



Property Reports Perth

Jodie Sallie

Mobile: 0414 567 473

jodie@propertyreportspertth.com.au

Routine Inspection Report

Date: 1st February 2023

Owner Name:

Property Details

Address Sample Routine Inspection Report
Inspected By Property Reports Perth

I write to advise that a visual Routine Inspection was conducted at your property.

Please refer to this inspection for any important notes or maintenance issues.

If you have any questions in relation to the Routine Inspection Report, please do not hesitate to contact me at jodie@propertyreportspertth.com.au.

Regards

Jodie Sallie

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Maintenance Required

The pool fence gate latch is loose.

Suggested Improvements

Repaint front balcony ceiling as the paint is heavily weathered and peeling.

Repair cracks to alfresco ceiling. Decking is heavily weathered and worn.

Our Summary

Overall the tenants presented the property generally tidy inside. Cleaning required as noted in the report. Weeds to driveway need to be sprayed/removed. Photos have been taken and a link for the photos will be emailed separately.



Observations from this Inspection

Area	Comments/Notes
Front of Property	Lawn is a little patchy, mostly green and healthy. There are a lot of weeds to the top section of the lawn by the house. Gardens have minor weeds, plants are healthy. The rendered garden bed wall is weathered and rusting to the edges. Many weeds to the driveway.
Garage	Garage door all appears to be intact and in good condition. Light in working order. Unable to view floor due to the tenant's belongings.
Entry	Front doors have a lot of marks. Locks intact. Light fittings are intact and globes are in working order. Walls appear in good overall condition. Floor is clean.
Study off the entry	Used as a spare bedroom. Brown painted wall has many chips. The other walls appear in good overall condition. Carpet is clean with no obvious signs of staining. Window glass intact. Blinds are secure and intact. Light intact and in working order.
Downstairs bedroom	Walls have washable marks. Light intact and in working order. Carpet is clean with no obvious signs of staining. Window glass intact. Blinds are secure and intact. Robe doors are secure and intact. Room is tidy.
Bathroom downstairs	Walls appear in good overall condition. Light intact and in working order. Floor is in good, clean condition. Window glass is intact. Mirror is clean and intact. Basin and surfaces wiped clean. Shower screen is clean and intact. Tiles and grout are clean. Toilet is clean, no apparent leaks.



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	<p>Exhaust fan cover is slightly dusty. Taps and fittings are intact with no apparent leaks.</p>
Stairs	<p>Minor marks to the walls, many chips to the bottom of the walls. Light fitting intact and in working order. Window glass is intact.</p>
Upstairs lounge	<p>Glass to the door and windows intact. Blinds secure and intact. Lights intact and in working order. Walls have a lot of marks, chips to the lower floor line. Generally presents neat and tidy.</p>
Balcony	<p>Metal posts are weathered and rusting. Paint peeling to the ceiling. Railing is secure and intact. Floor tiles need cleaning. Light is rusting, working order.</p>
Bedroom 1	<p>Walls have minor marks visible, chips to the lower floor line. Lights intact and in working order. Carpet clean, no obvious signs of staining. Slightly rippling. Fraying by the ensuite. Glass door intact, needs cleaning. Window glass intact. The bedroom generally presents neat and tidy.</p>
Ensuite and toilet	<p>Walls appear in good overall condition. Cracking under the cornices. Light intact and in working order. Floor is in good, clean condition. Window glass is intact. Mirrors are clean and intact. Basins and surfaces wiped clean. Shower screen is intact, water marked. Tiles and grout are clean. Toilet has build up to the base, no apparent leaks. Exhaust fan covers are slightly dusty. Taps and fittings are intact with no apparent leaks.</p>
Upstairs hallway	<p>Walls have minor marks, chips to the lower floor line. Light is in working order. Carpet is clean, no obvious signs of staining.</p>
Bedroom 2	<p>Walls have minor marks, chips to the lower floor line. Light is in working order. Carpet is clean, no obvious signs of staining. Window glass intact, blinds secure and intact.</p>



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	Robe doors secure and intact.
Bedroom 3	Walls have washable marks. Light is in working order. Carpet is clean, no obvious signs of staining. Window glass intact, blinds secure and intact. Robe doors secure and intact.
Bedroom 4	Walls have minor marks. Light is in working order. Carpet is clean, no obvious signs of staining. Window glass intact, blinds secure and intact. Robe doors secure and intact. Stickers to one robe door.
Upstairs bathroom	Walls have some minor marks. Light/heater globes/fan intact and in working order. Floor is in good, clean condition. Window glass is intact. Mirror is clean and intact. Basin and surfaces wiped clean. Shower screen is clean and intact. Tiles and grout are clean. Taps and fittings are intact with no apparent leaks.
Upstairs toilet	Walls have minor marks. Light is in working order. Exhaust fan cover is damage, needs cleaning. Floor is clean. Toilet needs cleaning, no apparent leaks.
Laundry	Walls have minor marks. Floor needs vacuuming. Glass door intact, needs cleaning. Flyscreen door wire is heavily torn and damage. Trough is clean. Taps and fittings are intact with no apparent leaks. Linen doors are secure and intact.
Theatre room	There are a lot of chips to the brown painted walls. The rest of the walls have minor marks visible. Window glass intact. Blind secure and intact. Carpet is clean, no obvious signs of staining. Threads pulled by the family/meals floor. Lights are in working order. Room generally tidy.
Kitchen	Sink needs a wipe over.



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	<p>Floor is clean. Oven needs cleaning. Hotplates are clean. Rangehood needs cleaning. Light in working order. There are a lot of chips to the pantry door and frame.</p>
Family/meals	<p>Windows and glass doors intact. Blinds secure and intact. Floor is clean. Ceiling has water damage/staining to the back. Lights are in working order. Area is a little cluttered and untidy.</p>
Rear of property	<p>Cracks to the alfresco ceiling. Decking is heavily weathered and worn. Glass pool fencing is intact, the latch to the door is loose and needs to be attended to. The wooden storage boxes in the pool area are weathered and wood is bowed. One dead palm tree in the pool area. The tenants are in the process of cleaning up the gardens are removing dead leaves etc and there is a pile of garden debris on the lawn that they will be taking to the tip. Majority of the lawn is green and healthy. There are weeds to the side of the house.</p>

Disclaimer:

Property Reports Perth 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, pests (ie. termites), asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. Property Reports Perth recommend that landlords have regular inspections carried out by suitable qualified licensed and insured contractors and experts in the appropriate area when necessary.