**Property Inspection for**

65 Festive Street

**On behalf of**

Bob Jones

**Tenant**

Mr & Mrs Wilson



Undertaken on 12-Aug-2015 by Fandango Smith

**This report is intended to avoid disputes.**

This should be used to record the condition of the property at the start of the tenancy. The Landlord (L/L) should fill out this form, and the Tenant (T) tick the appropriate box if they agree with the condition assessment, or record any damage or defects.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | **CONDITION ACCEPTABLE?** | |  |
|  | **ROOM AND ITEM** | **L/L** | **T** | **DAMAGE/DEFECTS** |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Lounge -** | Walls/Doors | Good |  | Minor scuff marks around door frames. |
| Light/Power points | Very good |  | Light switch painted over. |
| Floor/Floor coverings | Good |  |  |
| Windows | Poor |  |  |
| Blinds/Curtains | Average |  | Cigarette burns on right side. |
| **Chattels** | Heat pump on wall above patio doors. | | |
| **Notes on room** | Carpet throughout | | |

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| --- | --- | --- | --- | --- |
| **Kitchen -** | Walls/Doors | Poor |  |  |
| Light/Power points | Very good |  |  |
| Floor/Floor coverings | N/A |  | Lino scuffed in entranceway. |
| Windows | Very good |  |  |
| Blinds/Curtains | Poor |  |  |
| Cupboards | Good |  |  |
| Sinks/Benches | Good |  |  |
| Oven/Cooker | Very good |  | Oven knob loose. |
| Refrigerator | Average |  |  |
| Dishwasher | Average |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |

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| --- | --- | --- | --- | --- |
| **Dining -** | Walls/Doors | Poor |  |  |
| Light/Power points | Very good |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Very poor |  |  |
| Blinds/Curtains | Missing |  |  |
| **Chattels** | Curtains  Rug | | |
| **Notes on room** |  | | |

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| --- | --- | --- | --- | --- |
| **Bathroom - Main** | Walls/Doors | Very good |  | Mould on back wall. |
| Light/Power points | Poor |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Poor |  | Window frame rotted in lower right corner. |
| Blinds/Curtains | Missing |  |  |
| Mirror/Cabinet | N/A |  |  |
| Bath | Good |  |  |
| Shower | N/A |  |  |
| Wash Basin | Average |  |  |
| Toilet (WC) | N/A |  |  |
| **Chattels** |  | | |
| **Notes on room** | Just bathroom. | | |

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| **Bedroom - Master** | Walls/Doors | Poor |  | Plasterboard worn where bed-head used to be. |
| Light/Power points | Average |  |  |
| Floor/Floor coverings | Good |  |  |
| Windows | Poor |  | Window cracked. |
| Blinds/Curtains | Poor |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |
| **Bedroom - Guest room** | Walls/Doors | Average |  |  |
| Light/Power points | Poor |  |  |
| Floor/Floor coverings | Good |  |  |
| Windows | Good |  |  |
| Blinds/Curtains | Very good |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |
| **Bedroom - 1** | Walls/Doors | Average |  |  |
| Light/Power points | Good |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Good |  |  |
| Blinds/Curtains | Very poor |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |
| **Bedroom - 2** | Walls/Doors | Average |  |  |
| Light/Power points | Average |  |  |
| Floor/Floor coverings | Very poor |  |  |
| Windows | Very good |  |  |
| Blinds/Curtains | N/A |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |

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| --- | --- | --- | --- | --- |
| **Toilet - Off hallway** | Walls/Doors | Poor |  | Back of door cracked - as though kicked. |
| Light/Power points | Good |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Very good |  |  |
| Blinds/Curtains | Poor |  |  |
| Wash Basin | Average |  |  |
| Toilet (WC) | Poor |  |  |
| **Chattels** |  | | |
| **Notes on room** |  | | |
| **Toilet - Off laundry** | Walls/Doors | Average |  |  |
| Light/Power points | Good |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Average |  |  |
| Blinds/Curtains | Good |  |  |
| Wash Basin | Good |  |  |
| Toilet (WC) | Very poor |  |  |
| **Chattels** | Loo roll holder. | | |
| **Notes on room** |  | | |

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| --- | --- | --- | --- | --- |
| **Laundry -** | Walls/Doors | Average |  |  |
| Light/Power points | Average |  |  |
| Floor/Floor coverings | Very good |  |  |
| Windows | Very good |  |  |
| Blinds/Curtains | Good |  |  |
| Washing Machine | Average |  |  |
| Wash Tub | Very good |  |  |
| Tumble Dryer | Good |  |  |
| **Chattels** | Tumble dryer  Washtub | | |
| **Notes on room** |  | | |

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| --- | --- | --- | --- | --- |
| **General** | Rubbish bins | Very good |  |  |
| Locks | Very good |  |  |
| Garage/Carport | Average |  |  |
| Grounds | Average |  |  |
| Decks/Veranda | Very good |  |  |
| **Notes** | 2 sets of keys  Bins include recycling | | |



**Door in guest room showing damage.**



**Oven knob loose.**



**Mould on ceiling.**