



CORAL SEA PROPERTY MANAGEMENT

621 Flinders St

T: 07 4724 1723

coralseaproperty.com.au

Townsville City QLD 4810

ROUTINE INSPECTION REPORT

General Comments:

Our inspector noticed the lawn had not been mowed. A follow up will be done on 2/07/2020 and photos of the mowed lawn will be sent through.

Recommended Maintenance:

Overall Standard:

Your tenant is taking extremely good care of the home. The property is presented in excellent condition. Floors and walls clean, tenant belongings presented neat and tidy, wet areas free of mold and no visible tenant damages or maintenance concerns. The tenant put in a clear effort for this inspection.

Work to be carried out by Landlord:



Address of premises

83 Gorden St
Garbutt QLD 4814



Tenant's name(s)

Bronte Roberts & Ashlea Sergeant & Britney Robson



Current Rent: **\$450.00**

Lease Start Date:

18/01/20

Lease Expiry:

15/01/21

Inspection Date:

30/06/20

CONDITION/ ACTION CODES



YES



NO

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

Inspector Signature

Date

26/06/20

Condition
SatisfactoryAction
required by
tenantAction
required by
landlord

Inspector Comments

Areas

Exterior 2

Refer to media: [1](#) [2](#) [3](#) [4](#) [5](#) [6](#)

Entrance Hall

Refer to media: [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#)

Lounge Room

Refer to media: [18](#) [19](#) [20](#) [21](#) [22](#) [23](#) [24](#) [25](#) [26](#) [27](#) [28](#) [29](#) [30](#) [31](#) [32](#) [33](#) [34](#) [35](#) [36](#)

Kitchen

Refer to media: [37](#) [38](#) [39](#) [40](#) [41](#) [42](#) [43](#) [44](#) [45](#) [46](#) [47](#) [48](#) [49](#) [50](#) [51](#) [52](#) [53](#) [54](#) [55](#) [56](#) [57](#) [58](#) [59](#) [60](#) [61](#)

Dining Room

Ensuite

Refer to media: [62](#) [63](#) [64](#) [65](#) [66](#) [67](#) [68](#) [69](#) [70](#) [71](#) [72](#) [73](#) [74](#) [75](#) [76](#) [77](#) [78](#) [79](#) [80](#)

Bedroom

Refer to media: [81](#) [82](#) [83](#) [84](#) [85](#) [86](#) [87](#) [88](#) [89](#) [90](#) [91](#) [92](#) [93](#) [94](#) [95](#) [96](#) [97](#) [98](#) [99](#) [100](#) [101](#)

Bedroom 2

Refer to media: [102](#) [103](#) [104](#) [105](#) [106](#) [107](#) [108](#) [109](#) [110](#) [111](#) [112](#) [113](#) [114](#) [115](#) [116](#) [117](#) [118](#) [119](#) [120](#)

Bedroom 3

Refer to media: [121](#) [122](#) [123](#) [124](#) [125](#) [126](#) [127](#) [128](#) [129](#) [130](#) [131](#) [132](#) [133](#) [134](#) [135](#) [136](#) [137](#) [138](#) [139](#) [140](#) [141](#) [142](#) [143](#) [144](#) [145](#)

Bedroom 4

Refer to media: [146](#) [147](#) [148](#) [149](#) [150](#) [151](#) [152](#) [153](#) [154](#) [155](#) [156](#) [157](#) [158](#) [159](#) [160](#) [161](#)

Toilet

Bathroom

Bathroom 2

Refer to media: [162](#) [163](#) [164](#) [165](#) [166](#) [167](#) [168](#) [169](#) [170](#) [171](#) [172](#) [173](#) [174](#) [175](#) [176](#) [177](#) [178](#) [179](#) [180](#) [181](#) [182](#) [183](#) [184](#) [185](#)

Bathroom 3

Laundry

Exterior

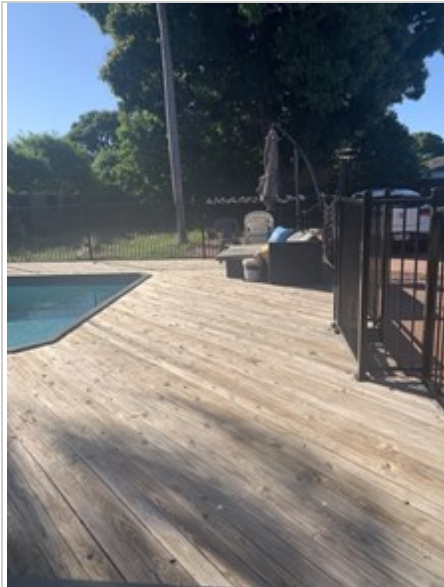
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Garage

Inspector Signature

Date

26/06/20



Exterior 2

25/06/2020 3:19 PM

Image 1



Exterior 2

25/06/2020 3:19 PM

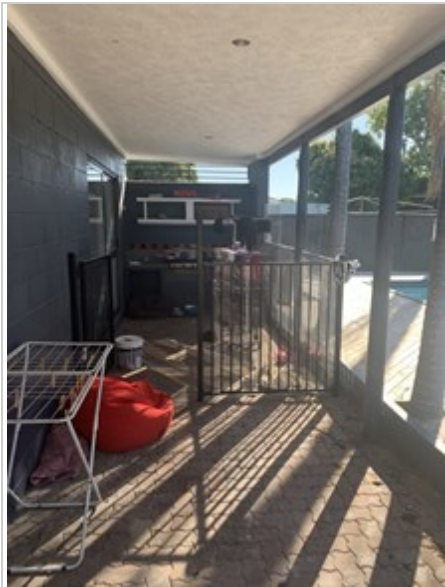
Image 2



Exterior 2

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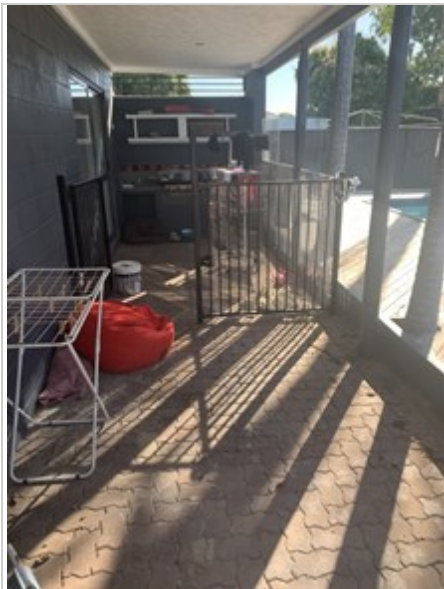
Image 3



Exterior 2

25/06/2020 3:20 PM

Image 4



Exterior 2

25/06/2020 3:20 PM

[Image 5](#)



Exterior 2

25/06/2020 3:20 PM

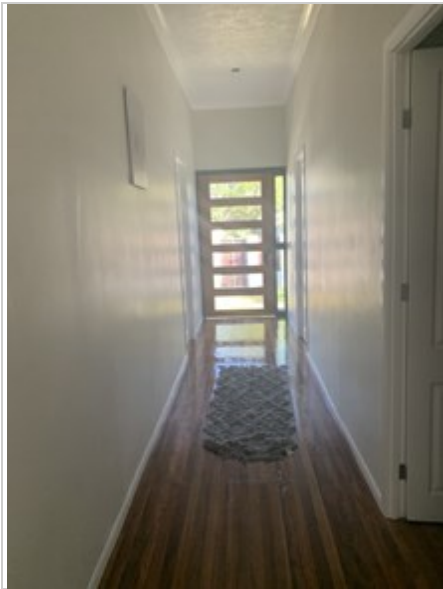
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Entrance Hall

25/06/2020 3:06 PM

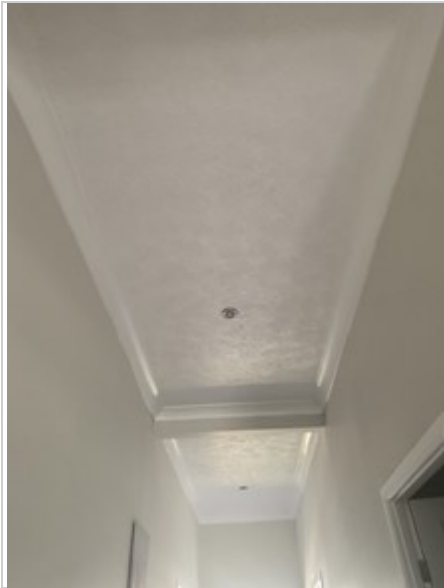
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Entrance Hall

25/06/2020 3:13 PM

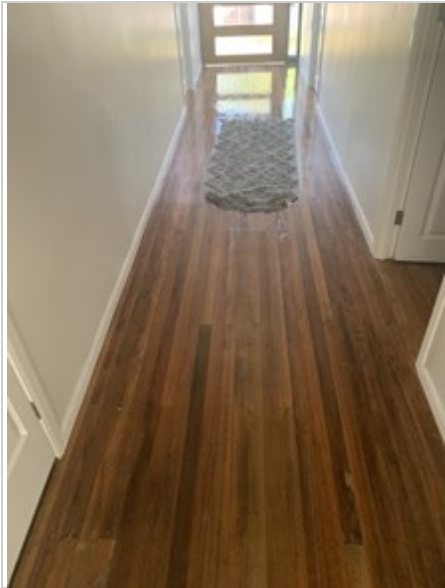
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Entrance Hall

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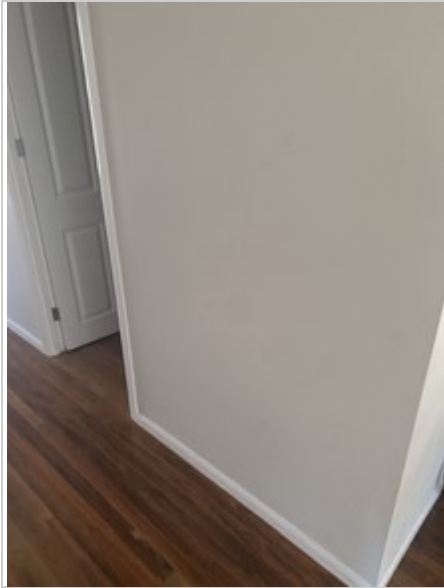
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Entrance Hall

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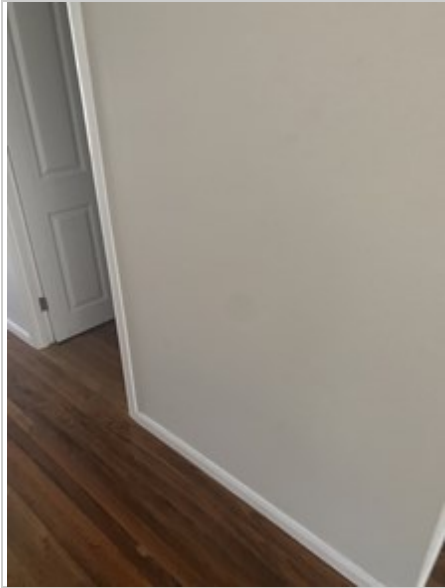
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Entrance Hall

25/06/2020 3:13 PM

[Image 11](#)



Entrance Hall

25/06/2020 3:13 PM

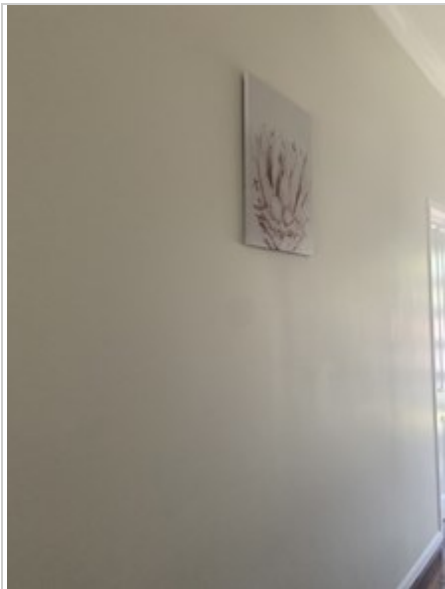
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Entrance Hall

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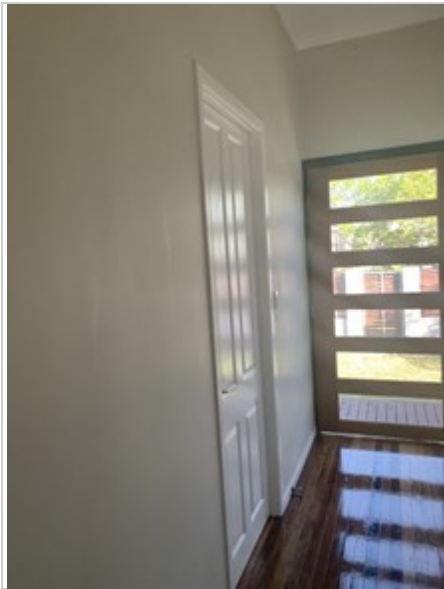
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Entrance Hall

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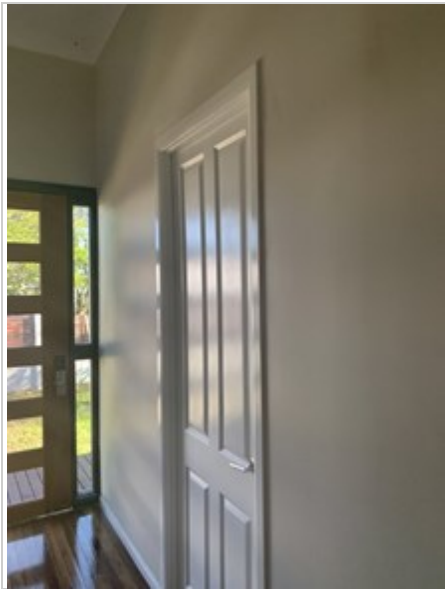
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Entrance Hall

25/06/2020 3:13 PM

[Image 15](#)



Entrance Hall

25/06/2020 3:14 PM

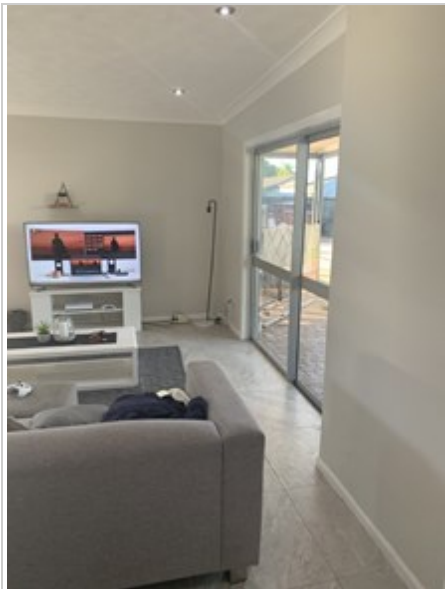
[Image 16](#)



Entrance Hall

25/06/2020 3:14 PM

[Image 17](#)



Lounge Room

25/06/2020 3:14 PM

[Image 18](#)



Lounge Room

25/06/2020 3:14 PM

[Image 19](#)



Lounge Room

25/06/2020 3:14 PM

[Image 20](#)



Lounge Room

25/06/2020 3:14 PM

[Image 21](#)



Lounge Room

25/06/2020 3:14 PM

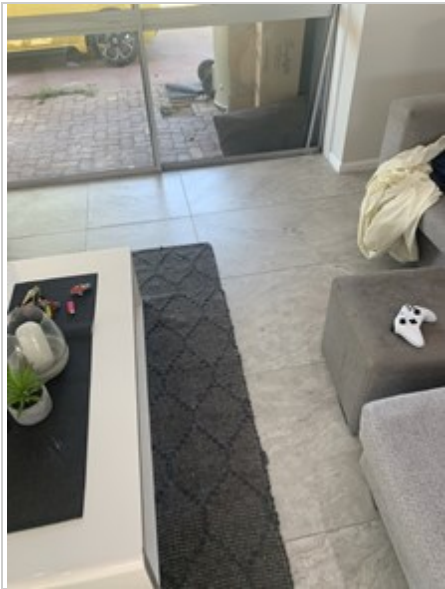
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Lounge Room

25/06/2020 3:15 PM

[Image 23](#)



Lounge Room

25/06/2020 3:15 PM

[Image 24](#)



Lounge Room

25/06/2020 3:15 PM

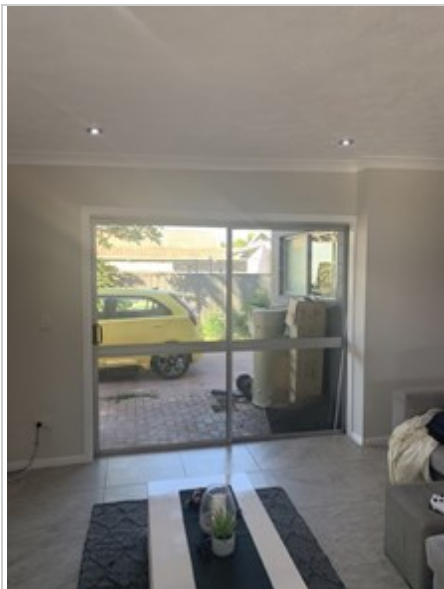
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Lounge Room

25/06/2020 3:15 PM

[Image 26](#)



Lounge Room

25/06/2020 3:15 PM

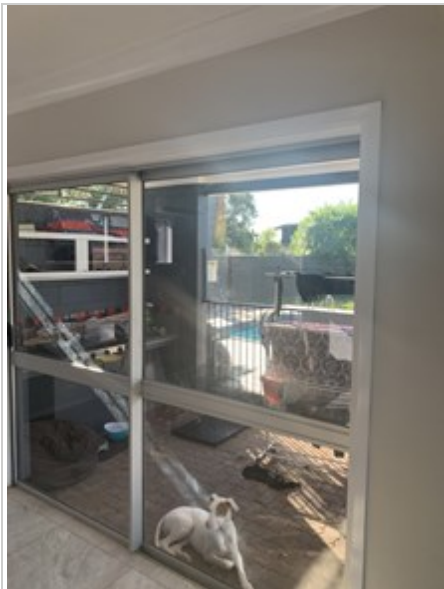
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Lounge Room

25/06/2020 3:15 PM

[Image 28](#)



Lounge Room

25/06/2020 3:15 PM

[Image 29](#)



Lounge Room

25/06/2020 3:15 PM

[Image 30](#)



Lounge Room

25/06/2020 3:15 PM

[Image 31](#)



Lounge Room

25/06/2020 3:15 PM

[Image 32](#)



Lounge Room

25/06/2020 3:15 PM

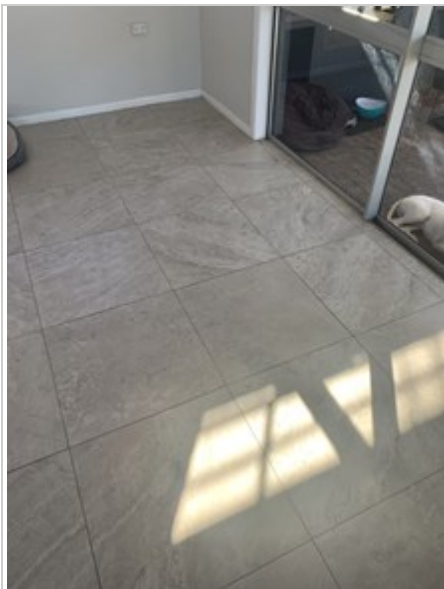
[Image 33](#)



Lounge Room

25/06/2020 3:15 PM

[Image 34](#)



Lounge Room

25/06/2020 3:15 PM

[Image 35](#)



Lounge Room

25/06/2020 3:15 PM

[Image 36](#)



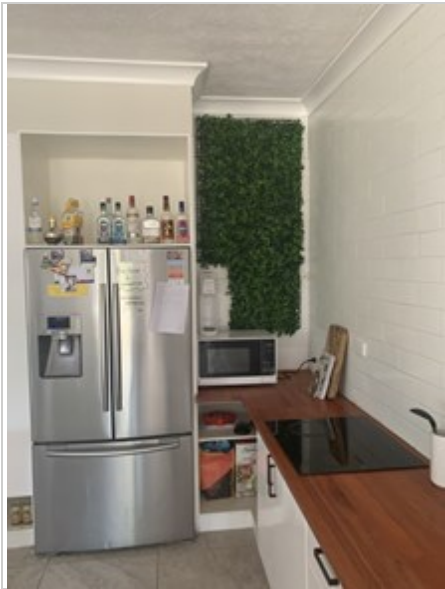
Kitchen
25/06/2020 3:04 PM
[Image 37](#)



Kitchen
25/06/2020 3:04 PM
[Image 38](#)



Kitchen
25/06/2020 3:04 PM
[Image 39](#)



Kitchen
25/06/2020 3:04 PM
[Image 40](#)



Kitchen

25/06/2020 3:04 PM

[Image 41](#)



Kitchen

25/06/2020 3:04 PM

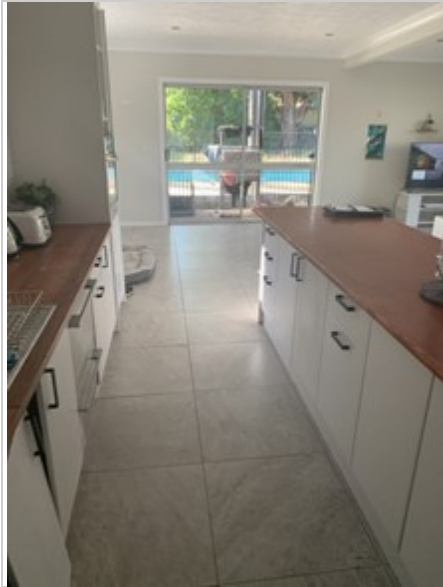
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Kitchen

25/06/2020 3:04 PM

[Image 43](#)



Kitchen

25/06/2020 3:04 PM

[Image 44](#)



Kitchen

25/06/2020 3:04 PM

[Image 45](#)



Kitchen

25/06/2020 3:04 PM

[Image 46](#)



Kitchen

25/06/2020 3:04 PM

[Image 47](#)



Kitchen

25/06/2020 3:04 PM

[Image 48](#)



Kitchen

25/06/2020 3:04 PM

[Image 49](#)



Kitchen

25/06/2020 3:04 PM

[Image 50](#)



Kitchen

25/06/2020 3:04 PM

[Image 51](#)



Kitchen

25/06/2020 3:04 PM

[Image 52](#)

Inspector Signature *[Signature]*

Date 26/06/20



Kitchen

25/06/2020 3:04 PM

[Image 53](#)



Kitchen

25/06/2020 3:04 PM

[Image 54](#)



Kitchen

25/06/2020 3:04 PM

[Image 55](#)



Kitchen

25/06/2020 3:05 PM

[Image 56](#)



Kitchen

25/06/2020 3:05 PM

[Image 57](#)



Kitchen

25/06/2020 3:05 PM

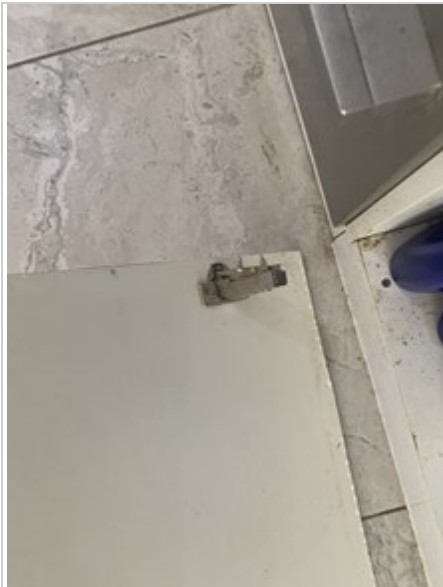
[Image 58](#)



Kitchen

25/06/2020 3:06 PM

[Image 59](#)



Kitchen

25/06/2020 3:06 PM

[Image 60](#)



Kitchen

25/06/2020 3:06 PM

[Image 61](#)



Ensuite

25/06/2020 3:08 PM

[Image 62](#)



Ensuite

25/06/2020 3:08 PM

[Image 63](#)



Ensuite

25/06/2020 3:08 PM

[Image 64](#)



Ensuite

25/06/2020 3:08 PM

[Image 65](#)



Ensuite

25/06/2020 3:08 PM

[Image 66](#)



Ensuite

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[Image 67](#)



Ensuite

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[Image 68](#)



Ensuite

25/06/2020 3:08 PM

[Image 69](#)



Ensuite

25/06/2020 3:09 PM

[Image 70](#)



Ensuite

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[Image 71](#)



Ensuite

25/06/2020 3:09 PM

[Image 72](#)



Ensuite

25/06/2020 3:09 PM

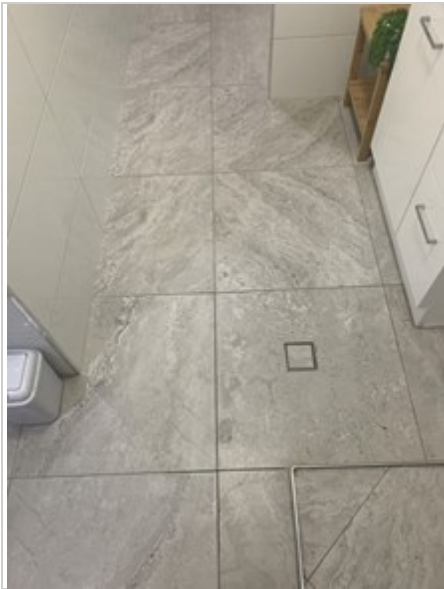
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Ensuite

25/06/2020 3:09 PM

[Image 74](#)



Ensuite

25/06/2020 3:09 PM

[Image 75](#)



Ensuite

25/06/2020 3:09 PM

[Image 76](#)



Ensuite

25/06/2020 3:09 PM

[Image 77](#)



Ensuite

25/06/2020 3:09 PM

[Image 78](#)



Ensuite

25/06/2020 3:09 PM

[Image 79](#)



Ensuite

25/06/2020 3:09 PM

[Image 80](#)



Bedroom

25/06/2020 3:07 PM

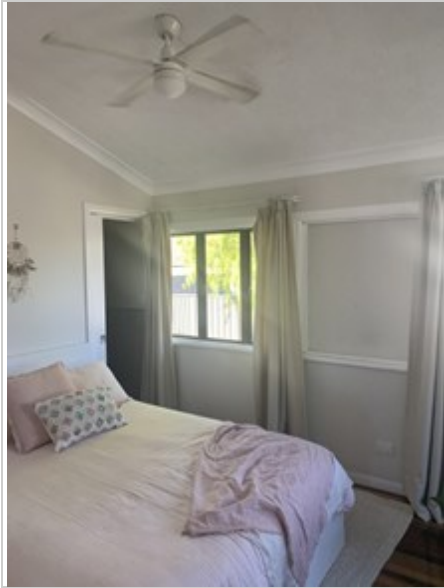
[Image 81](#)



Bedroom

25/06/2020 3:07 PM

[Image 82](#)



Bedroom

25/06/2020 3:07 PM

[Image 83](#)



Bedroom

25/06/2020 3:07 PM

[Image 84](#)



Bedroom

25/06/2020 3:07 PM

[Image 85](#)



Bedroom

25/06/2020 3:07 PM

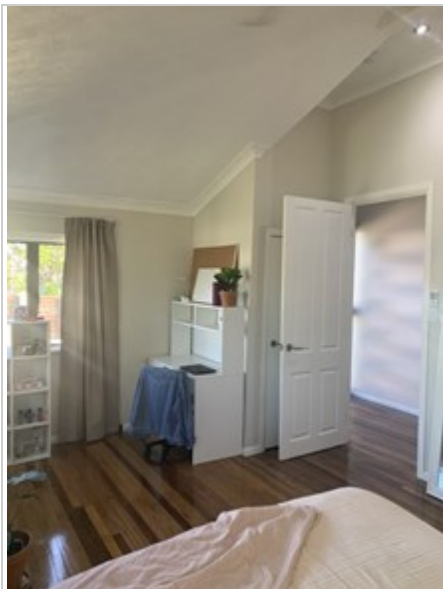
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Bedroom

25/06/2020 3:07 PM

[Image 87](#)



Bedroom

25/06/2020 3:07 PM

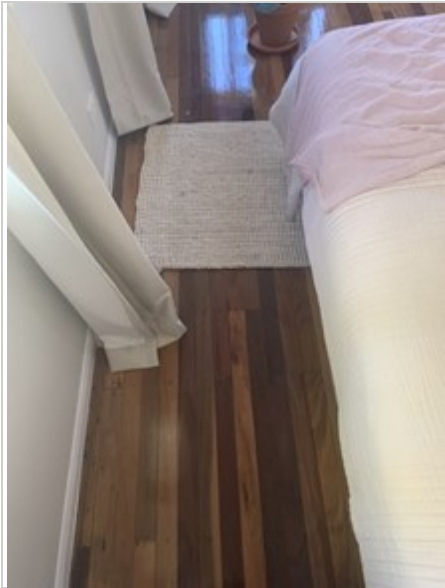
[Image 88](#)



Bedroom

25/06/2020 3:07 PM

[Image 89](#)



Bedroom

25/06/2020 3:07 PM

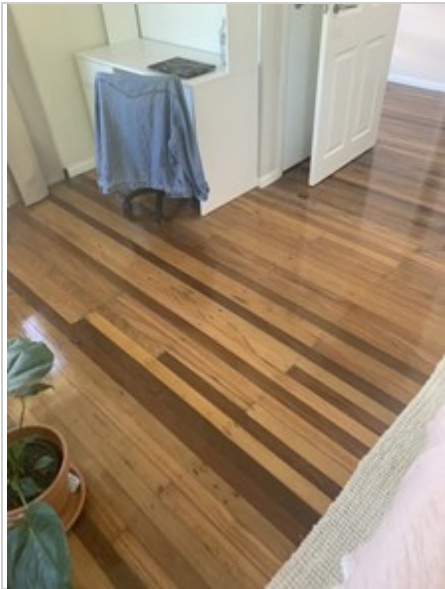
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Bedroom

25/06/2020 3:07 PM

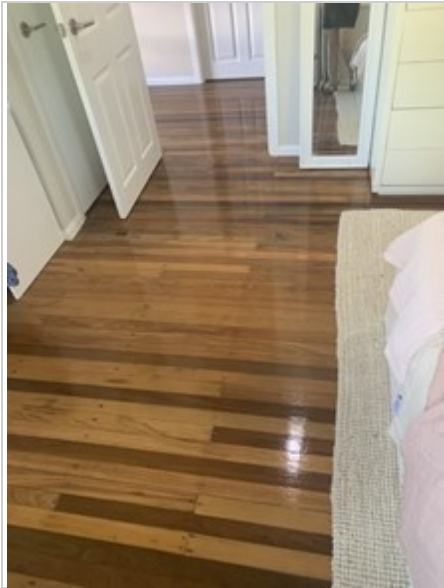
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Bedroom

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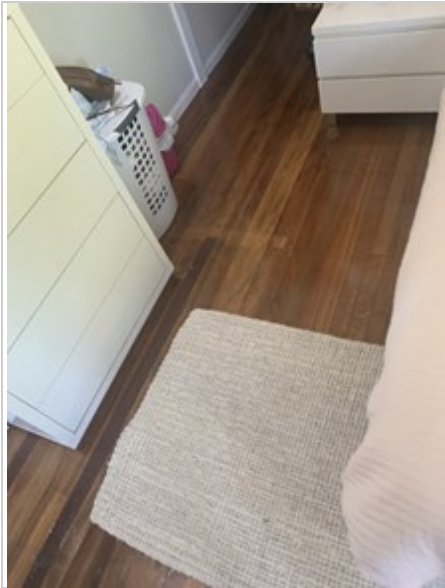
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Bedroom

25/06/2020 3:07 PM

[Image 93](#)



Bedroom

25/06/2020 3:07 PM

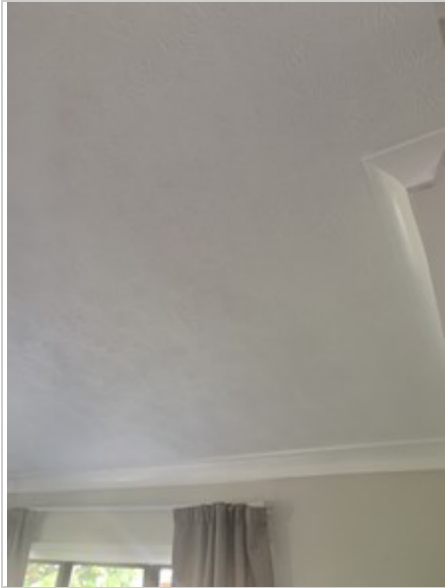
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Bedroom

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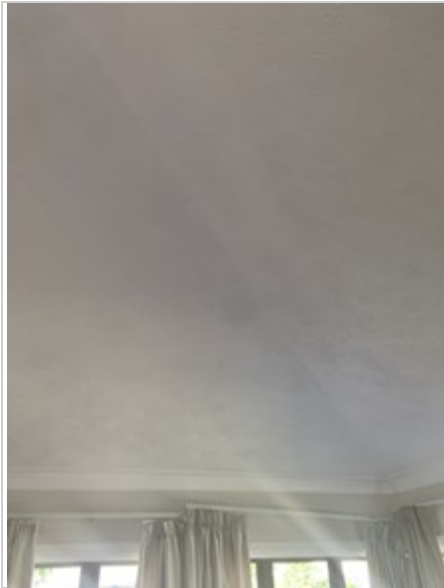
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Bedroom

25/06/2020 3:07 PM

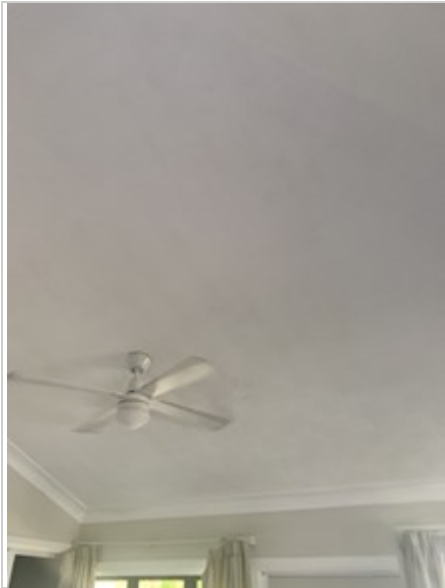
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Bedroom

25/06/2020 3:07 PM

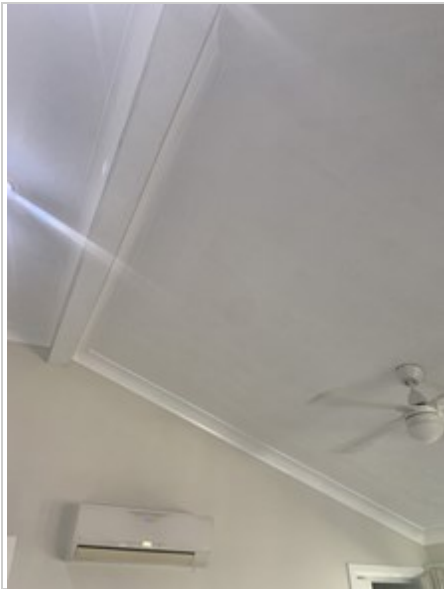
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Bedroom

25/06/2020 3:07 PM

[Image 98](#)



Bedroom

25/06/2020 3:07 PM

[Image 99](#)



Bedroom

25/06/2020 3:07 PM

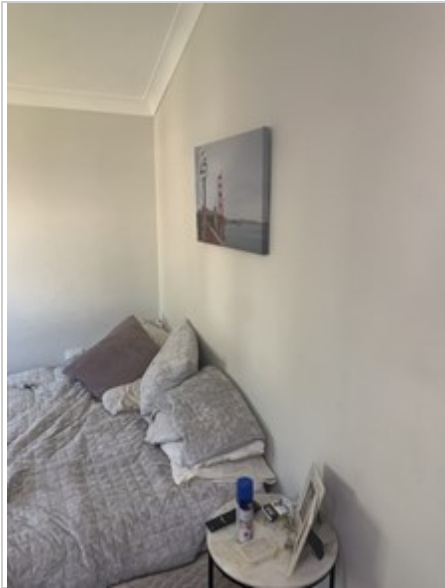
[Image 100](#)



Bedroom

25/06/2020 3:07 PM

[Image 101](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 102](#)



Bedroom 2

25/06/2020 3:10 PM

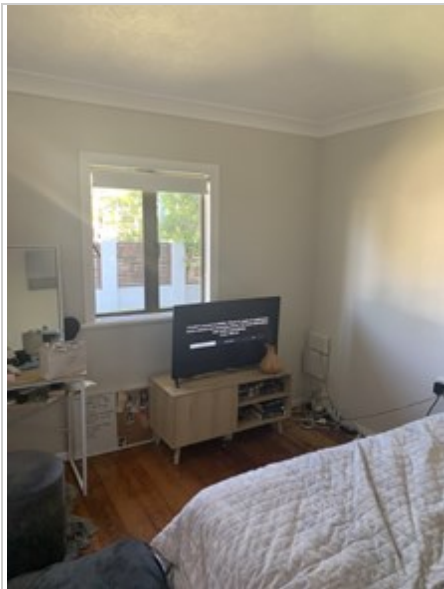
[Image 103](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 104](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 105](#)



Bedroom 2

25/06/2020 3:10 PM

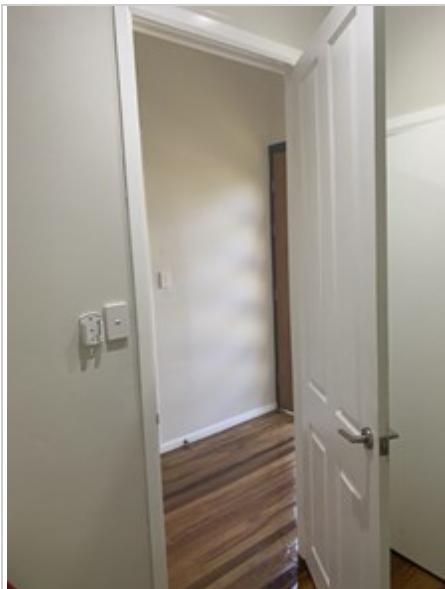
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Bedroom 2

25/06/2020 3:10 PM

[Image 107](#)



Bedroom 2

25/06/2020 3:10 PM

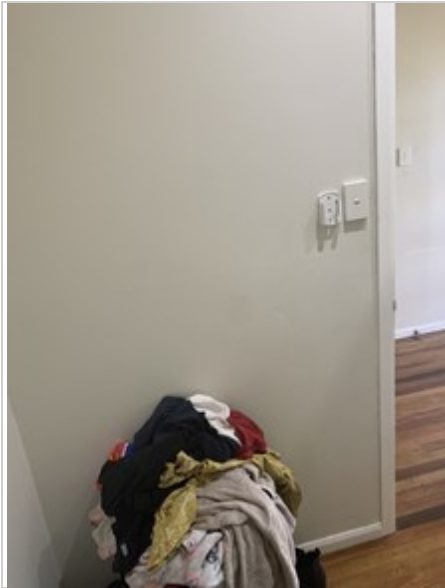
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Bedroom 2

25/06/2020 3:10 PM

[Image 109](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 110](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 111](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 112](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 113](#)



Bedroom 2

25/06/2020 3:10 PM

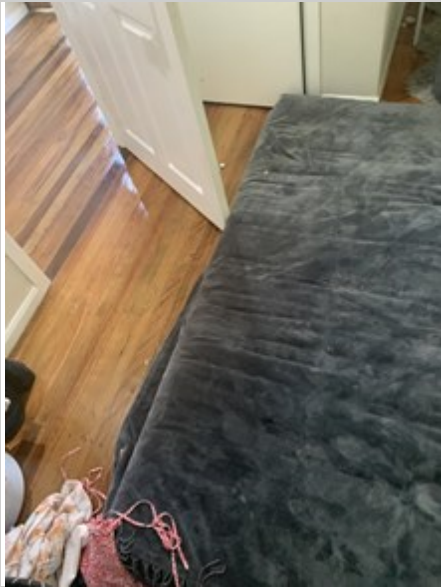
[Image 114](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 115](#)



Bedroom 2

25/06/2020 3:10 PM

[Image 116](#)



Bedroom 2

25/06/2020 3:10 PM

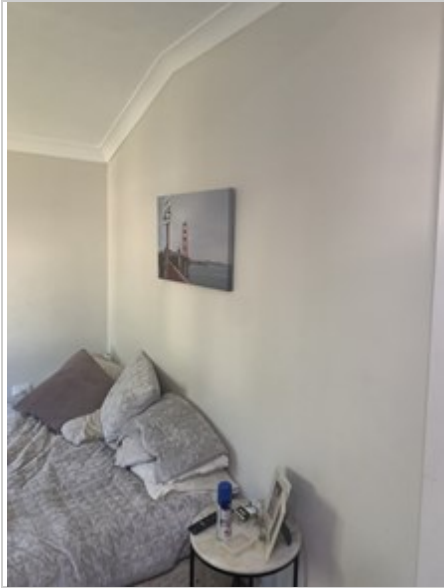
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Bedroom 2

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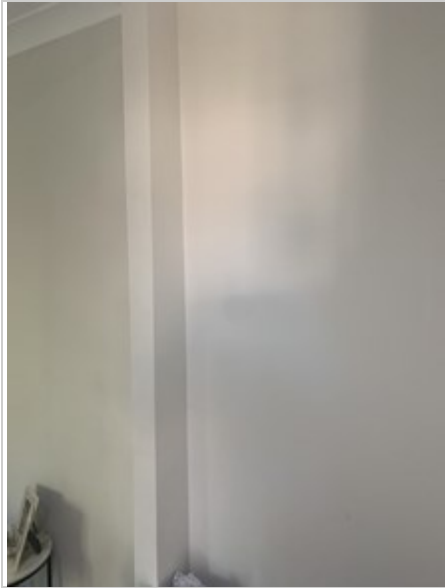
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Bedroom 2

25/06/2020 3:10 PM

[Image 119](#)



Bedroom 2

25/06/2020 3:10 PM

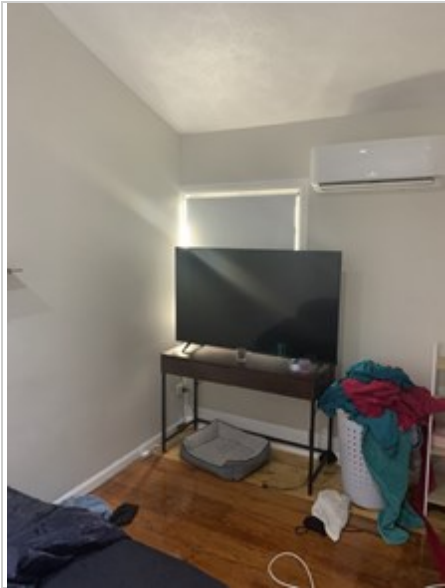
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Bedroom 3

25/06/2020 3:11 PM

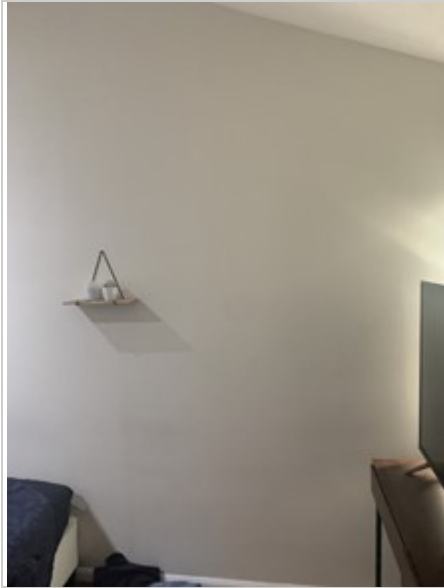
[Image 121](#)



Bedroom 3

25/06/2020 3:11 PM

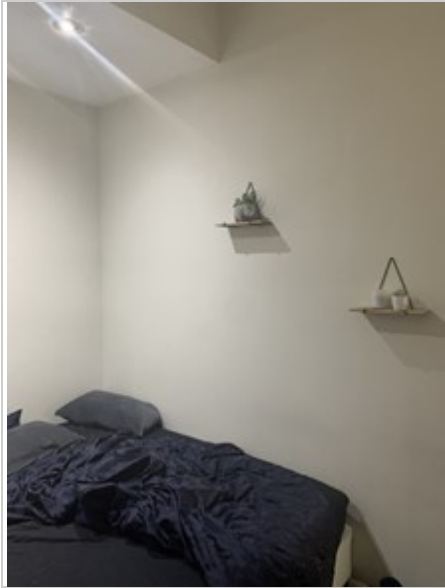
[Image 122](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 123](#)



Bedroom 3

25/06/2020 3:11 PM

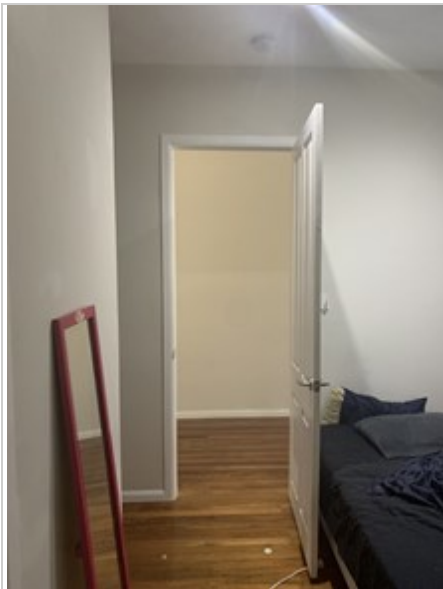
[Image 124](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 125](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 126](#)



Bedroom 3

25/06/2020 3:11 PM

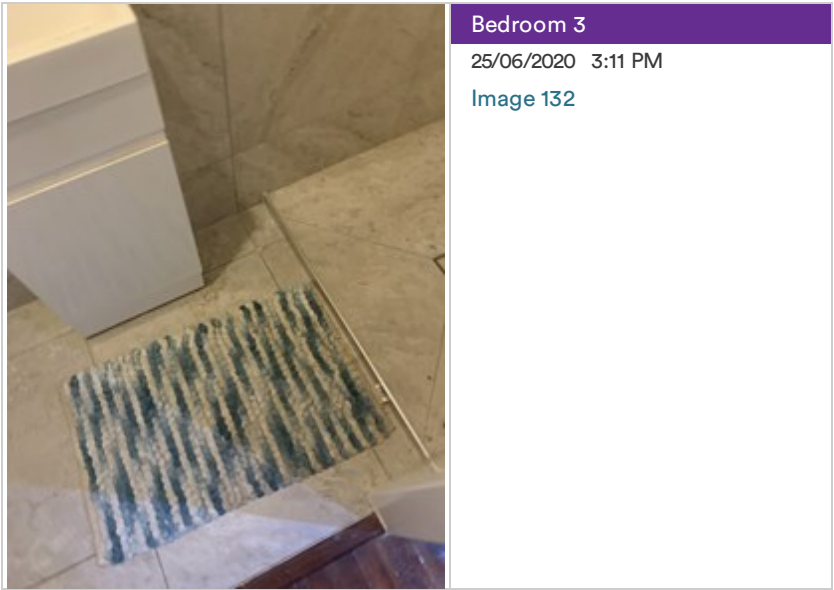
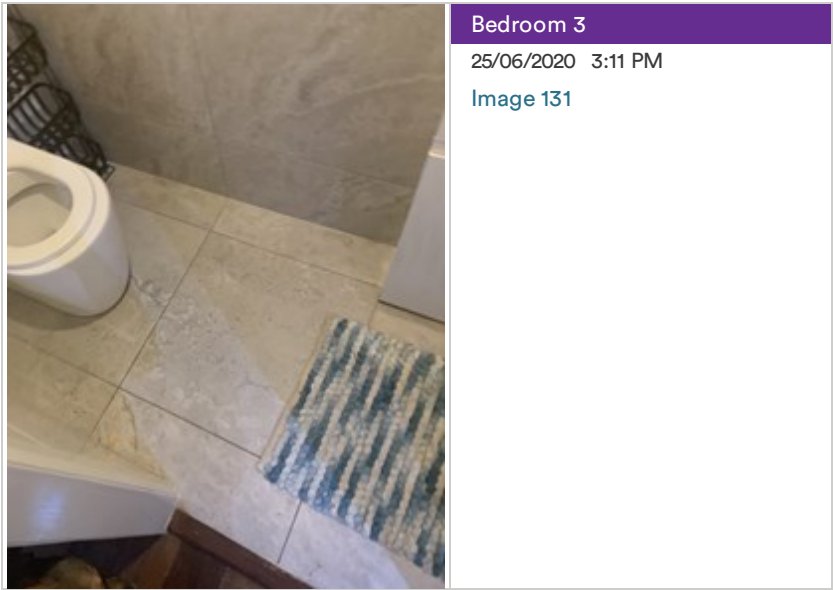
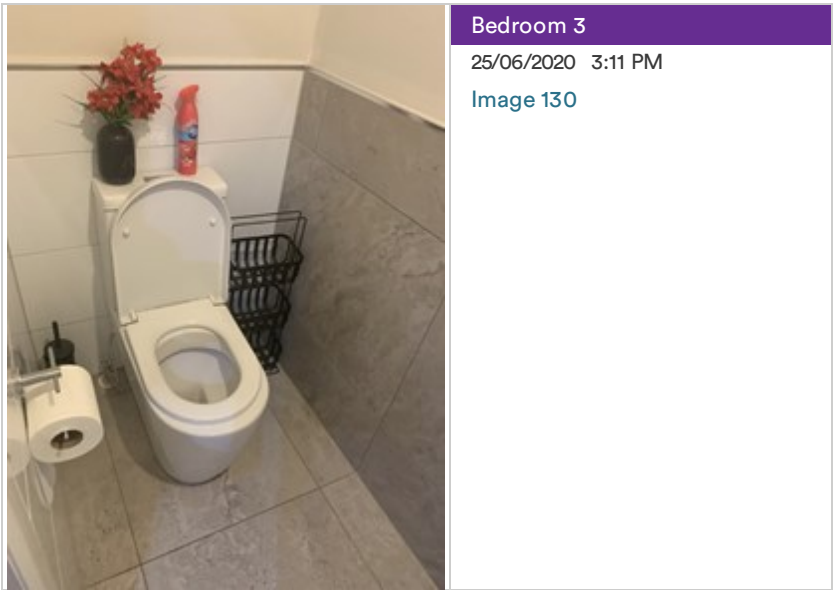
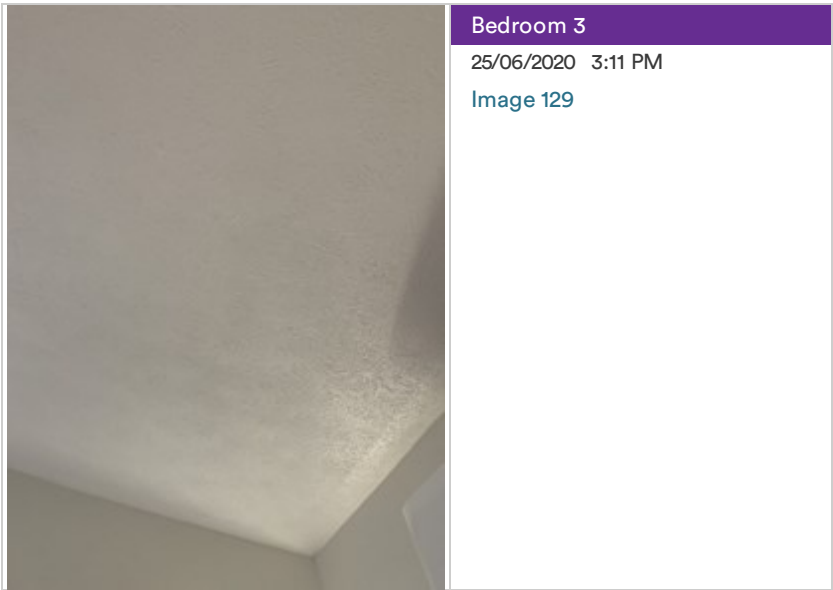
[Image 127](#)

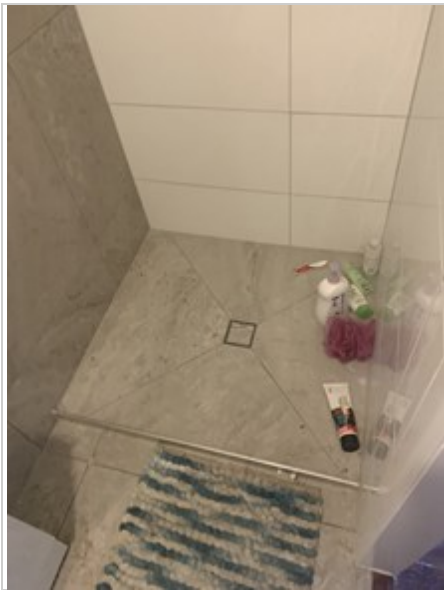


Bedroom 3

25/06/2020 3:11 PM

[Image 128](#)





Bedroom 3

25/06/2020 3:11 PM

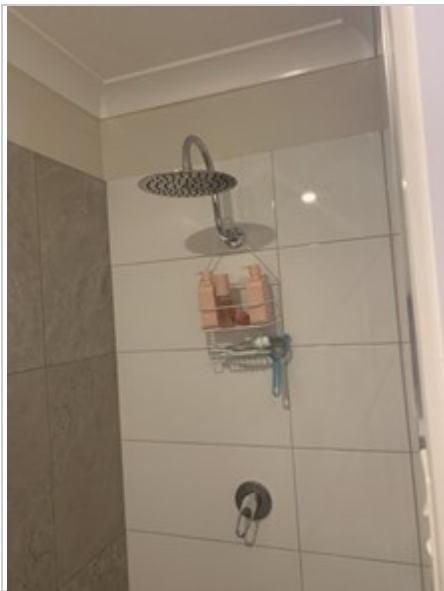
[Image 133](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 134](#)



Bedroom 3

25/06/2020 3:11 PM

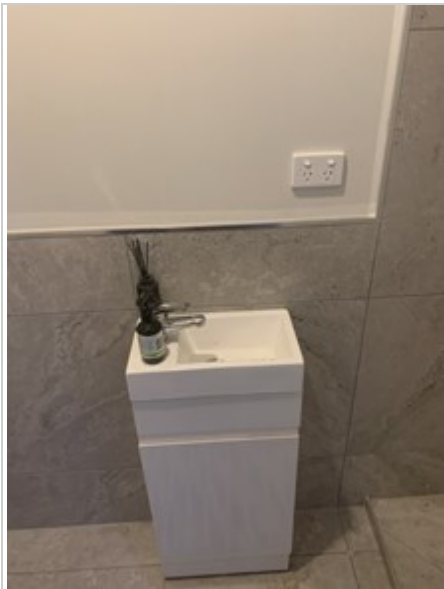
[Image 135](#)



Bedroom 3

25/06/2020 3:11 PM

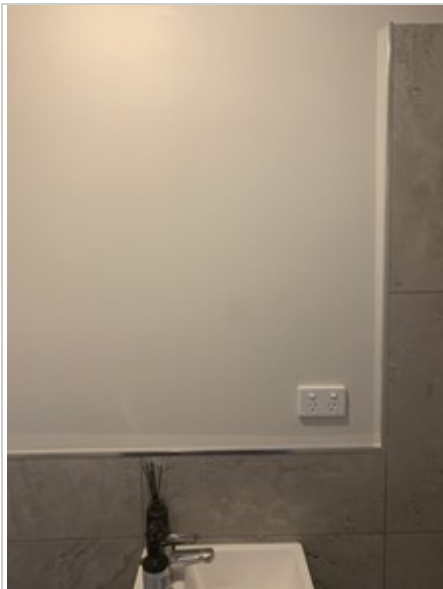
[Image 136](#)



Bedroom 3

25/06/2020 3:11 PM

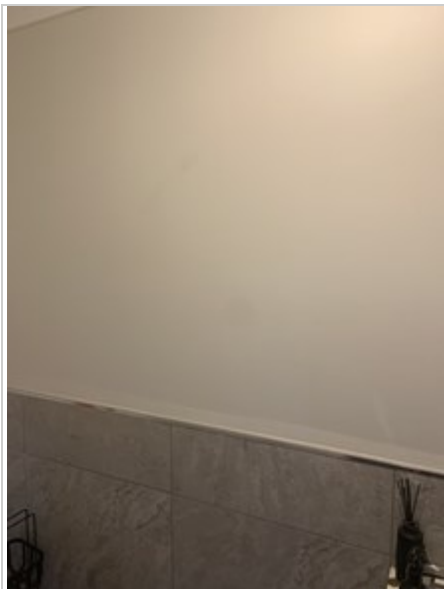
[Image 137](#)



Bedroom 3

25/06/2020 3:11 PM

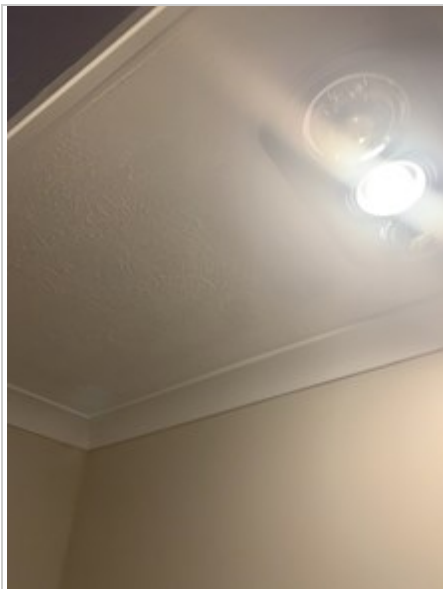
[Image 138](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 139](#)



Bedroom 3

25/06/2020 3:11 PM

[Image 140](#)



Bedroom 3

25/06/2020 3:11 PM

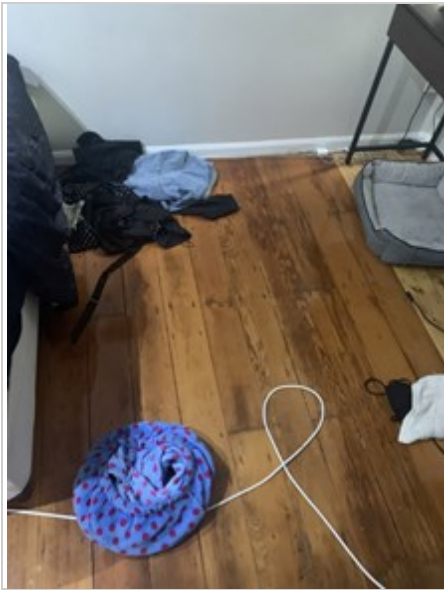
[Image 141](#)



Bedroom 3

25/06/2020 3:11 PM

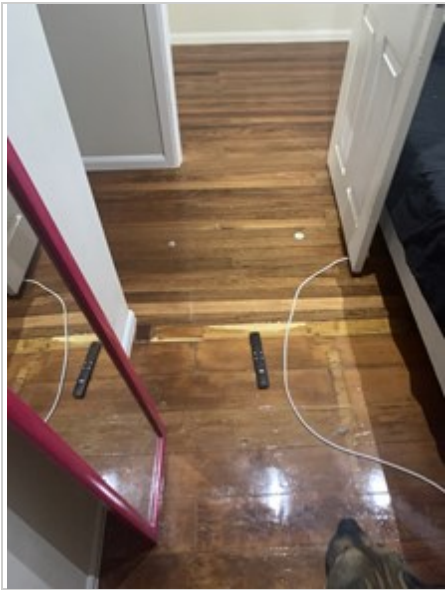
[Image 142](#)



Bedroom 3

25/06/2020 3:12 PM

[Image 143](#)



Bedroom 3

25/06/2020 3:12 PM

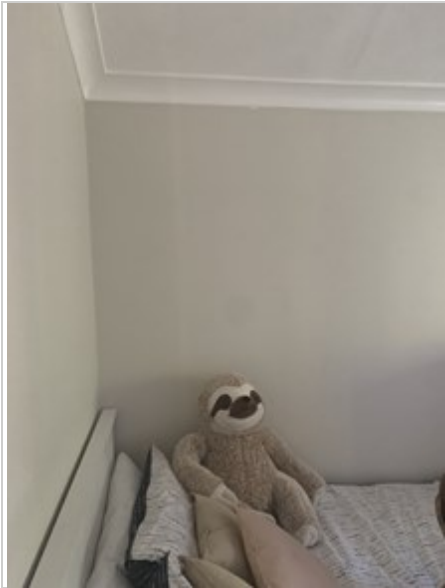
[Image 144](#)



Bedroom 3

25/06/2020 3:12 PM

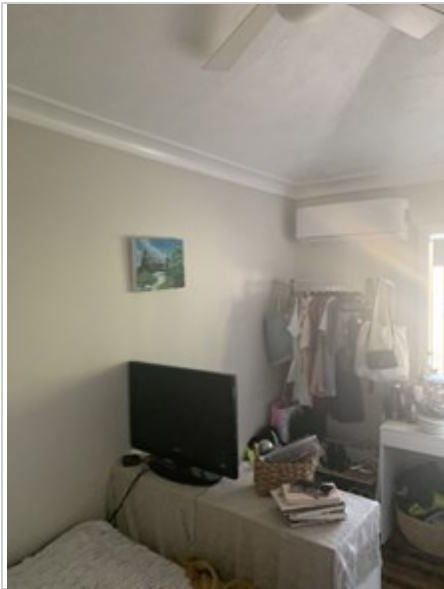
[Image 145](#)



Bedroom 4

25/06/2020 3:12 PM

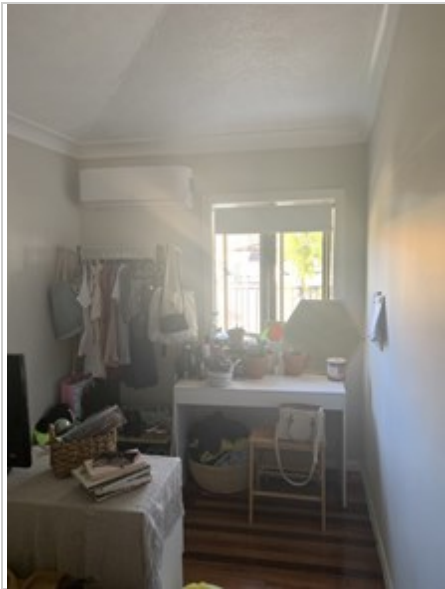
[Image 146](#)



Bedroom 4

25/06/2020 3:12 PM

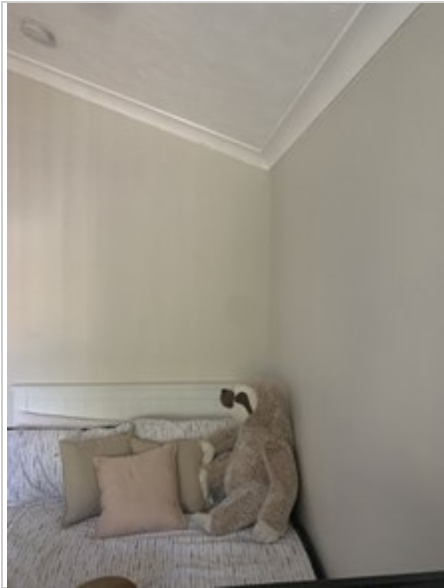
[Image 147](#)



Bedroom 4

25/06/2020 3:12 PM

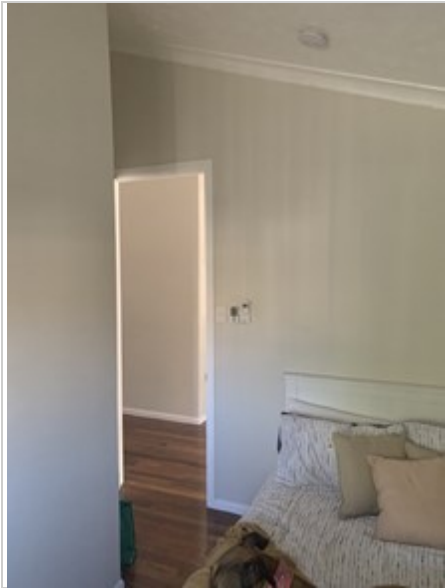
[Image 148](#)



Bedroom 4

25/06/2020 3:12 PM

[Image 149](#)



Bedroom 4

25/06/2020 3:12 PM

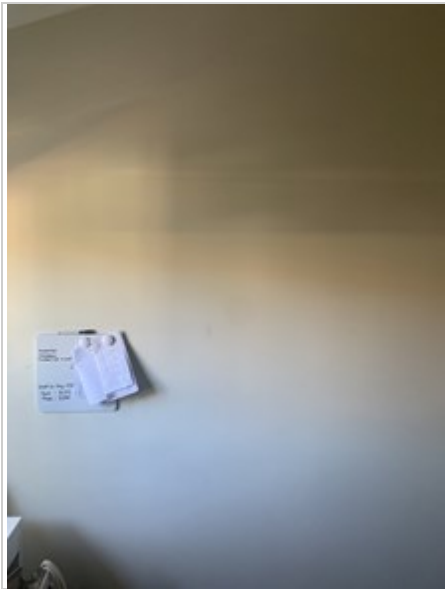
[Image 150](#)



Bedroom 4

25/06/2020 3:12 PM

[Image 151](#)



Bedroom 4

25/06/2020 3:12 PM

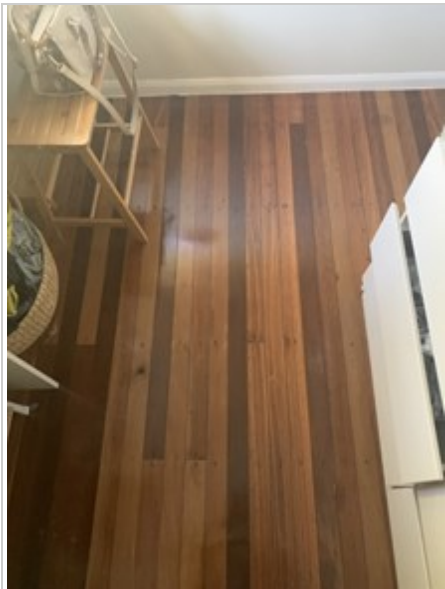
[Image 152](#)



Bedroom 4

25/06/2020 3:12 PM

[Image 153](#)



Bedroom 4

25/06/2020 3:12 PM

[Image 154](#)



Bedroom 4

25/06/2020 3:13 PM

[Image 155](#)



Bedroom 4

25/06/2020 3:13 PM

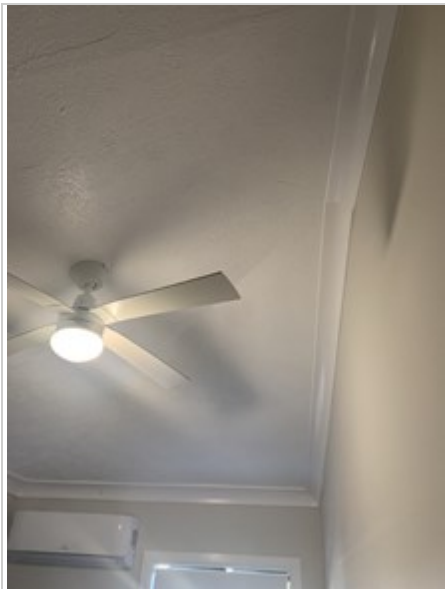
[Image 156](#)



Bedroom 4

25/06/2020 3:13 PM

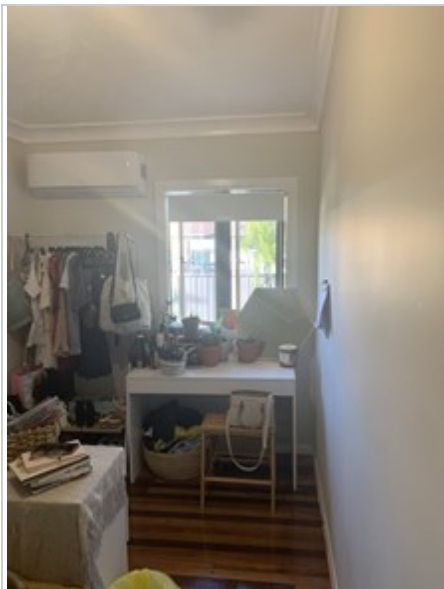
[Image 157](#)



Bedroom 4

25/06/2020 3:13 PM

[Image 158](#)



Bedroom 4

25/06/2020 3:13 PM

[Image 159](#)



Bedroom 4

25/06/2020 3:13 PM

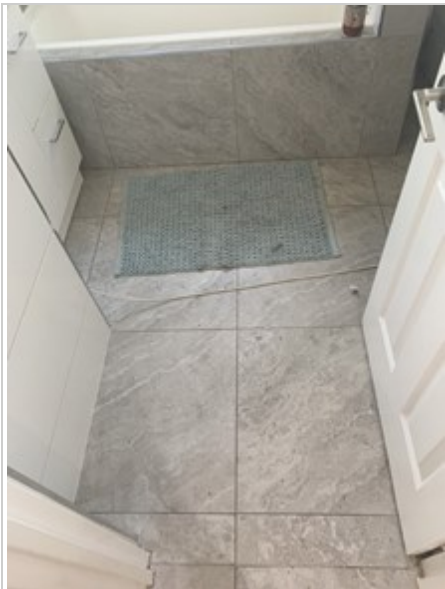
[Image 160](#)



Bedroom 4

25/06/2020 3:13 PM

[Image 161](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 162](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 163](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 164](#)



Bathroom 2

25/06/2020 3:15 PM

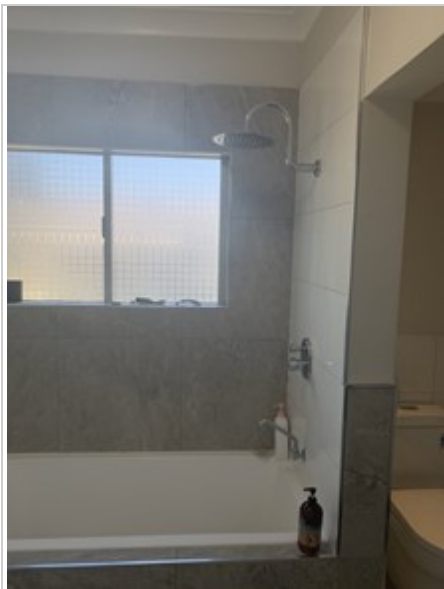
[Image 165](#)



Bathroom 2

25/06/2020 3:15 PM

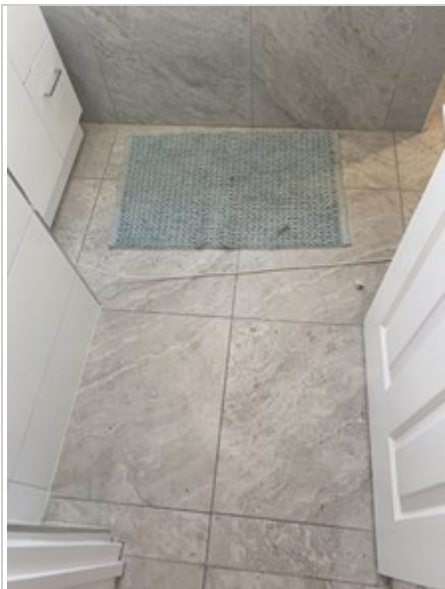
[Image 166](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 167](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 168](#)



Bathroom 2

25/06/2020 3:15 PM

[Image 169](#)

Bathroom 2

25/06/2020 3:15 PM

[Image 170](#)

Bathroom 2

25/06/2020 3:15 PM

[Image 171](#)

Bathroom 2

25/06/2020 3:16 PM

[Image 172](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 173](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 174](#)



Bathroom 2

25/06/2020 3:16 PM

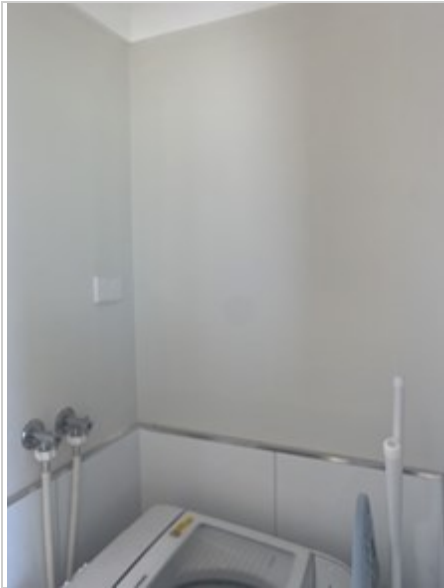
[Image 175](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 176](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 177](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 178](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 179](#)



Bathroom 2

25/06/2020 3:16 PM

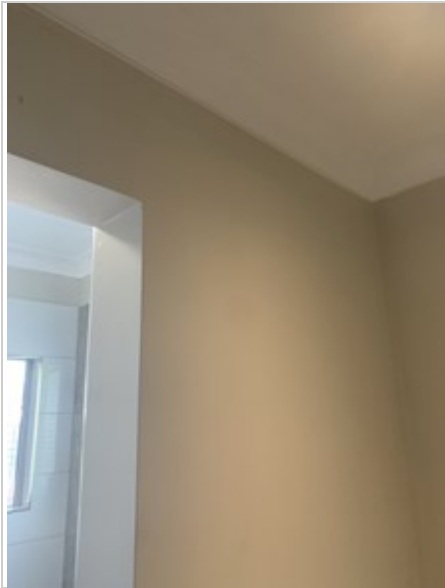
[Image 180](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 181](#)



Bathroom 2

25/06/2020 3:16 PM

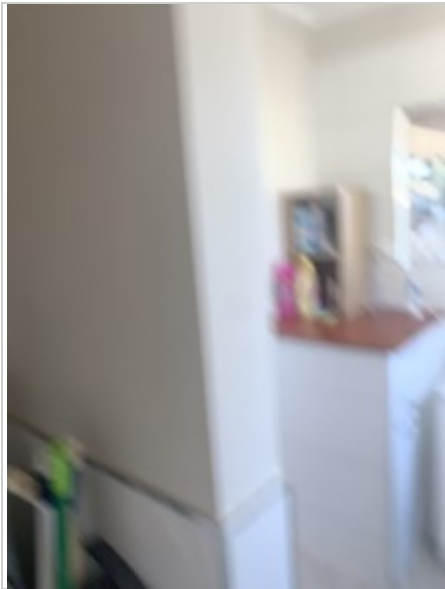
[Image 182](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 183](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 184](#)



Bathroom 2

25/06/2020 3:16 PM

[Image 185](#)

Exterior

25/06/2020 3:17 PM

[Image 187](#)

Exterior

25/06/2020 3:17 PM

[Image 186](#)

Exterior

25/06/2020 3:17 PM

[Image 188](#)



Exterior

25/06/2020 3:17 PM

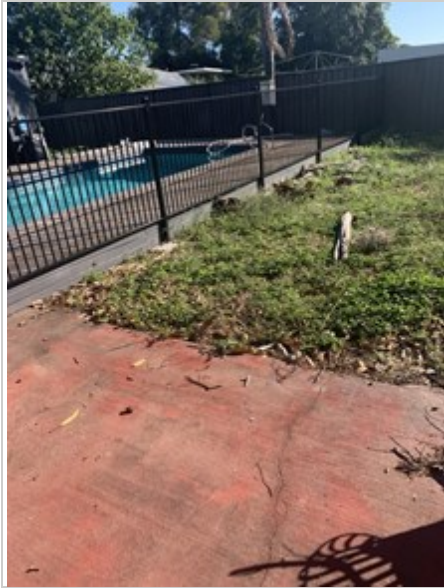
[Image 189](#)



Exterior

25/06/2020 3:17 PM

[Image 190](#)



Exterior

25/06/2020 3:17 PM

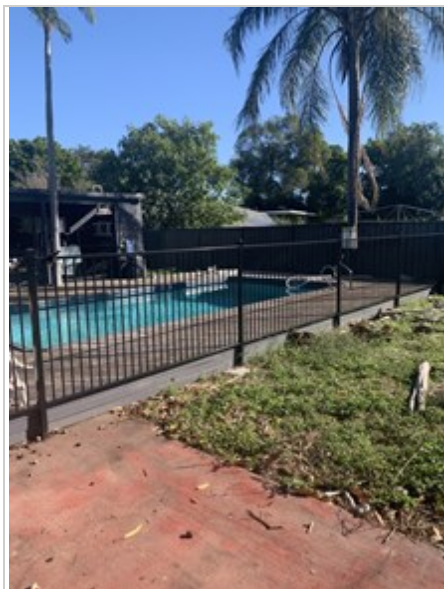
[Image 191](#)



Exterior

25/06/2020 3:17 PM

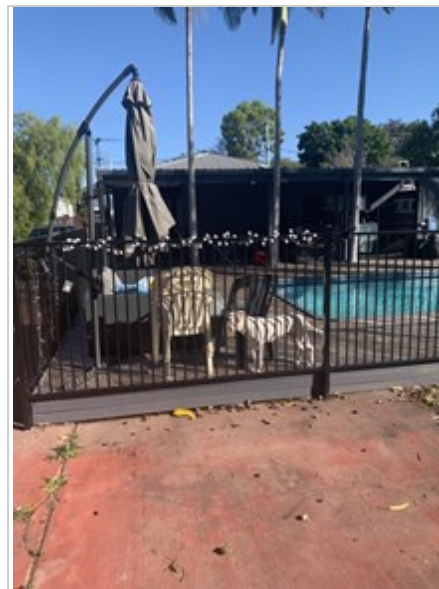
[Image 192](#)



Exterior

25/06/2020 3:17 PM

[Image 193](#)



Exterior

25/06/2020 3:17 PM

[Image 194](#)



Exterior

25/06/2020 3:17 PM

[Image 195](#)



Exterior

25/06/2020 3:17 PM

[Image 196](#)



Exterior
25/06/2020 3:18 PM
[Image 197](#)



Exterior
25/06/2020 3:18 PM
[Image 198](#)



Exterior
25/06/2020 3:18 PM
[Image 199](#)



Exterior
25/06/2020 3:18 PM
[Image 200](#)



Exterior

25/06/2020 3:18 PM

Image 201



Exterior

25/06/2020 3:18 PM

Image 202



Exterior

25/06/2020 3:18 PM

Image 203



Exterior

25/06/2020 3:18 PM

Image 204

Inspector Signature

Date 26/06/20



Exterior

25/06/2020 3:18 PM

[Image 205](#)



Exterior

25/06/2020 3:19 PM

[Image 206](#)



Exterior

25/06/2020 3:19 PM

[Image 207](#)



Exterior

25/06/2020 3:19 PM

[Image 208](#)



Exterior

25/06/2020 3:19 PM

Image 209



Exterior

25/06/2020 3:19 PM

Image 210