Room: Overall (photo 9 of 16)



Lounge Room: Overall (photo 10 of 16)



Lounge Room: Overall (photo 11 of 16)



Lounge Room: Overall (photo 12 of 16)



Lounge Room: Overall (photo 13 of 16)



Lounge Room: Overall (photo 14 of 16)



Lounge Room: Overall (photo 15 of 16)



Lounge Room: Overall (photo 16 of 16)



Kitchen: Overall (photo 1 of 14)



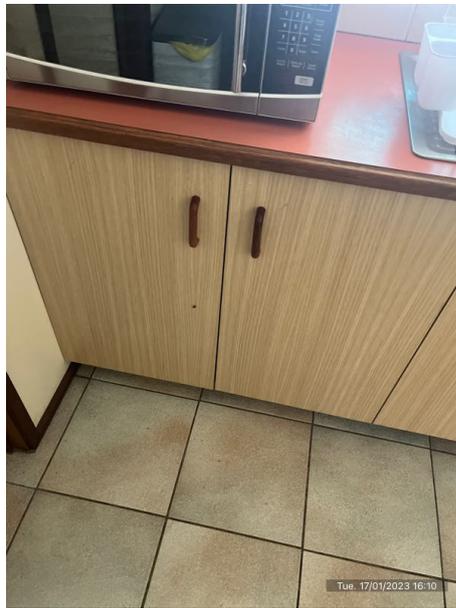
Kitchen: Overall (photo 2 of 14)



Kitchen: Overall (photo 3 of 14)



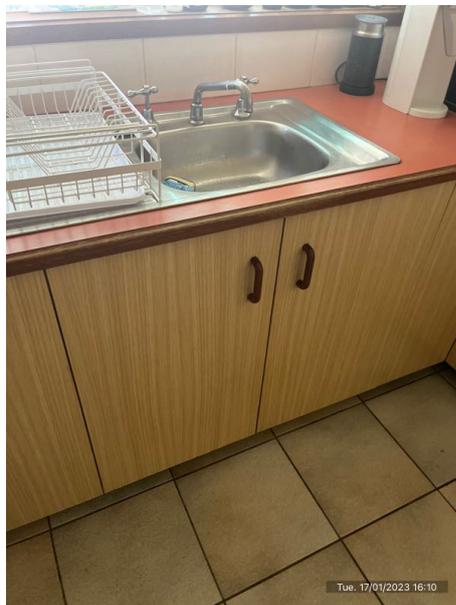
Kitchen: Overall (photo 4 of 14)



Kitchen: Overall (photo 5 of 14)



Kitchen: Overall (photo 6 of 14)



Kitchen: Overall (photo 7 of 14)



Kitchen: Overall (photo 8 of 14)



Kitchen: Overall (photo 9 of 14)



Kitchen: Overall (photo 10 of 14)



Kitchen: Overall (photo 11 of 14)



Kitchen: Overall (photo 12 of 14)



Kitchen: Overall (photo 13 of 14)



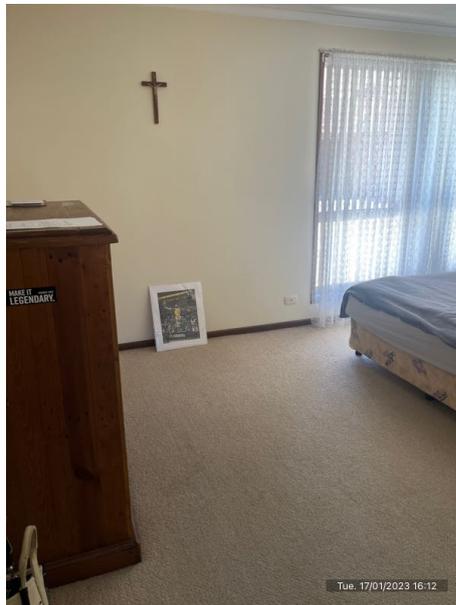
Kitchen: Overall (photo 14 of 14)



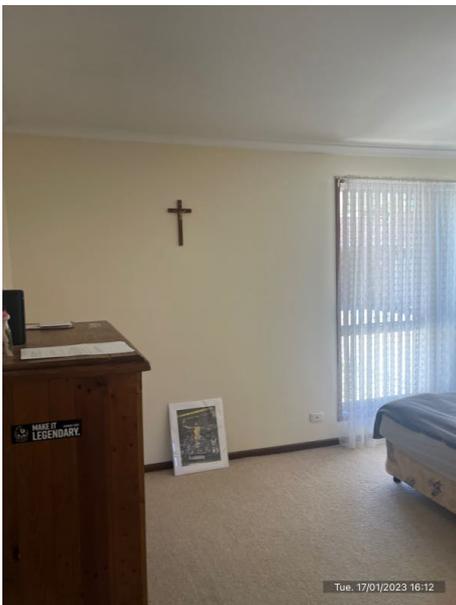
Bedroom 1: Overall (photo 1 of 14)



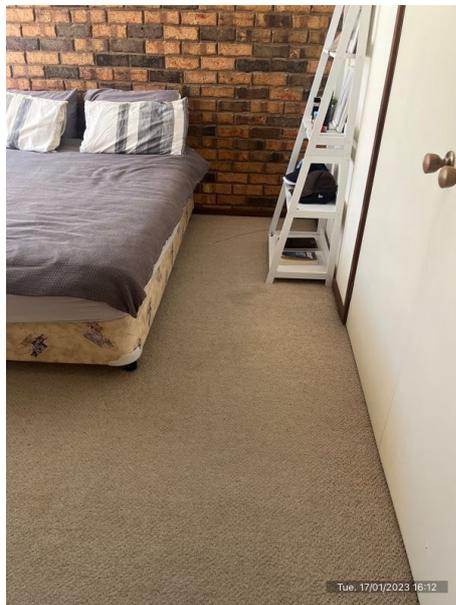
Bedroom 1: Overall (photo 2 of 14)



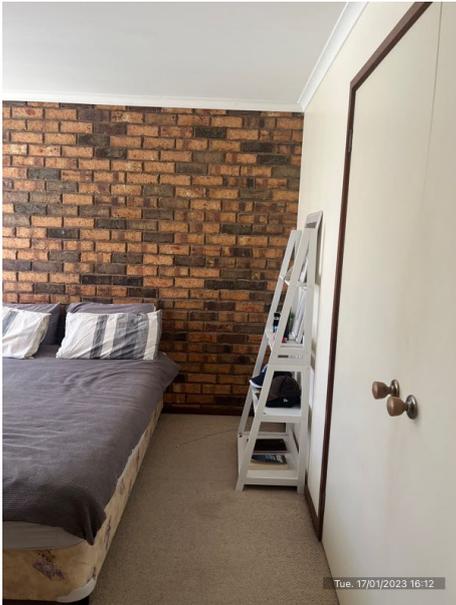
Bedroom 1: Overall (photo 3 of 14)



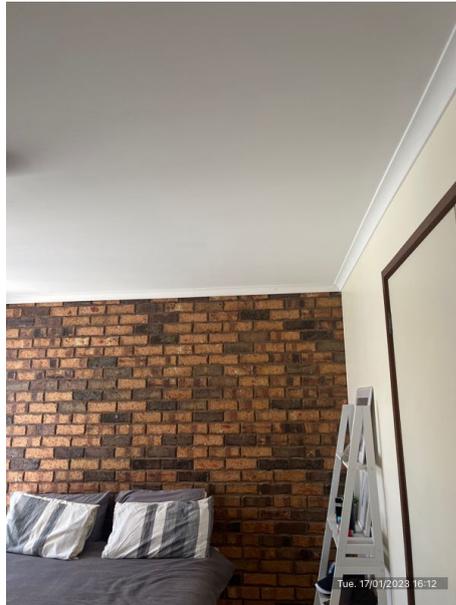
Bedroom 1: Overall (photo 4 of 14)



Bedroom 1: Overall (photo 5 of 14)



Bedroom 1: Overall (photo 6 of 14)



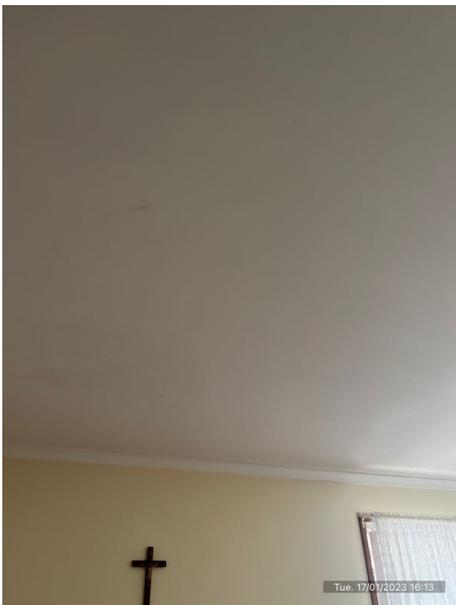
Bedroom 1: Overall (photo 7 of 14)



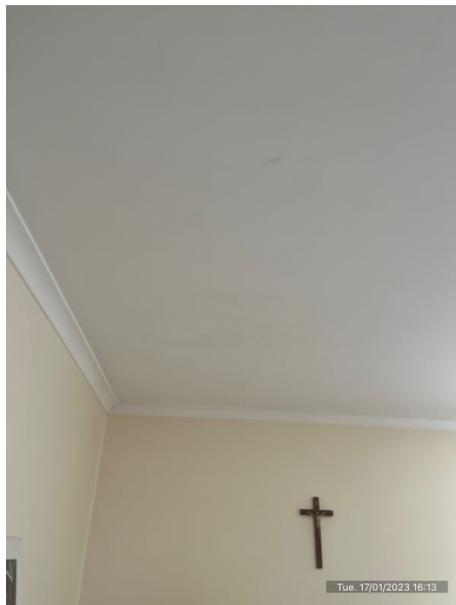
Bedroom 1: Overall (photo 8 of 14)



Bedroom 1: Overall (photo 9 of 14)



Bedroom 1: Overall (photo 10 of 14)



Bedroom 1: Overall (photo 11 of 14)



Bedroom 1: Overall (photo 12 of 14)



Bedroom 1: Overall (photo 13 of 14)



Bedroom 1: Overall (photo 14 of 14)



Bedroom 2: Overall (photo 1 of 14)



Bedroom 2: Overall (photo 2 of 14)



Bedroom 2: Overall (photo 3 of 14)



Bedroom 2: Overall (photo 4 of 14)



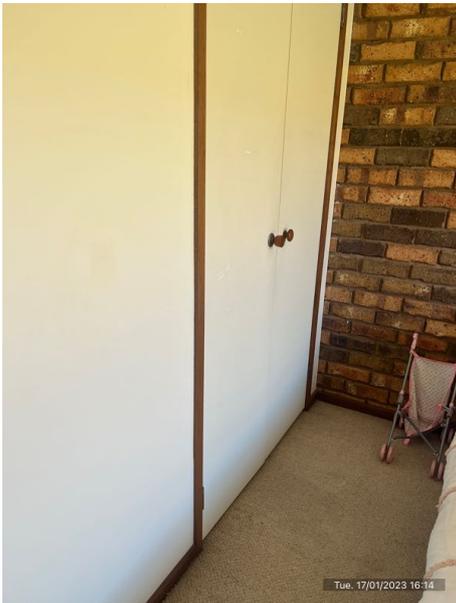
Bedroom 2: Overall (photo 5 of 14)



Bedroom 2: Overall (photo 6 of 14)



Bedroom 2: Overall (photo 7 of 14)



Bedroom 2: Overall (photo 8 of 14)



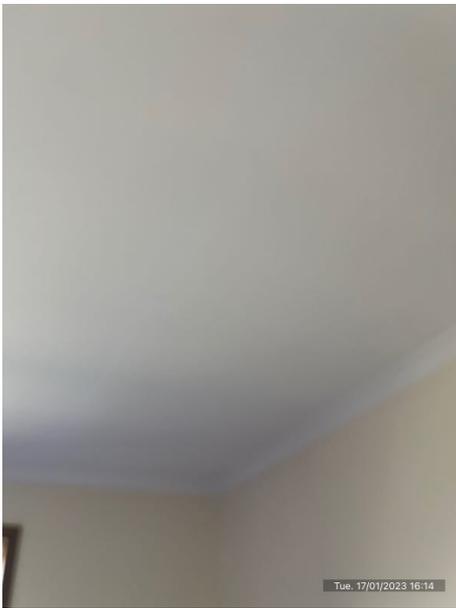
Bedroom 2: Overall (photo 9 of 14)



Bedroom 2: Overall (photo 10 of 14)



Bedroom 2: Overall (photo 11 of 14)



Bedroom 2: Overall (photo 12 of 14)



Bedroom 2: Overall (photo 13 of 14)



Bedroom 2: Overall (photo 14 of 14)



Bathroom: Overall (photo 1 of 42)



Bathroom: Overall (photo 2 of 42)



Bathroom: Overall (photo 3 of 42)



Bathroom: Overall (photo 4 of 42)



Bathroom: Overall (photo 5 of 42)



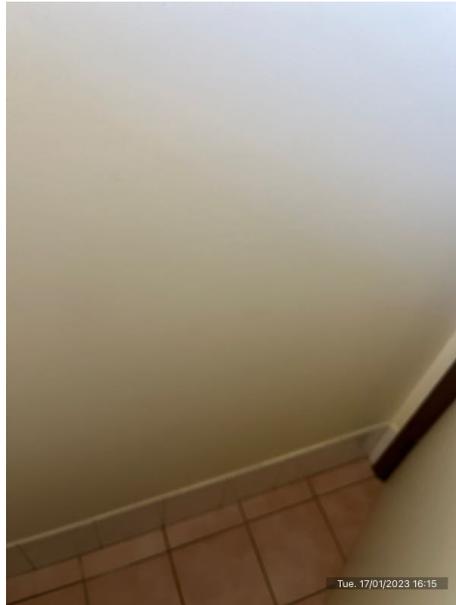
Bathroom: Overall (photo 6 of 42)



Bathroom: Overall (photo 7 of 42)



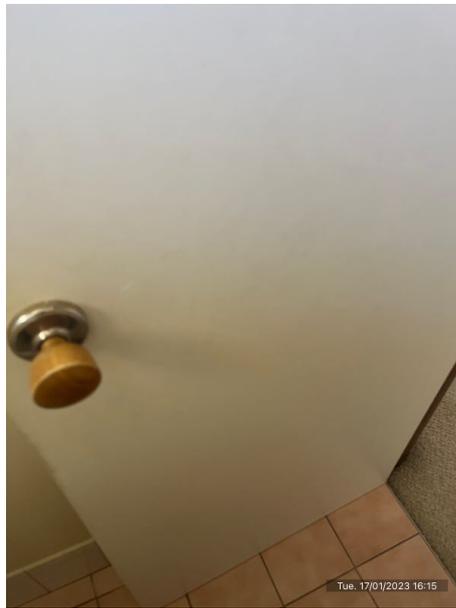
Bathroom: Overall (photo 8 of 42)



Bathroom: Overall (photo 9 of 42)



Bathroom: Overall (photo 10 of 42)



Bathroom: Overall (photo 11 of 42)



Bathroom: Overall (photo 12 of 42)



Bathroom: Overall (photo 13 of 42)



Bathroom: Overall (photo 14 of 42)



Bathroom: Overall (photo 15 of 42)



Bathroom: Overall (photo 16 of 42)



Bathroom: Overall (photo 17 of 42)



Bathroom: Overall (photo 18 of 42)



Bathroom: Overall (photo 19 of 42)



Bathroom: Overall (photo 20 of 42)



Bathroom: Overall (photo 21 of 42)



Bathroom: Overall (photo 22 of 42)



Bathroom: Overall (photo 23 of 42)



Bathroom: Overall (photo 24 of 42)



Bathroom: Overall (photo 25 of 42)



Bathroom: Overall (photo 26 of 42)



Bathroom: Overall (photo 27 of 42)



Bathroom: Overall (photo 28 of 42)



Bathroom: Overall (photo 29 of 42)



Bathroom: Overall (photo 30 of 42)



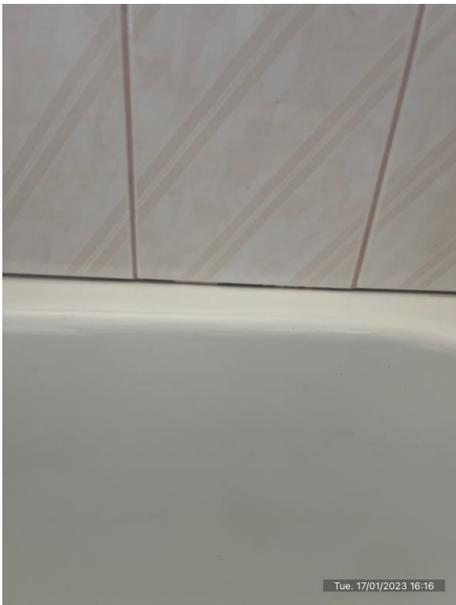
Bathroom: Overall (photo 31 of 42)



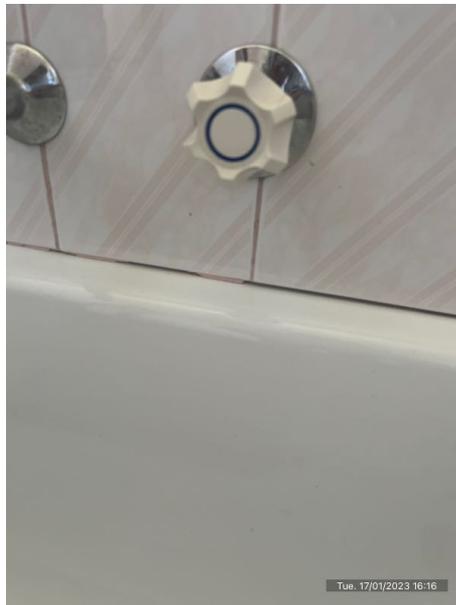
Bathroom: Overall (photo 32 of 42)



Bathroom: Overall (photo 33 of 42)



Bathroom: Overall (photo 34 of 42)



Bathroom: Overall (photo 35 of 42)



Bathroom: Overall (photo 36 of 42)



Bathroom: Overall (photo 37 of 42)



Bathroom: Overall (photo 38 of 42)



Bathroom: Overall (photo 39 of 42)



Bathroom: Overall (photo 40 of 42)



Bathroom: Overall (photo 41 of 42)



Bathroom: Overall (photo 42 of 42)



Laundry: Overall (photo 1 of 7)



Laundry: Overall (photo 2 of 7)



Laundry: Overall (photo 3 of 7)



Laundry: Overall (photo 4 of 7)



Laundry: Overall (photo 5 of 7)



Laundry: Overall (photo 6 of 7)



Laundry: Overall (photo 7 of 7)



Security/Safety: Overall (photo 1 of 11)



Security/Safety: Overall (photo 2 of 11)



Security/Safety: Overall (photo 3 of 11)



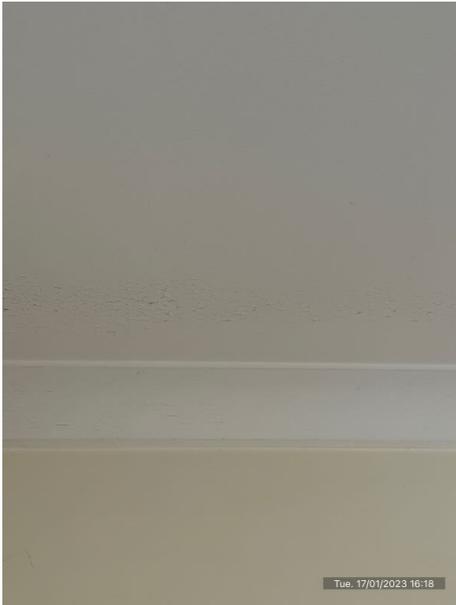
Security/Safety: Overall (photo 4 of 11)



Security/Safety: Overall (photo 5 of 11)



Security/Safety: Overall (photo 6 of 11)



Security/Safety: Overall (photo 7 of 11)



Security/Safety: Overall (photo 8 of 11)



Security/Safety: Overall (photo 9 of 11)



Security/Safety: Overall (photo 10 of 11)



Security/Safety: Overall (photo 11 of 11)



Security/Safety: Smoke alarms



General: Overall (photo 1 of 63)



General: Overall (photo 2 of 63)



General: Overall (photo 3 of 63)



General: Overall (photo 4 of 63)



General: Overall (photo 5 of 63)



General: Overall (photo 6 of 63)



General: Overall (photo 7 of 63)



General: Overall (photo 8 of 63)



General: Overall (photo 9 of 63)



General: Overall (photo 10 of 63)



General: Overall (photo 11 of 63)



General: Overall (photo 12 of 63)



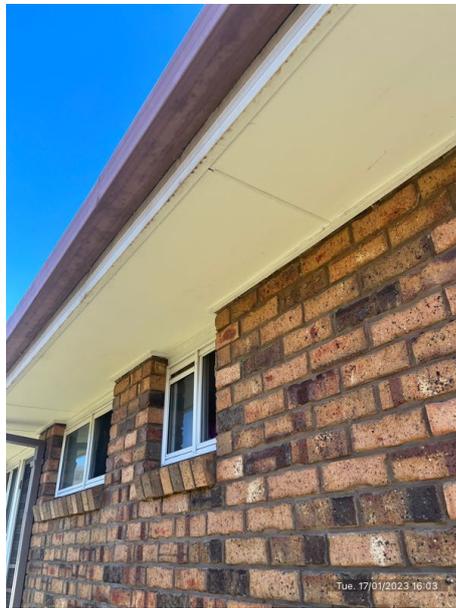
General: Overall (photo 13 of 63)



General: Overall (photo 14 of 63)



General: Overall (photo 15 of 63)



General: Overall (photo 16 of 63)



General: Overall (photo 17 of 63)



General: Overall (photo 18 of 63)



General: Overall (photo 19 of 63)



General: Overall (photo 20 of 63)



General: Overall (photo 21 of 63)



General: Overall (photo 22 of 63)



General: Overall (photo 23 of 63)



General: Overall (photo 24 of 63)



General: Overall (photo 25 of 63)



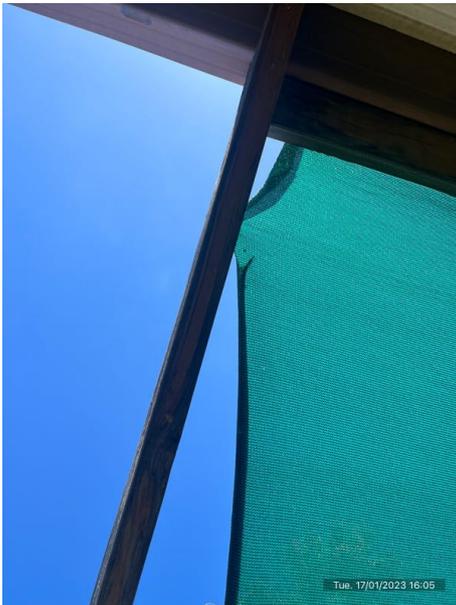
General: Overall (photo 26 of 63)



General: Overall (photo 27 of 63)



General: Overall (photo 28 of 63)



General: Overall (photo 29 of 63)



General: Overall (photo 30 of 63)



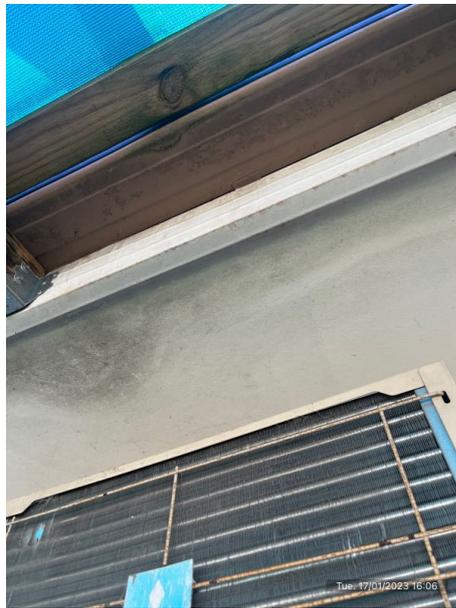
General: Overall (photo 31 of 63)



General: Overall (photo 32 of 63)



General: Overall (photo 33 of 63)



General: Overall (photo 34 of 63)



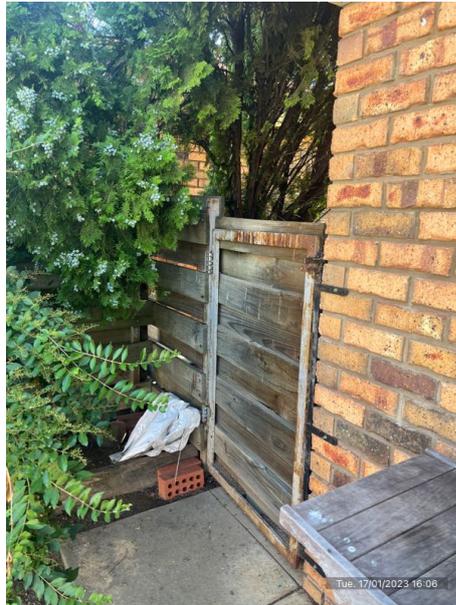
General: Overall (photo 35 of 63)



General: Overall (photo 36 of 63)



General: Overall (photo 37 of 63)



General: Overall (photo 38 of 63)



General: Overall (photo 39 of 63)



General: Overall (photo 40 of 63)



General: Overall (photo 41 of 63)



General: Overall (photo 42 of 63)



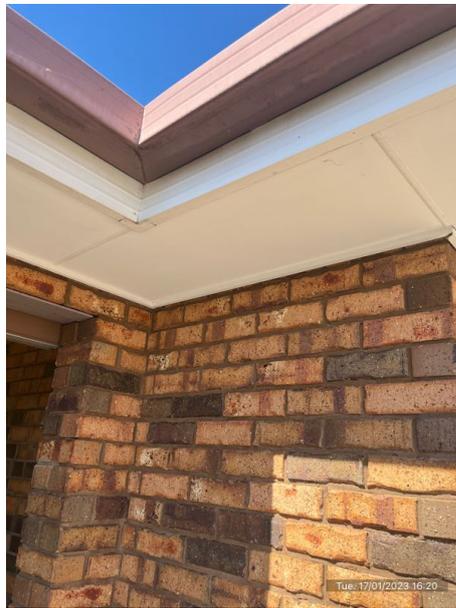
General: Overall (photo 43 of 63)



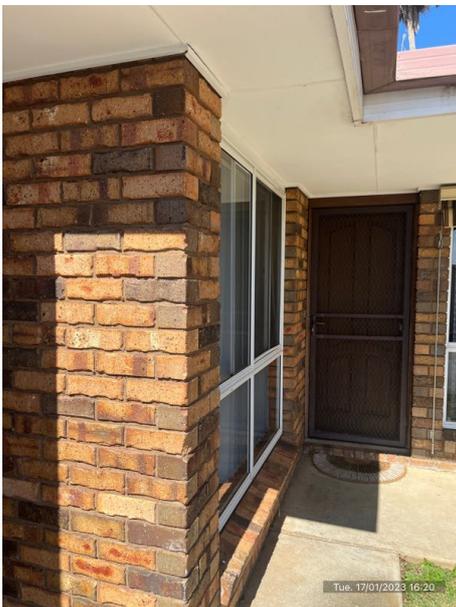
General: Overall (photo 44 of 63)



General: Overall (photo 45 of 63)



General: Overall (photo 46 of 63)



General: Overall (photo 47 of 63)



General: Overall (photo 48 of 63)



General: Overall (photo 49 of 63)



General: Overall (photo 50 of 63)



General: Overall (photo 51 of 63)



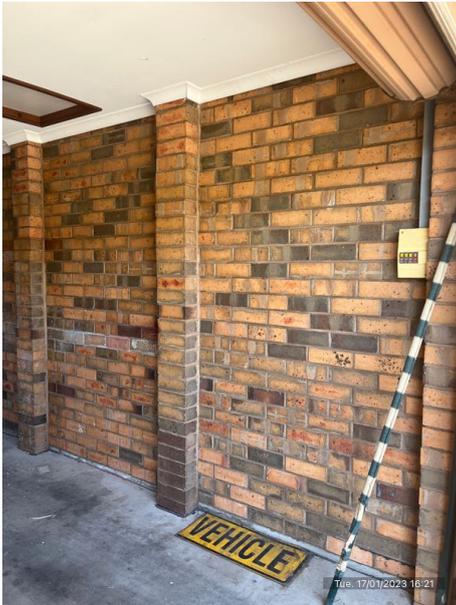
General: Overall (photo 52 of 63)



General: Overall (photo 53 of 63)



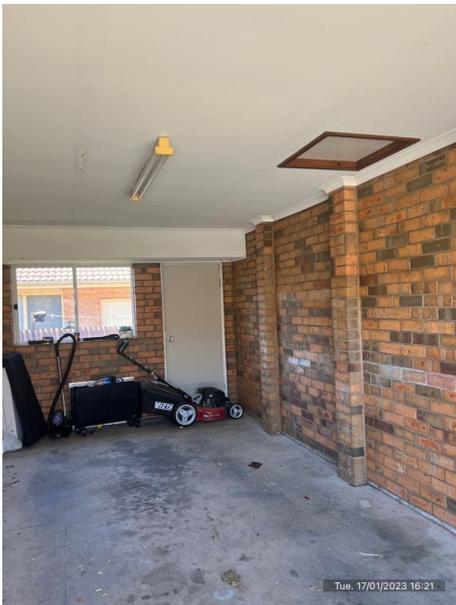
General: Overall (photo 54 of 63)



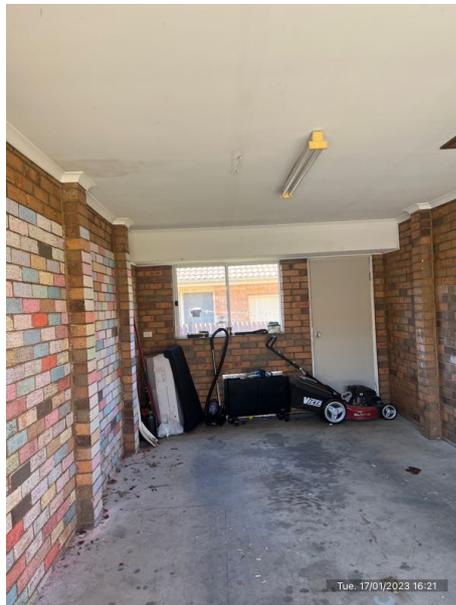
General: Overall (photo 55 of 63)



General: Overall (photo 56 of 63)



General: Overall (photo 57 of 63)



General: Overall (photo 58 of 63)



General: Overall (photo 59 of 63)



General: Overall (photo 60 of 63)



General: Overall (photo 61 of 63)



General: Overall (photo 62 of 63)



General: Overall (photo 63 of 63)

