



R&W Property Services

646 Military Road
Mosman NSW 2088

T: 02 9969 7622

ROUTINE INSPECTION REPORT

5a/148 Spit Rd, Mosman, NSW 2088

Report completed on Friday 03/05/2024

Prepared by Aaron Tao

R&W Property Services

Powered by Inspection Express

Inspection Completed On: Friday 03/05/2024

Property Manager: Aaron Tao

Inspection Findings

Entry	
Overall	(1 360° photo, page 3)
Office	
Overall	(1 360° photo, page 4)
Bathroom	
Overall	(1 360° photo, page 5)
Parking Area	
Overall	(1 360° photo, page 7)

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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 orto 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 (4 photos)

Entry: (360° photo 1 of 1)



Section 1 of Entry



Section 2 of Entry



Section 3 of Entry



Section 4 of Entry



Section 5 of Entry



Section 6 of Entry



Office: (360° photo 1 of 1)



Click/Scan to View



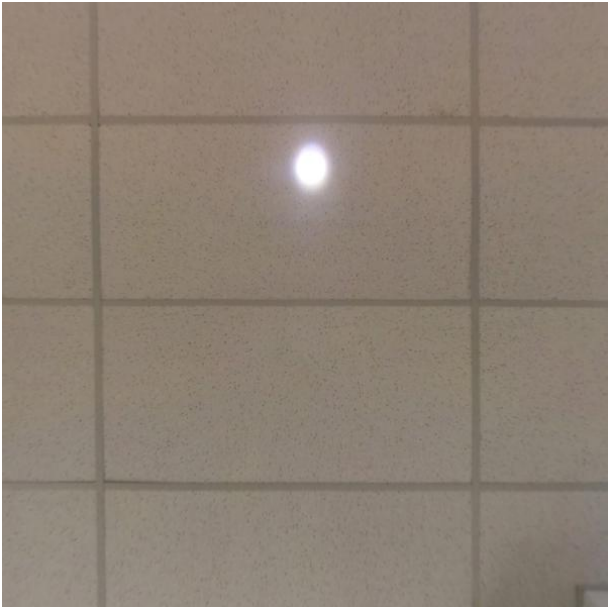
Section 1 of Office



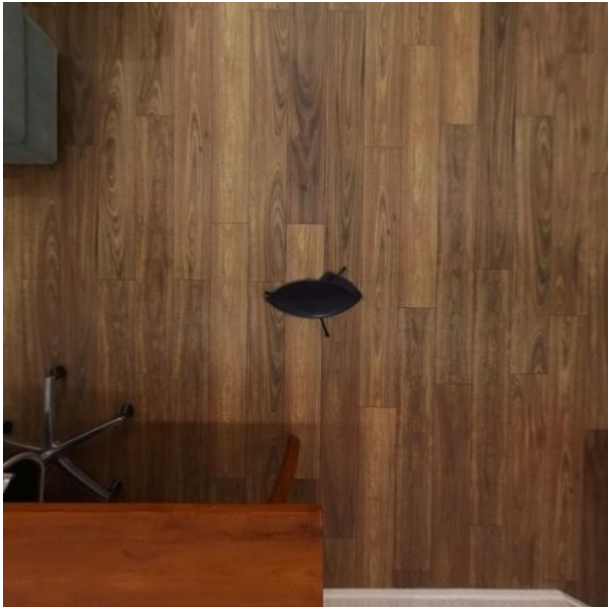
Section 2 of Office



Section 3 of Office



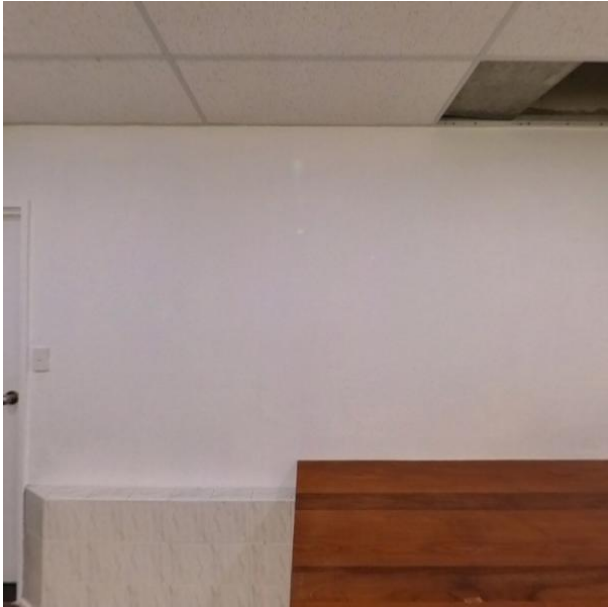
Section 4 of Office



Section 5 of Office



Section 6 of Office



Bathroom: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Bathroom



Section 2 of Bathroom



Section 3 of Bathroom



Section 4 of Bathroom



Section 5 of Bathroom



Section 6 of Bathroom



Parking Area: (360° photo 1 of 1)



Section 1 of Parking Area



Section 2 of Parking Area



Section 3 of Parking Area



Section 4 of Parking Area



Section 5 of Parking Area



Section 6 of Parking Area

