

General comments:

Well presented, neat and tidy throughout the home.

Recommended Maintenance:

Door lock needs to be looked at . Tenant can't get the key out of lock on the out side of the door. Dishwasher needs to be looked at. Has stopped working. Issue with the watering system. When turn on it floods the back and from yard

Overall Standard:

Upon inspecting this property it appears that the tenant is taking extremely good care of the home. It was presented in an excellent condition, neat and tidy.

Work to be carried out by Landlord:

See maintenance comments

Work to be carried out by Tenant:

Nil

Rent Review:

**Address of premises**  
3 Marlborough Street  
COLLEGE PARK SA 5069

**Tenant's name(s)**  
Chrissa Laranjeira

**Current Rent: \$750.00 per week**

<b>Lease Start Date:</b> 21/05/21	<b>Lease Expiry:</b> 20/05/22	<b>Inspection Date:</b> 16/09/21
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CONDITION/  
ACTION CODES



YES



NO

This tenancy inspection report is a visual one carried out by Taplin Management Pty Ltd 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 or other belongings. Taplin Management Pty Ltd recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Taplin Management Pty Ltd also recommends that all landlords hold adequate insurance, including landlords insurance.

	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
<b>Areas</b>				
Downstairs	Y	N	N	Neat and tidy;
Entrance Hall	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;Smoke alarm present with light illuminated ; <a href="#">Refer to media: 1</a>
Lounge Room	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Bathroom	Y	N	N	Upon inspection it appears that tiles, grout and seals are clean and in good condition. No signs of maintenance are required.; <a href="#">Refer to media: 2 3</a>
Toilet	Y	N	N	Upon inspection it appears that tiles, grout and seals are clean and in good condition. No signs of maintenance are required.;
Bedroom	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Bedroom 2	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Bedroom 3	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Ensuite	Y	N	N	Well maintained ;
Kitchen	Y	N	Y	Kitchen and maintained well issue with wash dishwasher won't finish last rent cycle maintenance required; <a href="#">Refer to media: 4 5 6</a>
Dining Room	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Study	Y	N	N	This room was presented in a neat and tidy condition, with no visual maintenance issues. ;
Laundry	Y	N	N	Upon inspection it appears that tiles, grout and seals are clean and in good condition. No signs of maintenance are required.; <a href="#">Refer to media: 7</a>
Exterior	N	Y	N	Water system doesn't work when turned on it flood the front and back yard. Tenant would to be able to use it; <a href="#">Refer to media: 8 9</a>
Garage	Y	N		Neat and tidy ;



**Recommended Maintenance**

16/09/2021 9:40 AM

[Maintenance Image : 1](#)



**Entrance Hall**

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[Image 1](#)



**Bathroom**

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[Image 2](#)



**Bathroom**

16/09/2021 9:45 AM

[Image 3](#)



Kitchen

16/09/2021 9:47 AM

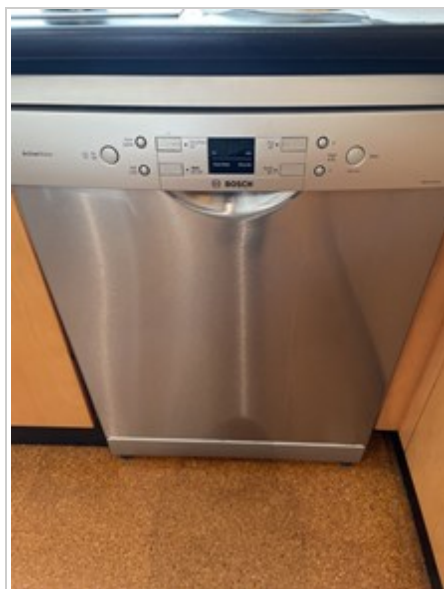
[Image 4](#)



Kitchen

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[Image 5](#)



Kitchen

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[Image 6](#)



Laundry

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[Image 7](#)



Exterior

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[Image 8](#)



Exterior

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[Image 9](#)