

General Comments:

The tenant was keeping the property pretty well maintained. She pays her rent on time.

Recommended Maintenance:

1. Fix fence
2. Remove tree climbing equipment or repair
3. Fix leaking shower (urgent)
4. Scrape back peeling paint and repaint
5. Paint weathered barge boards and pressure wash deck and re-oil to protect from rotting.

Tenant Notes:

N/a

Tenant Actions:

1. Clean marks in laundry
2. Clean up white powder on floors

Owner Notes:

Some of the maintenance recommended can wait for in the future but some would be worth looking at now.

Owner Follow-up Items:

1. Fix fence
2. Remove tree climbing equipment or repair
3. Fix leaking shower
4. Scrape back peeling paint and repaint
5. Paint weathered barge boards and pressure wash deck and re-oil to protect from rotting.

Rent Review:

The property is within the current market rent of \$420.00 per week, in its current condition. This will be reviewed again for you at the next routine inspection.



Address of premises

14 Garden Street
Katoomba NSW 2780



Tenant's name(s)

Prue Jackson



Current Rent: **\$420.00 per week**

Lease Start Date:

07/11/18

Lease Expiry:

07/05/19

Inspection Date:

22/05/23

CONDITION/
ACTION CODES

YES



NO

This tenancy inspection report is a visual one carried out by Ray White Blackheath 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 or to ensure that plumbing, electrical or gas mixtures of 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, tenant's goods of other belongings. Ray White Blackheath recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Ray White Blackheath also recommends that all landlords hold adequate insurance, including landlords insurance.

Inspector Signature

Date

16/06/23

	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
Areas				
Lounge Room	Y	N	N	<p>This room was fairly neat and tidy. Tenant was in the room so I could not get a room shot. The flued heater works well. I noticed a few white marks (like powder) on the carpet and a crack in the window. Tenant has said the crack in the window was also there.</p> <p>Refer to media: 1 2 3 4</p>
Bedroom	Y	N	N	<p>Used as spare room (front bedroom): Neat and tidy at the time of inspection. I noticed paint peeling on the ceiling and a few marks on the carpet (image 7 and 8)</p> <p>Refer to media: 5 6 7 8</p>
Bedroom 2	Y	N	N	<p>A little untidy at the time of inspection. The curtain are new. I noticed some screws coming through the side of the cupboard. Tenant has said this has also been that way.</p> <p>Refer to media: 9 10 11</p>
Bedroom 3	Y	N	N	<p>Clean, neat and tidy at the time of inspection.</p> <p>Refer to media: 12 13</p>
Bathroom	Y	N	Y	<p>Clean and tidy at the time of inspection. I noticed the ceiling had many peeling paint spots. The tenant also reported that the shower sometimes leak out the side of door (image 18) The tiles and grout are in a great condition.</p> <p>Refer to media: 14 15 16 17 18 19 20</p>
Kitchen	Y	N	N	<p>The tenant reports she never used the dishwasher or oven. I noticed some of the cupboard doors laminate was chipping (image 25) The cornice above the cupboards has not been painted and there are marks on the wall behind the fridge area. The tiles are in a good condition with no cracks.</p> <p>Refer to media: 21 22 23 24 25</p>
Dining Room	Y	N	N	<p>Used just to store boxes. There is paint peeling on the ceiling. (image 27)</p> <p>Refer to media: 26 27</p>
Laundry	Y	Y	N	<p>Tenant claims she only used this area for storages. I noticed a few marks on the ceiling I've asked the tenants to try to clean these off and a section of wall that has not been painted. (image 31)</p> <p>Refer to media: 28 29 30 31</p>
Outdoor Room	Y	N	N	<p>A few cobwebs and dust. Tenant never uses this area. She says the door is fiddly and sometimes bangs in the wind if not closed and the the handle jiggled. I noticed a few tiles have cracks in them.</p> <p>Refer to media: 32 33 34 35 36</p>

Inspector Signature



Date

16/06/23

Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
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Areas

Exterior

Y

N

Y

The deck and stairs look dry and weathered. I noticed a piece of eave having down (image 38)
The barge boards on the roof have paint chipping and looking weathered. Could use a paint in the future to protect the wood from rotting. The side fence is on a slant and has broken panels and beams (images 43-46) The climbing platform looks weathered and old and not very stable. Might be worth removing so if the tenant has any children visitors they are going to get hurt.

The yard was mowed and well maintained.

Refer to media: [37](#) [38](#) [39](#) [40](#) [41](#) [42](#) [43](#) [44](#) [45](#) [46](#) [47](#) [48](#) [49](#) [50](#) [51](#) [52](#) [53](#) [54](#) [55](#) [56](#)





Lounge Room

22/05/2023 3:38 PM

Image 1

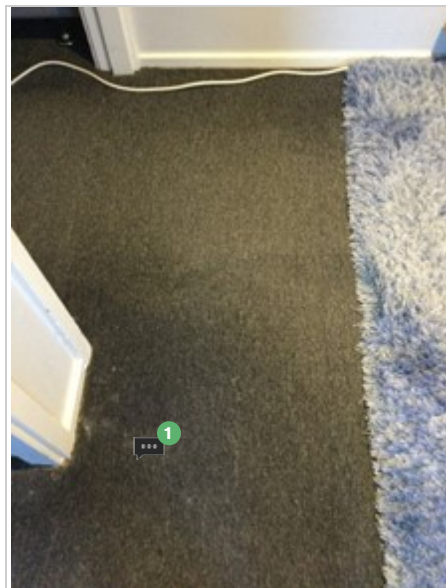


Lounge Room

22/05/2023 3:38 PM

Image 2

1. white marks on carpet

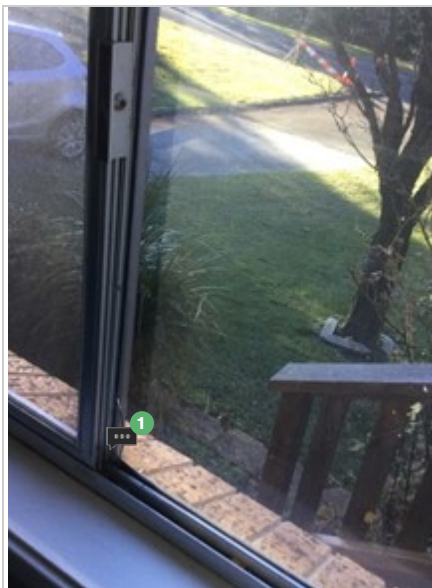


Lounge Room

22/05/2023 3:40 PM

Image 3

1. white marks on carpet

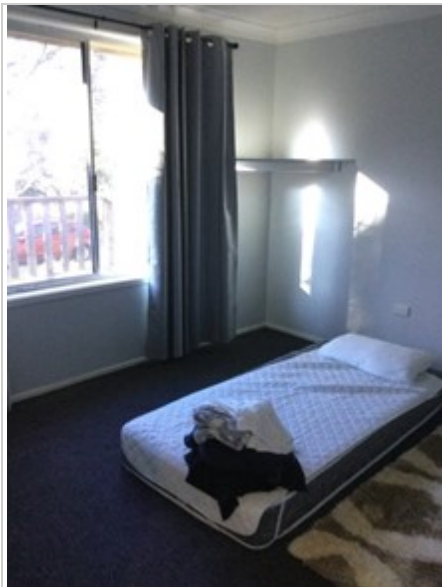


Lounge Room

22/05/2023 3:41 PM

Image 4

1. crack in window



Bedroom

22/05/2023 3:39 PM

[Image 5](#)

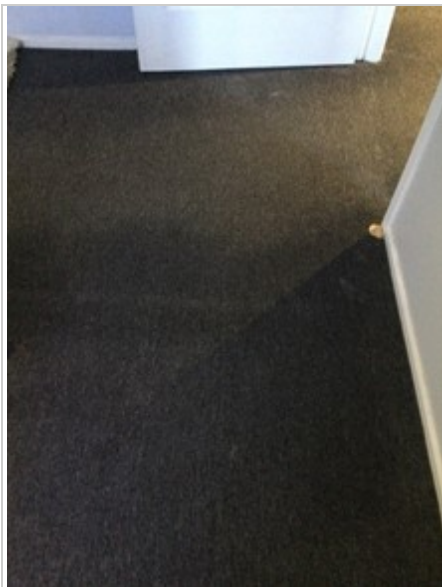


Bedroom

22/05/2023 3:39 PM

[Image 6](#)

1. paint peeling



Bedroom

22/05/2023 3:40 PM

[Image 7](#)



Bedroom

22/05/2023 3:40 PM

[Image 8](#)

1. on carpet



Bedroom 2

22/05/2023 3:40 PM

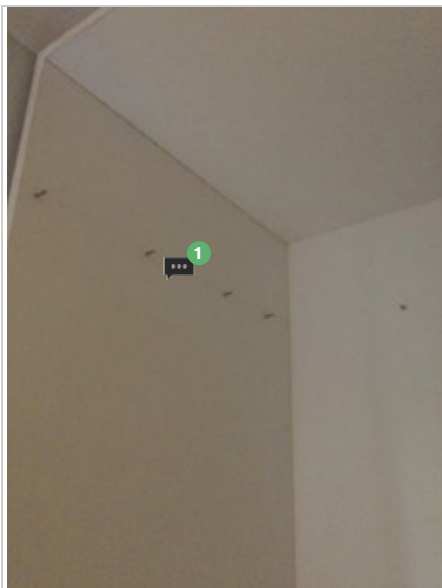
[Image 9](#)



Bedroom 2

22/05/2023 3:41 PM

[Image 10](#)



Bedroom 2

22/05/2023 3:41 PM

[Image 11](#)

- 1. screws coming through the cupboard



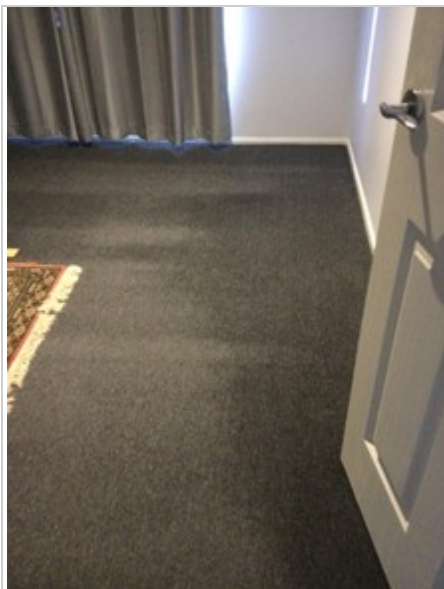
Bedroom 3

22/05/2023 3:43 PM

[Image 12](#)

Inspector Signature *S. Jones*

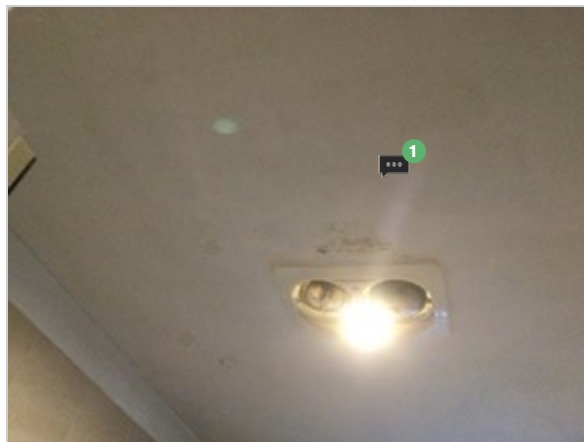
Date 16/06/23



Bedroom 3

22/05/2023 3:43 PM

[Image 13](#)

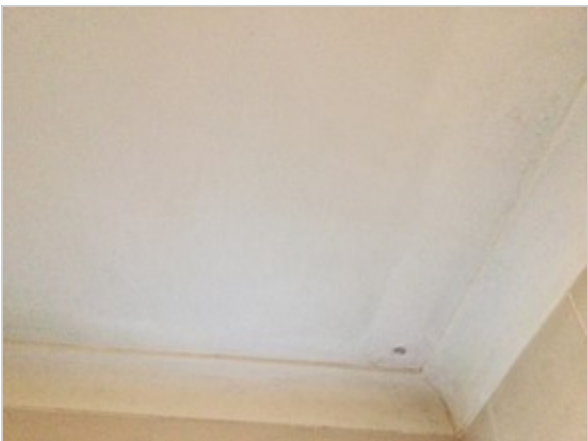


Bathroom

22/05/2023 3:42 PM

[Image 14](#)

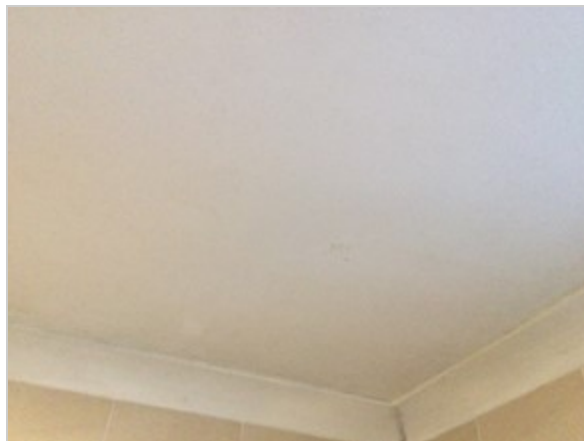
- 1. paint peeling



Bathroom

22/05/2023 3:42 PM

[Image 15](#)



Bathroom

22/05/2023 3:42 PM

[Image 16](#)



Bathroom

22/05/2023 3:42 PM

[Image 17](#)

- 1. paint peeling

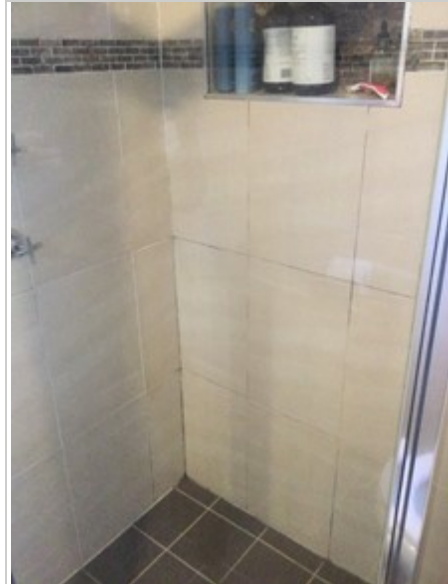


Bathroom

22/05/2023 3:43 PM

[Image 18](#)

- 1. Water leaks out of shower screen



Bathroom

22/05/2023 3:43 PM

[Image 19](#)



Bathroom

22/05/2023 3:43 PM

[Image 20](#)

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Date 16/06/23



Kitchen

22/05/2023 3:44 PM

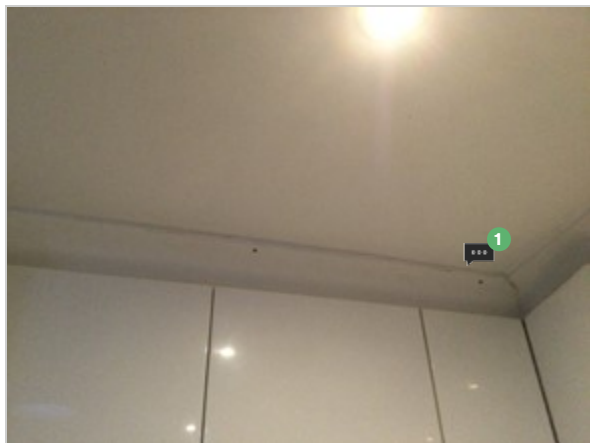
[Image 21](#)



Kitchen

22/05/2023 3:44 PM

[Image 22](#)



Kitchen

22/05/2023 3:44 PM

[Image 23](#)

1. not painted



Kitchen

22/05/2023 3:45 PM

[Image 24](#)



Kitchen

22/05/2023 3:47 PM

[Image 25](#)

1. paint chip



Dining Room

22/05/2023 3:45 PM

[Image 26](#)



Dining Room

22/05/2023 3:47 PM

[Image 27](#)



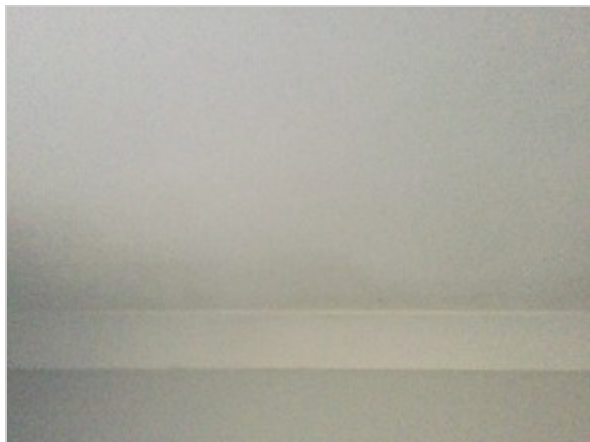
Laundry

22/05/2023 3:46 PM

[Image 28](#)

Inspector Signature *S. Jones*

Date 16/06/23



Laundry

22/05/2023 3:46 PM

Image 29



Laundry

22/05/2023 3:46 PM

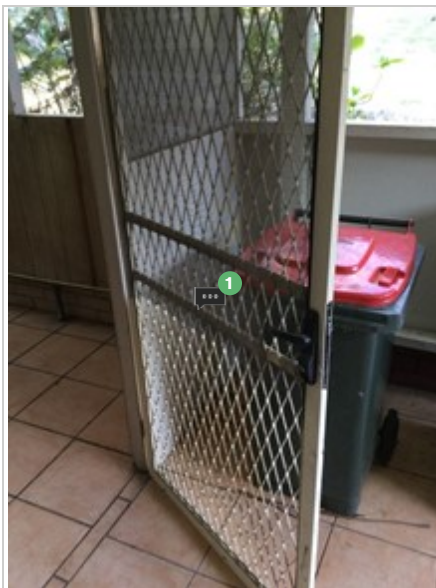
Image 30



Laundry

22/05/2023 3:46 PM

Image 31



Outdoor Room

22/05/2023 3:50 PM

Image 32

1. rattles



Outdoor Room

22/05/2023 3:50 PM

Image 33



Outdoor Room

22/05/2023 3:50 PM

Image 34



Outdoor Room

22/05/2023 3:51 PM

Image 35



Outdoor Room

22/05/2023 3:51 PM

Image 36



Exterior

22/05/2023 3:49 PM

Image 37



Exterior

22/05/2023 3:49 PM

Image 38

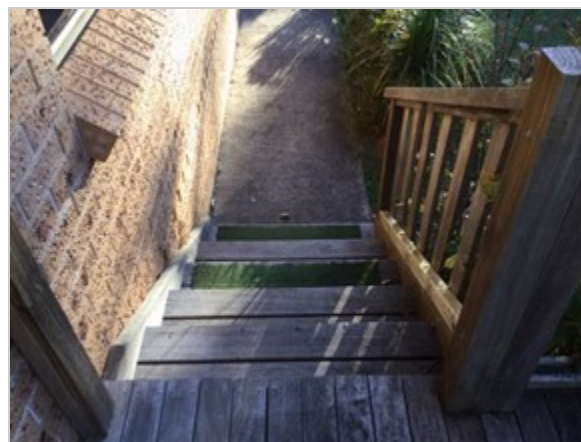


Exterior

22/05/2023 3:49 PM

Image 39

- 1. barge board broken



Exterior

22/05/2023 3:49 PM

Image 40



Exterior

22/05/2023 3:51 PM

Image 41



Exterior

22/05/2023 3:51 PM

Image 42



Exterior

22/05/2023 3:51 PM

Image 43



Exterior

22/05/2023 3:51 PM

Image 44



Exterior

22/05/2023 3:52 PM

Image 45



Exterior

22/05/2023 3:52 PM

Image 46



Exterior

22/05/2023 3:52 PM

Image 47



Exterior

22/05/2023 3:52 PM

Image 48

1. not stable



Exterior

22/05/2023 3:52 PM

Image 49



Exterior

22/05/2023 3:53 PM

Image 50



Exterior

22/05/2023 3:53 PM

Image 51

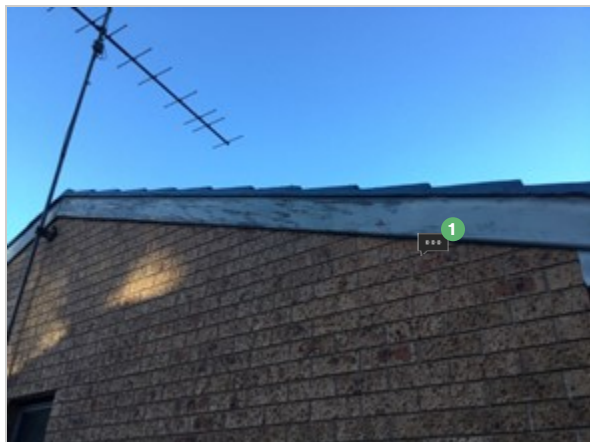
- 1. weathered barge board



Exterior

22/05/2023 3:54 PM

Image 52



Exterior

22/05/2023 3:54 PM

Image 53

- 1. weathered barge board



Exterior

22/05/2023 3:54 PM

Image 54



Exterior

22/05/2023 3:55 PM

Image 55



Exterior

22/05/2023 3:55 PM

Image 56

Inspector Signature

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