



Clean Undamaged Working

Inspector Comments

Tenant Comments

Outdoor Alfresco Area

Ceiling/Fixtures	Y	Y	X	Y	Unmarked white ceiling with 2x down lights and 1x white fan. ; Refer to image: 1	Marks in ceiling
Floor	Y	Y	Y	Y	Unmarked Grey tiled floor. ; Refer to image: 2	
Walls	Y	Y	X	Y	Unmarked white painted walls. ; Refer to image: 3 4	Marks in walls

Hallways

Linen Cupboard	Y	Y	X	Y	Unmarked light grey painted linen cupboard. 2x Unmarked light grey doors. ; Refer to image: 5	chip in jamb
Ceiling/Lights	Y	Y	Y	Y	Unmarked white ceilings, 3x smoke alarms, 3x down lights, 1x A/C vent. ; Refer to image: 6 7	
Floor	Y	Y	Y	Y	Unmarked beige tiles. ;	
Walls	Y	Y	X	Y	Unmarked light grey walls. ; Refer to image: 8 9	Scrub marks

Door/ Doorframe	Y	Y	X	Y	Unmarked entrance door with 4x glass panels and a white plastic stop. ; Refer to image: 10	chip in door broken stop
Powerpoints/ Fixtures	Y	Y	Y	Y	Unmarked 3x switches, 1x dbi pwr point, 2x A/C control modules. ; Refer to image: 11	Badly worn door deep.

Lounge Room

Ceiling/Lights	Y	Y	Y	Y	Unmarked white painted ceiling, 2x down lights, 1x A/C vent. ; Refer to image: 12	
Floor	Y	Y	Y	Y	Undamaged grey carpet. Furniture dents, professionally cleaned; Refer to image: 13	
Walls	Y	Y	Y	Y	Unmarked light grey walls. ; 1 small paint patch on left wall just into lounge room. 1 small scratch on corner of left wall, 3 small paint chips. ; Refer to image: 14 15 16 17 18	
Powerpoints/ Fixtures	Y	Y	Y	Y	2x Dbl Pwr points. 1x TV point. 1x switch. ;	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Y	2x Unmarked windows with fly screens. ; Refer to image: 19 20	

Bathroom

Ceiling/Fixtures	Y	Y	Y	Y	Unmarked white ceiling with combination light/exhaust unit. ; Refer to image: 21	
Floor/ Tiles	Y	Y	Y	Y	Unmarked beige tiled floors; Refer to image: 22	
Walls/ Tiles	Y	Y	Y	Y	Unmarked white tiles and white painted walls. ;	

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	Clean	Undamaged	Working	Inspector Comments	Tenant Comments
Bathroom					
Door/ Doorframe	Y	Y	Y	Unmarked white painted door with silver door ware and a white plastic stop ;	
Powerpoints/ Fixtures	Y	Y	Y	1x switch, 1x Dbl Pwr Point;	
Mirror/Vanity	Y	Y	Y	Unmarked white vanity with silver tap ware and medium size mirror ; Refer to image: 23 24 25 26	
Bath	Y	Y	Y	Unmarked white bath tub with silver tap ware and 1x plug. ; Refer to image: 27 28 29 30	
Shower/ Screen/ Taps	Y	Y	Y	Unmarked frameless glass shower and silver tap ware. ; Refer to image: 31 32 33	
Towel Rails	Y	Y	Y	Unmarked silver double towel rail ;	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Unmarked frosted glass window. ; Refer to image: 34	
Toilet					
Window	Y	Y	Y	Unmarked frosted glass window. ; Refer to image: 35	
Ceiling/Fixtures	Y	Y	Y	Unmarked white ceiling with 1x down light ; Refer to image: 36	
Floor/ Tiles	Y	Y	Y	Unmarked beige floor tiles. ; Refer to image: 37	
Walls/ Tiles	Y	Y	Y	Unmarked white painted walls. ; Refer to image: 38	
Door/ Doorframe	Y	Y	Y	Unmarked white painted door with silver door ware and a white plastic stop. ;	
Powerpoints/ Fixtures	Y	Y	Y	1x switch;	
Toilet/ Cistern/ Seat	Y	Y	Y	Unmarked white toilet. ; Refer to image: 39	
Toilet Roll Holder	Y	Y	Y	Unmarked silver roll holder. ;	
Master Bedroom					
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with an A/C vent and white fan/light combination. ; Refer to image: 40	
Floor	Y	Y	Y	Unmarked grey carpet professionally cleaned and furniture dents with light grey painted skirting. ; Refer to image: 41	
Walls	Y	Y	Y	Unmarked light grey painted walls. 1 small paint patch on right wall; Refer to image: 42 43	

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Master Bedroom					
Door/ Doorframe	Y	Y	Y	Unmarked light grey painted door with silver door ware and a white plastic stop. ; Refer to image: 44 45 46	
Powerpoints/ Fixtures	Y	Y	Y	1x fan/light switch, 1x TV point, 1x Data Point, 3x Dbl Pwr Points. ;	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	1x Large Unmarked window with fly screens. ; Refer to image: 47	
Bedroom 2					
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with an A/C vent and 1x white fan/light combination. ; Refer to image: 48	
Wardrobe	Y	Y	Y	Unmarked wardrobe with 2x white doors and light grey painted interior. 1x silver rail. Paint chipped on edging of wardrobe. ; Refer to image: 49 50	mark on door
Floor	Y	Y	Y	Unmarked grey carpet with light grey painted skirting. 1 paint chip left wall, 1 chip on right wall ; Refer to image: 51 52	Stain on carpet
Walls	Y	Y	Y	Unmarked light grey painted walls. 1 rub mark on left of window, 2 small paint patches on right wall. 1 mark on left wall. 2 small scuff marks on left wall. ; Refer to image: 53 54 55	
Door/ Doorframe	Y	Y	Y	1x Unmarked light grey painted door with silver door ware and 1x white plastic stop. ;	
Powerpoints/ Fixtures	Y	Y	Y	1x fan/light switch, 1x dbl pwr point. ; Refer to image: 56	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	1x Large Unmarked window with fly screens ; Refer to image: 57 58 59	
Bedroom 3					
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with 1x A/C vent and 1x white combination fan/light. ; Refer to image: 60	
Wardrobe	Y	Y	Y	Unmarked wardrobe with light grey painted interior, 1x silver rail, 2x white doors. 5 black scuff marks on back and side wall. ; Refer to image: 61 62 63	
Floor	Y	Y	Y	Unmarked grey carpet with light grey painted skirting. ; Refer to image: 64	marks on carpet
Walls	Y	Y	Y	Unmarked with 1 small paint chip on right wall. light grey painted walls 2 small scuff marks on wall under window. ; Refer to image: 65	
Door/ Doorframe	Y	Y	Y	Unmarked light grey painted door with silver door ware and 1x white plastic stop. ;	

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Bedroom 3					
Powerpoints/ Fixtures	Y	Y	Y	1x fan/light switch, 1x dbl pwr point. ; Refer to image: 66	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	1x large Unmarked window with fly screens. ; Refer to image: 67	
Bedroom 4					
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceilings with 1x A/C vent and 1x white fan/light combination. ; Refer to image: 68	
Wardrobe	Y	Y	Y	Unmarked wardrobe with light grey painted interior, 1x silver rail and 2x white doors. 1 small black scuff mark on wardrobe door; Refer to image: 69	
Floor	Y	Y	Y	Unmarked grey carpet with light grey painted skirting. ; Refer to image: 70	
Walls	Y	Y	Y	Unmarked Light grey painted walls, 1 mark on left wall up high, wash mark on back wall. ; Refer to image: 71 72	
Door/ Doorframe	Y	Y	Y	1x Unmarked light grey painted door with silver door ware and 1x white plastic stop. ;	
Powerpoints/ Fixtures	Y	Y	Y	1x fan/light switch, 1x dbl pwr point. ;	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	1x large Unmarked window with flyscreens. ; Refer to image: 73	
Ensuite/Walk In Robe					
Robe Shelving/Rails	Y	Y	Y	Unmarked light grey painted shelving with 2x silver rails. ; Refer to image: 74	
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with 1x manhole, 1x down light, 1x multi light/exhaust unit. ; Refer to image: 75	
Floor/ Tiles	Y	Y	Y	Unmarked grey carpet and beige floor tiles. ; Refer to image: 76	
Walls/ Tiles	Y	Y	Y	Unmarked light grey painted walls and beige/white wall tiles. 1 small chip in tile. Floor waste cover discoloured ; Refer to image: 77 78 79	
Door/ Doorframe	Y	Y	Y	1x Unmarked cabinet door slider with silver door ware. ;	
Powerpoints/ Fixtures	Y	Y	Y	1x Multi switch, 1x Dbl pwr point. ;	
Mirror/ Vanity	Y	Y	Y	Unmarked white vanity with silver tap ware and small frameless mirror. ; Refer to image: 80 81 82 83 84 85	
Shower/ Screen/ Taps	Y	Y	Y	Unmarked frameless glass shower with silver tap ware. ; Refer to image: 86 87 88	

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Ensuite/Walk In Robe

Toilet/ Cistern/ Seat	Y	Y	Y	Unmarked white toilet with toilet seat and lid; Refer to image: 89 90	
Toilet Roll Holder	Y	Y	Y	Unmarked silver roll holder.; Refer to image: 91	
Towel Rails	Y	Y	Y	Unmarked silver double towel rail;	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Unmarked frosted glass window. ; Refer to image: 92	

Kitchen

Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with 1x A/C vent and 1x light. Slight water damage has been repaired around ac vent. ; Refer to image: 93 94	
Cupboards/Draws	Y	Y	Y	Unmarked white gloss and timber grain look cupboard doors and draws with silver handles. ; Refer to image: 95 96 97 98 99	
Floor/ Tiles	Y	Y	Y	Unmarked beige floor tiles. ; Refer to image: 100	
Walls/ Tiles	Y	Y	Y	Unmarked white wall tiles with light grey painted walls. ; Refer to image: 101	- Scratch mark in fridge cavity
Powerpoints/ Fixtures	Y	Y	Y	3x dbl pwr points, 4x single pwr points, 1x data point. ;	
Benchtops/ Tiling	Y	Y	Y	Unmarked white flecked stone bench tops with white tiled splash backs. ; Refer to image: 102	
Sink/ Taps	Y	Y	Y	1x Unmarked silver double bowl sink with silver tap ware. 2 push down plugs; Refer to image: 103 104	
Dishwasher	Y	Y	Y	1x Unmarked silver dishwasher. ; Refer to image: 105 106 107	
Stovetop/ Grillier	Y	Y	Y	1x Unmarked black ceramic cook top. Euro 2 chips in stove top st side; Refer to image: 108	
Oven	Y	Y	Y	1x Unmarked silver/black oven. ; Refer to image: 109 110	
Exhaust Fan/ Rangehood	Y	Y	Y	1x Unmarked silver slide out style range hood. ; Refer to image: 111	

Dining/Living Room

Study Nook	Y	Y	Y	Unmarked light grey painted walls, white painted ceiling, white bench and 1x down light. 1 small chip in bench, 2 marks under bench on right wall. ; Refer to image: 112 113 114	
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with 4x down lights and 1x A/C vent. ; Refer to image: 115	

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	Clean	Undamaged	Working	Inspector Comments	Tenant Comments
Dining/Living Room					
Floor	Y	Y	Y	Unmarked beige floor tiles and light grey painted skirting. ; Refer to image: 116	
Walls	Y	Y	Y	Unmarked light grey painted walls. ; Refer to image: 117 118	
Door/ Doorframe	Y	Y	Y	1x large Unmarked glass sliding door and security screen. ; Refer to image: 119	
Powerpoints/ Fixtures	Y	Y	Y	3x dbl pwr points, 1x data point, 1x TV point, 1x fan/light switch, 1x switch.	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	1x large Unmarked window with fly screens. 1 small window no screen; Refer to image: 120	
Laundry					
Cupboard	Y	Y	Y	Unmarked light grey painted cupboard with 2x light grey doors. Spare tiles in boxes ; Refer to image: 121 122	
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with 1x light. ; Refer to image: 123	
Floor/ Tiles	Y	Y	Y	Unmarked beige floor tiles. 1 small rust mark on floor; Refer to image: 124 125	
Walls/ Tiles	Y	Y	Y	Unmarked white wall tiles and light grey painted walls. ; Mark wall next tub and opposite wall	
Washing Tub	Y	Y	Y	Unmarked silver tub with silver tap ware and white body, spare paint. Rust mark in drain; Refer to image: 126 127 128	
Door/ Doorframe	Y	Y	Y	Unmarked light grey painted door with silver door ware and 1x white plastic stop. ;	
Powerpoints/ Fixtures	Y	Y	Y	1x Dbp Pwr Point, 1x switch. ;	
Exterior					
Sides of house	Y	Y	Y	Stones. All drains have covers, weeds removed and sprayed after phot; Refer to image: 129 130	
Hot Water System	Y	Y	Y	Unmarked Rinnai Hot Water System. ; Refer to image: 131	
External A/C unit	Y	Y	Y	Unmarked external unit. ; Refer to image: 132	
Front Entrance	Y	Y	Y	Unmarked white painted entry with 1x down light. ; Refer to image: 133	
Front Garden	Y	Y	Y	1x small garden at the front of the house. All plants in good condition and well maintained. ; Refer to image: 134 135 136	
Letterbox	Y	Y	Y	Unmarked light grey painted letter box with silver fixtures. ; Refer to image: 137 138	

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Exterior	Clean	Undamaged	Working	Inspector Comments	Tenant Comments
Gate/ Fence	Y	Y	Y	Unmarked timber fencing and side gate. ;	
Driveway	Y	Y	Y	Lightly marked exposed pebble concrete drive way. ;	
Front Lawn	Y	Y	Y	turf in well maintained condition. ;	
Back Lawn	Y	Y	Y	in well maintained condition freshly mown after photo; Refer to image: 139 140	No lawn all weeds
Paved Area	Y	Y	Y	Unmarked exposed pebble concrete paved areas. ;	
Clothes Line	Y	Y	Y	Unmarked cream tilt up clothes line. ; Refer to image: 141	

Garage	Clean	Undamaged	Working	Inspector Comments	Tenant Comments
Power Points/Fixtures	Y	Y	Y	1x switch, 1x garage remote, 2x dbl pwr points, 2x multi data point, 1x single pwr point. ; Refer to image: 142	
Ceiling/Fixtures	Y	Y	Y	Unmarked white painted ceiling with garage door motor and fluro light attached. ; Refer to image: 143	
Door/ Doorframe	Y	Y	Y	Unmarked light grey painted door with silver door ware and 1x white plastic stop. ;	
Floor/ Paving	Y	Y	Y	Lightly marked bare concrete floor. ;	
Walls/ Hooks	Y	Y	Y	light grey painted walls. 1 crack in back wall, 1 dent, 3 paint patches. ; Refer to image: 144	
Garage Main Door	Y	Y	Y	Unmarked large double garage metal door painted white on the exterior. ; Refer to image: 145	

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