

104/10 Transfer Street, Collingwood, VIC 3066



Report completed on Sunday 22/01/2023

Prepared by Nikki Atzori

**Inspection Completed On:** Sunday 22/01/2023

Property Manager: Nikki Atzori

#### **Attendees**

Rental Provider/s attended:

Yes

Renter/s attended:

Yes

## **Property Improvement Recommendations**

Property could be painted in the next 6 to 12 months

### **Current Rental and Agreement Renewal Recommendation**

The current rental on this property is \$900.00 per week. I would suggest increasing the rent by \$20 per week.

The fixed term agreement is due to expire on Tue. 16/05/2023, now would be the perfect time to offer the renter/s a 12 month fixed term agreement renewal.

The Tenancy Renewal fee to prepare and execute the necessary documents is 1.1% of the gross annual rent which is approximately 0.5 of one week's rent. The fee will be debited against your monthly rental. The Tenancy Renewal fee is a tax-deductible fee.

## **Rental Provider Insurance**

We note you do not have Rental Provider Insurance cover.

Rental Provider Insurance covers, owners' contents, public liability, loss of rental and malicious damage. We recommend to all owners that they are covered by rental providers insurance. Body Corporate insurance does not cover your contents eg. Carpets, blinds and light fittings or for events of a public risk nature that may occur within your property.

#### **Annual Smoke Alarm Servicing**

We note you do not have Annual Smoke Alarm Servicing.

By law, every residence must have smoke alarms fitted in accordance with the Building Regulations. Every smoke alarm must have the battery replaced and be correctly cleaned and tested at least once a year. In addition, smoke alarms must be replaced every ten years as identified by expiry dates on the unit.

It is highly recommend that you participate in this service to assist with your rental provider insurances and duty of care.

Should you have any queries with regards to this report or other property management services please don't hesitate to contact our office and we would be happy to discuss your needs.

## **Carbon Monoxide Testing of Gas Appliances**

It is recommended all gas appliances be serviced every two years by a licensed gas fitter to ensure the safety of residents.

We recommend to engage a licensed gas fitter who is fully trained to carry out testing of carbon monoxide and servicing of gas appliances in your rental property.

Know that your obligations as a rental provider are being fulfilled by approving us to arrange, on your behalf a licensed gas fitter to carry out a service and safety check to ensure your renters are not at risk of carbon monoxide exposure. Please call the office today.

#### **Maintenance Items**

Entry	
#1 Front door locks	Broken front door lock
	(2 photos, page 5)
#2 Walls	Crack in wooden slat in entry way
	(2 photos, page 5)

Lounge room	
#3 Light fittings	Light fitting needs replacing
	(2 photos, page 6)

Dining Room	
#4 Skirting boards	Crack in wooden skirting board

Kitchen	
#5 Taps	Leak in tap in kitchen
	(1 video, page 6)

Master Bedroom	
#6 Walls	Chip in wall in master bedroom
	(2 photos, page 6)

Study Nook	
#7 Windows	Crack in window in study nook
	(2 photos, page 6)

# **Inspection Findings**

General - Outside Front	
Overall	(2 360° photos, page 8)

Entry	
Overall	(1 360° photo, page 10)
Floor coverings	(1 photo, page 12)

Lounge room	
Overall	(1 360° photo, page 12)

Dining Room	
Overall	(1 360° photo, page 13)
Walls	(1 photo, page 15)
Light fittings	(1 photo, page 15)
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Kitchen	
Overall	(1 360° photo, page 15)
Oven	Clean & Tidy (1 photo, page 16)
Dishwasher	(2 photos, page 16)

Master Bedroom	
Overall	(1 360° photo, page 17)

Study Nook	
Overall	(1 360° photo, page 18)
Floor coverings	(2 photos, page 20)

General - Outside Back	neral - Outside Back	
Overall	(1 360° photo, page 20)	

Ensuite 1	
Overall	(1 360° photo, page 21)

General - Inside	
Smoke detectors	Sighted (1 photo, page 23)

Prepared by Nikki Atzori

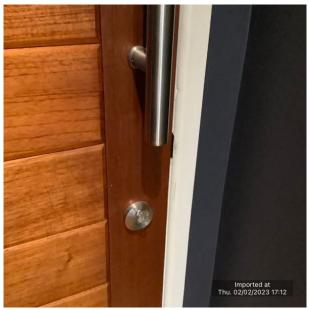
Report completed on Sunday 22/01/2023

#### 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 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, 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 (11 photos)

#1 - Entry: Front door locks (photo 1 of 2)



#2 - Entry: Walls (photo 1 of 2)



#1 - Entry: Front door locks (photo 2 of 2)



#2 - Entry: Walls (photo 2 of 2)



#3 - Lounge room: Light fittings (photo 1 of 2)



#4 - Kitchen: Taps (photo 1 of 1)

Click/Scan to Play

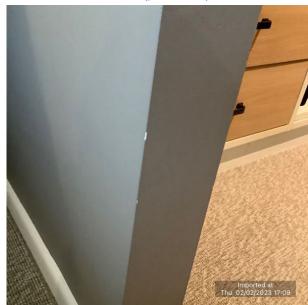
#5 - Master Bedroom: Walls (photo 2 of 2)



#3 - Lounge room: Light fittings (photo 2 of 2)



#5 - Master Bedroom: Walls (photo 1 of 2)



#6 - Study Nook: Windows (photo 1 of 2)



#6 - Study Nook: Windows (photo 2 of 2)



Inspection Photos (19 photos)

**General - Outside Front:** (360° photo 1 of 2)





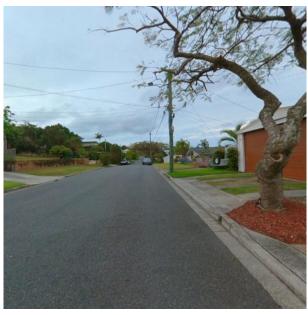
Section 1 of General - Outside Front



Section 3 of General - Outside Front



Section 2 of General - Outside Front



Section 4 of General - Outside Front



Section 5 of General - Outside Front



Section 6 of General - Outside Front



General - Outside Front: (360° photo 2 of 2)

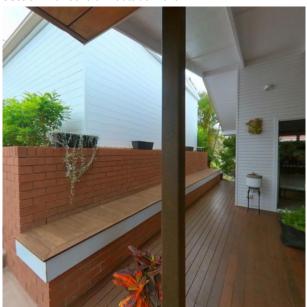


Click/Scan to View

Section 1 of General - Outside Front



Section 2 of General - Outside Front



Section 3 of General - Outside Front



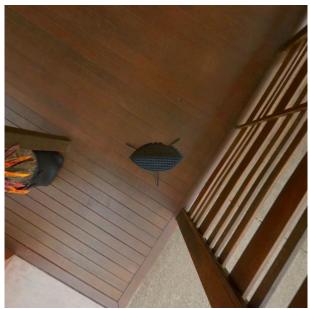
Section 5 of General - Outside Front



**Entry:** (360° photo 1 of 1)



Section 4 of General - Outside Front



Section 6 of General - Outside Front

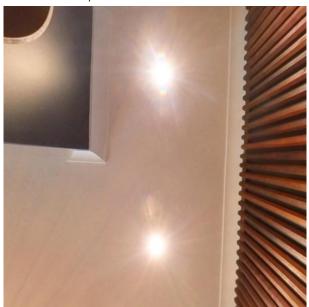




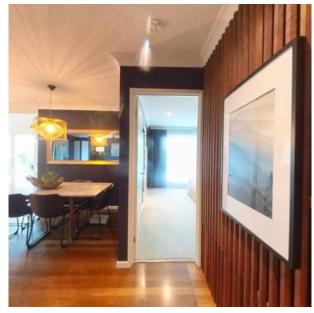
Section 1 of Entry



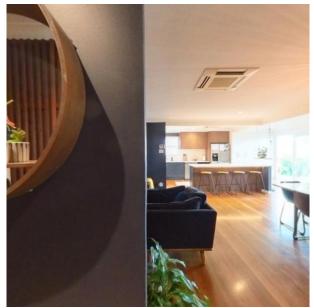
Section 3 of Entry



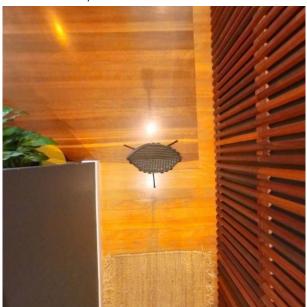
Section 5 of Entry



Section 2 of Entry



Section 4 of Entry



Section 6 of Entry



**Entry:** Floor coverings (photo 1 of 1)

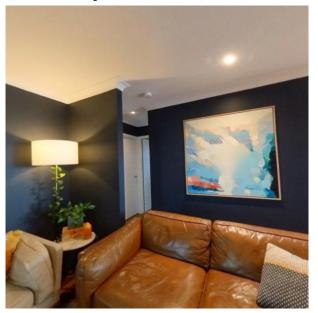


Lounge room: (360° photo 1 of 1)

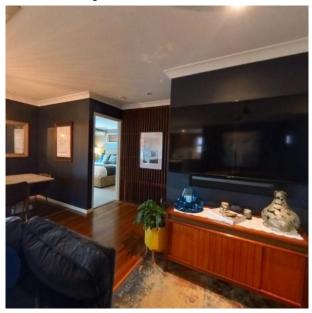




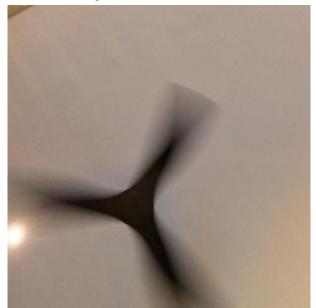
Section 1 of Lounge room



Section 2 of Lounge room



Section 3 of Lounge room



Section 5 of Lounge room



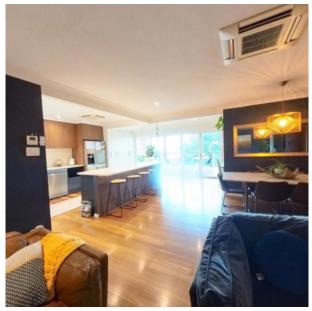
Dining Room: (360° photo 1 of 1)



Section 4 of Lounge room



Section 6 of Lounge room





Section 1 of Dining Room



Section 3 of Dining Room



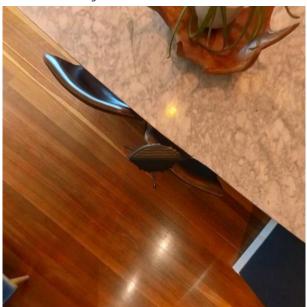
Section 5 of Dining Room



Section 2 of Dining Room



Section 4 of Dining Room



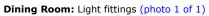
Section 6 of Dining Room



Dining Room: Walls (photo 1 of 1)



Kitchen: (360° photo 1 of 1)







Section 1 of Kitchen

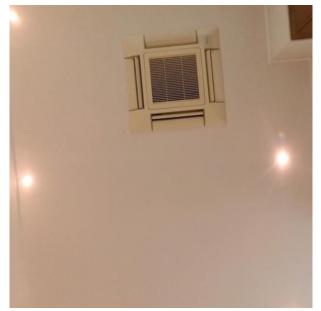


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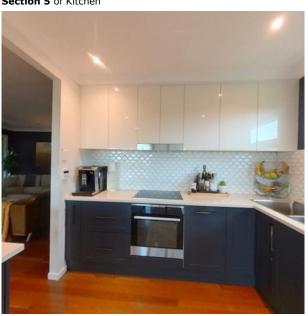
Section 2 of Kitchen



Section 3 of Kitchen



Section 5 of Kitchen



Kitchen: Oven (photo 1 of 1)



Section 4 of Kitchen



Section 6 of Kitchen



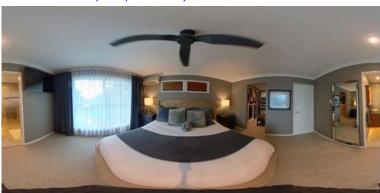
Kitchen: Dishwasher (photo 1 of 2)



Kitchen: Dishwasher (photo 2 of 2)



Master Bedroom: (360° photo 1 of 1)

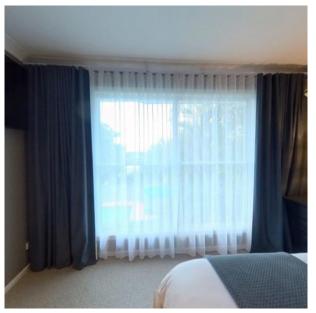




Section 1 of Master Bedroom



Section 2 of Master Bedroom



Section 3 of Master Bedroom



Section 5 of Master Bedroom



Study Nook: (360° photo 1 of 1)



Section 4 of Master Bedroom



Section 6 of Master Bedroom

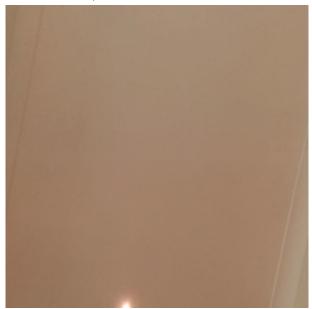




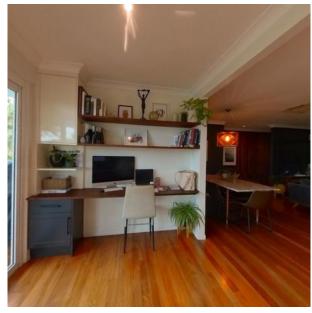
Section 1 of Study Nook



Section 3 of Study Nook



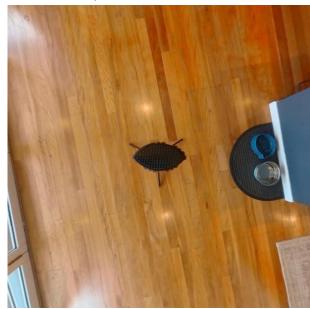
Section 5 of Study Nook



Section 2 of Study Nook



Section 4 of Study Nook



Section 6 of Study Nook



Study Nook: Floor coverings (photo 1 of 2)



**General - Outside Back:** (360° photo 1 of 1)





Section 1 of General - Outside Back



Click/Scan to View

Section 2 of General - Outside Back



Section 3 of General - Outside Back



Section 5 of General - Outside Back



Ensuite 1: (360° photo 1 of 1)



Section 4 of General - Outside Back



Section 6 of General - Outside Back





Section 1 of Ensuite 1



Section 3 of Ensuite 1



Section 5 of Ensuite 1



Section 2 of Ensuite 1



Section 4 of Ensuite 1



Section 6 of Ensuite 1



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

