

## Periodic Inspection Report

Property: Kurraba Road Neutral Bay

Landlord(s):

Tenant(s):

Date: 14/11/2012 Inspected by: Tyne Dailly & Bill Nickolas

Entrance / Hall	
Walls/Ceiling/Woodwork	Cream paint, no marks
Floor/Coverings	Cream carpet, no marks
Curtains/Blinds	<u></u>
Light Fittings/Power points	1 x light fitting, general clean
Windows/Doors/Screens	<u></u>
Comments/Other	Clean & tidy
Lounge room	
Walls/Ceiling/Woodwork	Cream paint, no marks, good condition
Floor/Coverings	Cream carpet, no marks, good condition
Blinds	5x cream blinds clean & good condition
Light Fittings/Power points	Good condition
Windows/Doors/Screens	Clean, good condition
Comments/Other	Neat & tidy
Dining room	
Walls/Ceiling/Woodwork	Connected to lounge
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows	
Comments/Other	

Kitchen	
Walls/Ceiling/Woodwork	White tiles, cream paint, good condition
Floor/Coverings	Cream tiles
<del>Curtains</del> /Blinds	1x Cream blind
Light Fittings/Power points	1 x light fitting
Windows/Doors	Good condition
Cupboards/Drawers	Cream cupboards & drawers, good condition
Bench tops/Tiling	Clean white granite bench top
Sink	Good condition
Taps	Good condition
Stove	Clean stove & oven & good condition
Exhaust Fan	Clean & good condition
Comments/Other	Clean & tidy
Family room	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Light Fittings/Power points	
Doors	
Comments/Other	
Rumpus room	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Bedroom (1)	
Walls/Ceiling/Woodwork	Cream paint, no marks & good condition
Floor/Coverings	Cream carpet, good condition
<del>Curtains</del> /Blinds	1 x cream blind, good condition
Light Fittings/Power points	1 x light fitting, good condition
Windows/Doors/Screens	Good condition
Comments/Other	Neat & tidy

Bedroom (2)	
Walls/Ceiling/Woodwork	Cream paint, good condition, no marks
Floor/Coverings	Cream carpet, no marks, good condition
Curtains/Blinds	1 x cream blinds, good condition
Light Fittings/Power points	Good condition
Windows/Doors/Screens	Good condition
Comments/Other	Neat & tidy
Bedroom (3)	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Comments/Other	
Bedroom (4)	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Comments/Other	
Study / Rumpus	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Comments/Other	



Bathroom (1)	
Walls/Ceiling/Woodwork	White tiles, clean, good condition
Floor/Coverings	Green & brown, old but good condition
Curtains/Blinds	
Light Fittings/Power points	Good condition
Windows/Doors/Screens	Good condition
Bath	White bath clean & good condition
Shower	Clean, good condition
Shower Screen	Clean, good condition
Wash Basin	Clean, good condition
Tiling	Clean & Good condition
Mirror/Cabinet	1 x mirror, clean, good condition
Towel rail	Attached
Toilet	Clean, good condition
Comments/Other	Neat, clean & tidy
Bathroom (2)	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Bath	
Shower	
Shower screen	
Wash basin	
Tiling	
Mirror/Cabinet	
Towel rail	
Toilet	
Comments/Other	

Laundry	
Walls/Ceiling/Woodwork	Cream paint, good condition
Floor/Coverings	Cream tiles, good ocndition
Curtains/Blinds	_____
Light Fittings/Power points	Good condition
Windows/Doors/Screens	Good condition
Wash Tubs	Good condition
Dryer (If Applicable)	Good condition
Comments/Other	Neat & tidy
Other room - Hallway to Bedrooms	
Walls/Ceiling/Woodwork	n/a
Floor/Coverings	
Curtains/Blinds	
Light Fittings/Power points	
Windows/Doors/Screens	
Comments/Other	
Exterior	
Exterior Walls/	
Lawns/Gardens	Common
Roof/Gutters	
Garage/Carport/Driveway	Good condition
Clothes Line	
Fences/Gates	Common
Pool & Equipment	_____
Mailbox	Good condition
Stairs	
Balcony/Veranda/Porch	Clean & tidy, good condition
Outside lights	Common
Doorbell/Security System	Good condition
Comments/Other	

Current Rent	Lease Expiry Date
\$ 560.00 / wk	15/01/11
Market Rent	
\$ 640.00 /wk	seek landlord consent

Other Comments	
Repairs &/or maintenance required	N/A
General comments	The property is clean & tidy and well maintained, good tenants.

Tyne Dailly - Property Manager signature:

























