

## **ROUTINE INSPECTION REPORT**

**102/20 Transfer Street, Collingwood, VIC 3019**

Report completed on Saturday 15/04/2023

Prepared by Michael Lancaster

**Inspection Completed On:** Saturday 15/04/2023

**Property Manager:** Michael Lancaster

## Property Improvement Recommendations

Re grout the tiles at the front entry.

## Maintenance Items

Lounge room	
#1 Walls	<b>Dent in wall</b> Needs patching (1 photo, page 4)

## Inspection Findings

Front Entry	
Overall	(1 360° photo, page 5)
Floor coverings	(1 photo, page 6)

Lounge room	
Overall	(2 360° photos, page 6)
Walls	(2 photos, page 9)
Floor coverings	Cracked tile (1 photo, page 9)

Kitchen/Meals	
Overall	(3 360° photos, page 10)
Oven	Clean & Tidy (1 photo, page 14)

Bedroom 1	
Overall	(1 360° photo, page 14)

Main Bathroom	
Overall	(1 360° photo, page 15)
Wash basin	Plug is broken (1 photo, page 17)

Toilet	
Floor coverings	(2 photos, page 17)

General - Inside	
Smoke detectors	Smoke detector intact and working (1 photo, page 17)

General - Courtyard	
Overall	(3 360° photos, page 17)

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**DISCLAIMER:**

*This tenancy inspection report is a visual one carried out by us to assess the manner in which the renter 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, renters goods or other belongings. It is recommended that all rental providers 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 rental providers hold adequate insurance, including rental providers insurance. To comply with legislation we also recommend rental providers outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.*

Maintenance Photos (1 photo)

#1 - Lounge room: Walls [\(photo 1 of 1\)](#)



Inspection Photos (20 photos)

Front Entry: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Front Entry



Section 2 of Front Entry



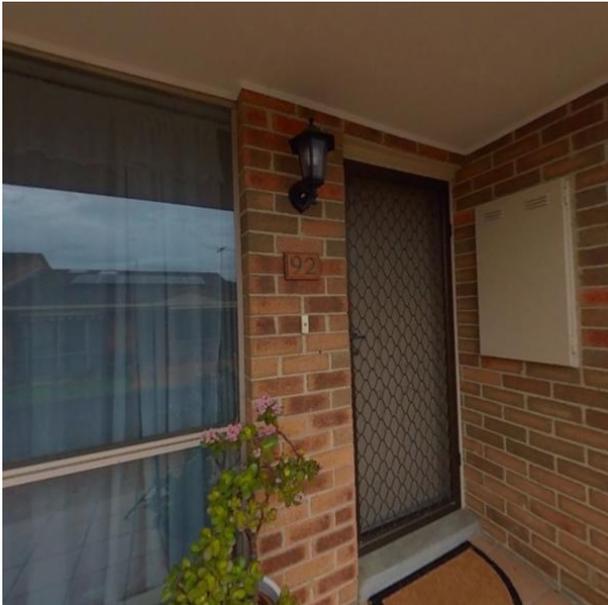
Section 3 of Front Entry



Section 4 of Front Entry



Section 5 of Front Entry



Section 6 of Front Entry



Front Entry: Floor coverings (photo 1 of 1)



Lounge room: (360° photo 1 of 2)



Click/Scan to View



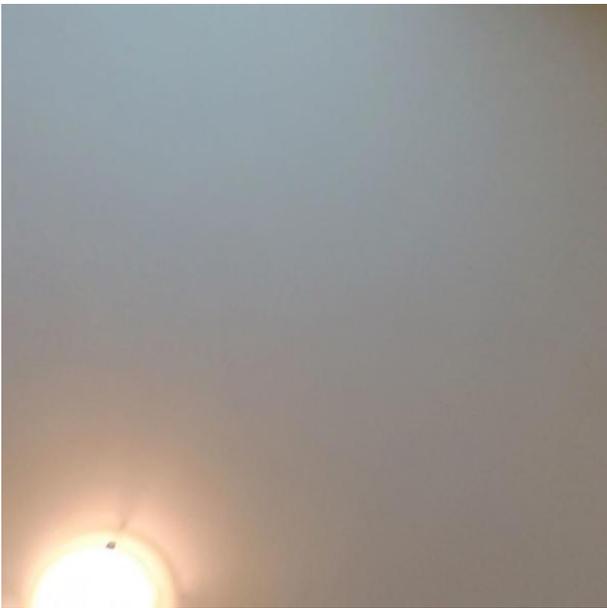
Section 1 of Lounge room



Section 2 of Lounge room



Section 3 of Lounge room



Section 4 of Lounge room



Section 5 of Lounge room



Section 6 of Lounge room



Lounge room: (360° photo 2 of 2)



Click/Scan to View



Section 1 of Lounge room



Section 2 of Lounge room



Section 3 of Lounge room



Section 4 of Lounge room



Section 5 of Lounge room



Section 6 of Lounge room



Lounge room: Walls (photo 1 of 2)



Lounge room: Walls (photo 2 of 2)



Lounge room: Floor coverings (photo 1 of 1)



**Kitchen/Meals:** (360° photo 1 of 3)



Click/Scan to View



**Section 1** of Kitchen/Meals



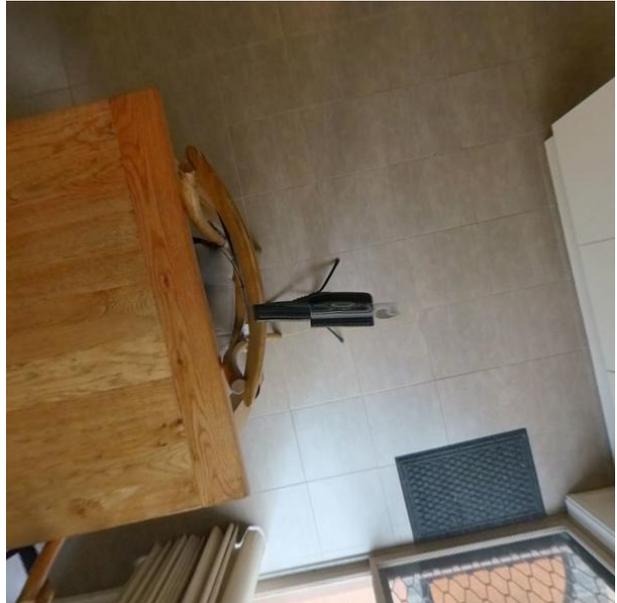
**Section 2** of Kitchen/Meals



**Section 3** of Kitchen/Meals



**Section 4** of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



Kitchen/Meals: (360° photo 2 of 3)



Click/Scan to View



Section 1 of Kitchen/Meals



Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



Section 4 of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



Kitchen/Meals: (360° photo 3 of 3)



Click/Scan to View



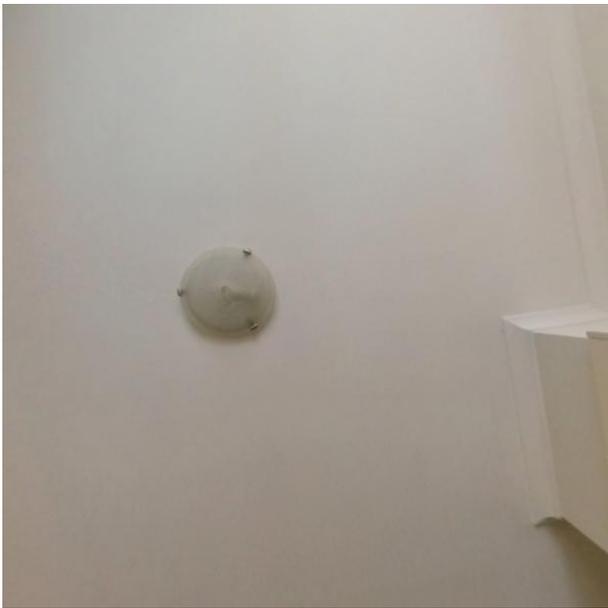
Section 1 of Kitchen/Meals



Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



Section 4 of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



**Kitchen/Meals:** Oven (photo 1 of 1)



**Bedroom 1:** (360° photo 1 of 1)



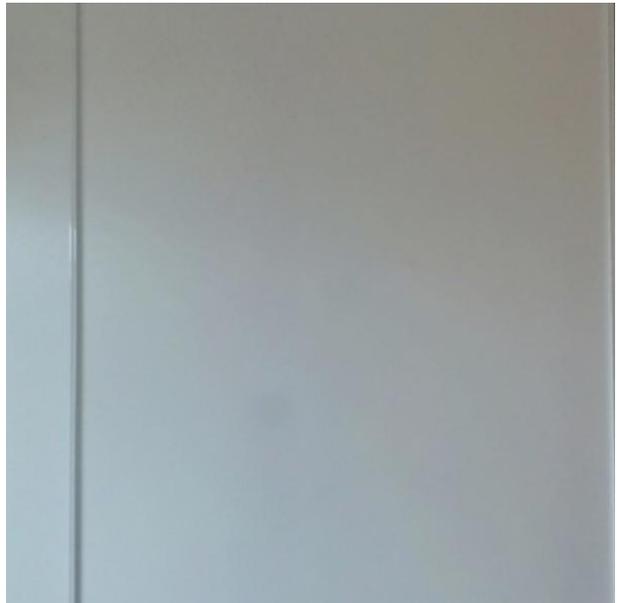
Click/Scan to View



**Section 1** of Bedroom 1



**Section 2** of Bedroom 1



Section 3 of Bedroom 1



Section 4 of Bedroom 1



Section 5 of Bedroom 1



Section 6 of Bedroom 1



Main Bathroom: (360° photo 1 of 1)



Click/Scan to View



**Section 1** of Main Bathroom



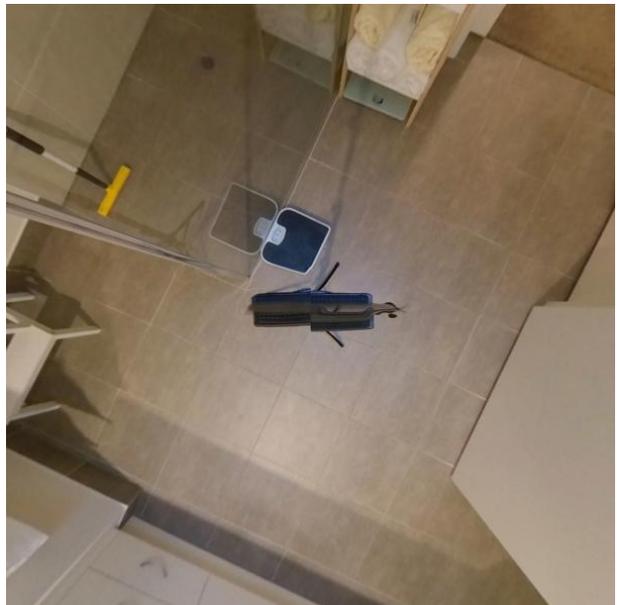
**Section 2** of Main Bathroom



**Section 3** of Main Bathroom



**Section 4** of Main Bathroom



**Section 5** of Main Bathroom



**Section 6** of Main Bathroom



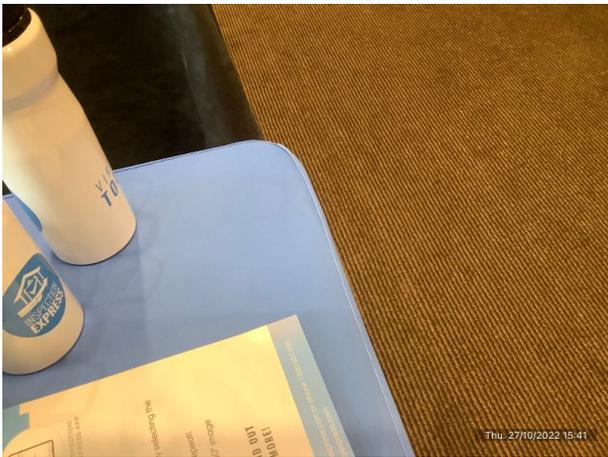
**Main Bathroom:** Wash basin (photo 1 of 1)



**Toilet:** Floor coverings (photo 1 of 2)



**Toilet:** Floor coverings (photo 2 of 2)



**General - Inside:** Smoke detectors (photo 1 of 1)



**General - Courtyard:** (360° photo 1 of 3)



Click/Scan to View



Section 1 of General - Courtyard



Section 2 of General - Courtyard



Section 3 of General - Courtyard



Section 4 of General - Courtyard



Section 5 of General - Courtyard



Section 6 of General - Courtyard



General - Courtyard: (360° photo 2 of 3)



Click/Scan to View



Section 1 of General - Courtyard



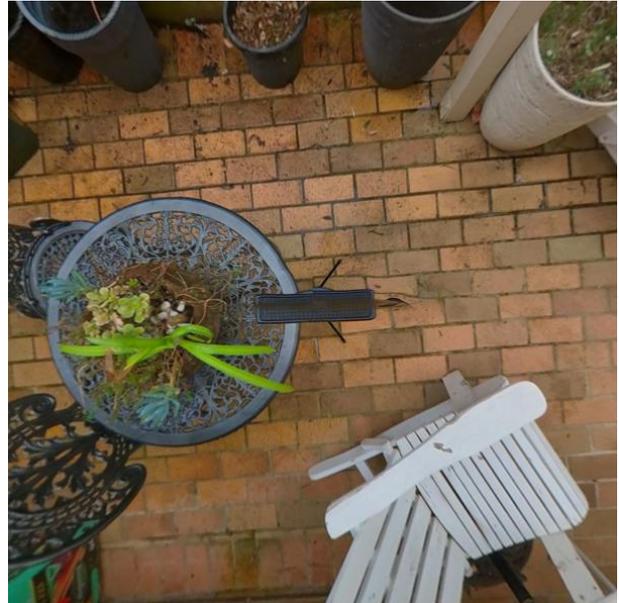
Section 2 of General - Courtyard



Section 3 of General - Courtyard



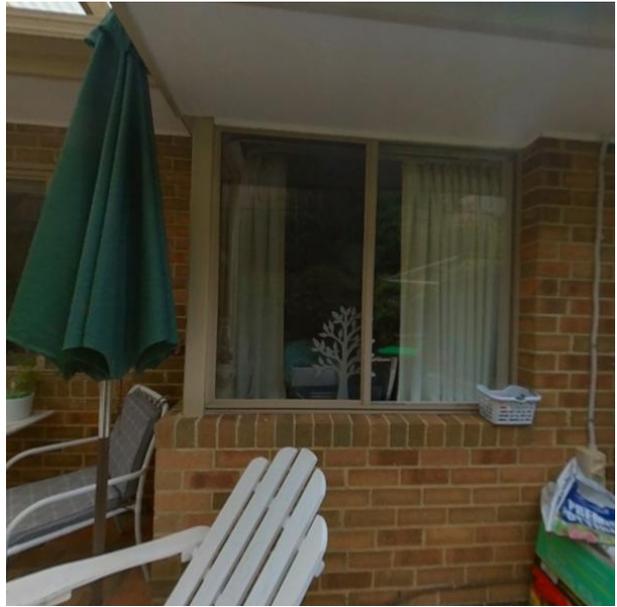
Section 4 of General - Courtyard



Section 5 of General - Courtyard



Section 6 of General - Courtyard



General - Courtyard: (360° photo 3 of 3)



Click/Scan to View



Section 1 of General - Courtyard



Section 2 of General - Courtyard



Section 3 of General - Courtyard



Section 4 of General - Courtyard



Section 5 of General - Courtyard



Section 6 of General - Courtyard

