

General comments:

A routine inspection has been performed at your property. Should you have any questions, comments or would like any recommended maintenance actioned contained in this inspection, please don't hesitate to contact the team at Professionals Murray Bridge on the details listed.

Recommended Maintenance:

The tenant has been using silicone on the rainwater tank to stop some small leaks, but it is going to give out some time soon.
The toilet blocked up but the tenant could see tree roots in the inspection point outside & was able to clear it.

Overall Standard:

Neat, clean & tidy. Yards look the best I have seen in the 8 years I have been working here.

Work to be carried out by Landlord:

Please let us know if you would like us to arrange for a quote on the rainwater tank removal/replacement.

Work to be carried out by Tenant:

Nil

**Address of premises**

10 Redgum Court
Murray Bridge SA 5253

**Tenant's name(s)**

Michael McDonald and Prue McDonald



Current Rent: \$300.00

Lease Start Date:

04/06/20

Lease Expiry:

03/06/21

Inspection Date:

21/12/20

**CONDITION/
ACTION CODES**

YES



NO

This tenancy inspection report is a visual one carried out by Professionals Murray Bridge 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. Professionals Murray Bridge recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Professionals Murray Bridge also recommends that all landlords hold adequate insurance, including landlords insurance.

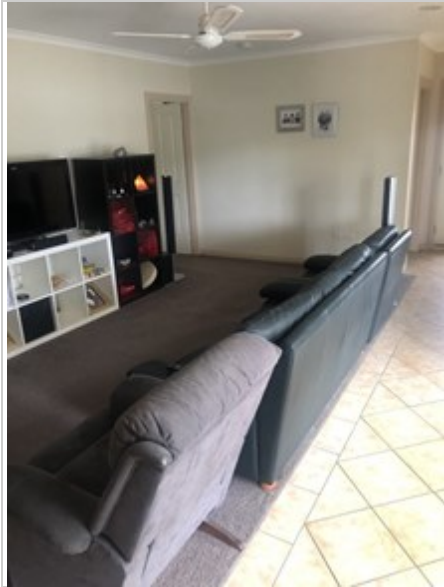
Inspector Signature



Date

21/12/20

	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
Areas				
Office	Y	N	N	
Lounge Room (front)	Y	N	N	Refer to media: 1
Bedroom 1	Y	N	N	
Ensuite	Y	N	N	Shower, vanity & toilet are clean Refer to media: 2 3
Kitchen	Y	N	N	Appliances, bench tops & floor are clean Refer to media: 4
Back Living Room	Y	N	N	Refer to media: 5
Bedroom 2	Y	N	N	
Bedroom 3	Y	N	N	
Bathroom	Y	N	N	All parts are clean except the silicon has trapped mould. Refer to media: 6 7
Toilets	Y	N	N	
Laundry	Y	N	N	
Front garden	Y	N	N	Lawn is looking really good Refer to media: 8 9
Garage and shedding	Y	N	N	
Back gardens	Y	N	N	Tenant has transplanted some lawn from near the house to near the shed to spread it Refer to media: 10 11 12



Lounge Room (front)

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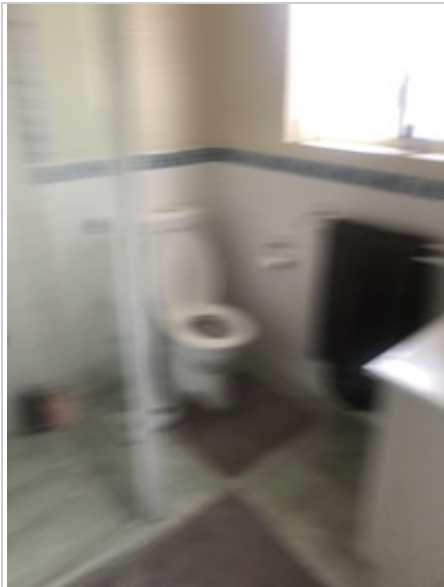
Image 1



Ensuite

21/12/2020 11:00 AM

Image 2



Ensuite

21/12/2020 11:00 AM

Image 3



Kitchen

21/12/2020 10:59 AM

Image 4



Back Living Room

21/12/2020 10:57 AM

Image 5



Bathroom

21/12/2020 10:58 AM

Image 6



Bathroom

21/12/2020 10:58 AM

Image 7



Front garden

21/12/2020 11:03 AM

Image 8



Front garden

21/12/2020 11:03 AM

Image 9



Back gardens

21/12/2020 10:54 AM

Image 10



Back gardens

21/12/2020 10:55 AM

Image 11



Back gardens

21/12/2020 10:55 AM

Image 12