



**Inspection Express**

742 High St  
Epping VIC 3076

TEL: (03) 9028 2288

# Property Routine Report

*100 Cheadle Crescent, Bundoora, VIC 3083*



Report Completed on Wednesday 08/10/2014

Prepared by Maranda Hart

**Inspection Express**

**Inspection Completed On:** Wednesday 08/10/2014  
**Property Manager:** Maranda Hart  
**Lease Commencement Date:** Tuesday 15/10/2013  
**Lease Expiry Date:** Wednesday 15/10/2014  
**Current Rental Amount:** \$ 450 per week  
**Tenant:** James Wang

Lounge room	Agent comments
Overall	Satisfactory
Doors	The door between the lounge room and kitchen is scratched (1 photo)
Walls	There are several marks on the wall
Windows/screens	Nice and clean, no maintenance required.
Blinds/curtains	brand new curtains in in excellent condition
Ceiling	freshly painted
Light fittings	8X downlights appears to be in working order
Floor coverings	polished timber floor well presented
Heating/Air conditioning	central cooling and heating installed
TV/power points	double point point appears to be in working order
Kitchen/Meals	Agent comments
Overall	Satisfactory, However the tenants need to do some cleaning
Bench tops	black granite, no stains or marks
Windows/screens	Fly screen need to be replaced (1 photo)
Floor coverings	timber floor scratched near the kitchen bench where rubbish bin is placed (1 photo)
Dishwasher	Fisher and Paykel dish drawer, appears to be in working order
Heating/Cooling	central cooling and heating, no issues reported
Bedroom 1	Agent comments
Overall	Satisfactory
Doors	door freshly painted
Windows/screens	Fly screen need to be replaced
Blinds/curtains	curtains off the rails, needs to to be repaired (1 photo)
Ensuite	Agent comments
Overall	Above Satisfactory
Main Bathroom	Agent comments
Overall	Satisfactory
Doors	Door frame chipped (1 photo)
Wash basin/taps	Wash basin is broken. Need to be replaced ASAP (1 photo)
General - Inside	Agent comments
Overall	well presented, above Satisfactory
Security system	security system with touch screen appears to be in working order
General - Outside	Agent comments
Overall	Back yard in average condition, garden maintenance required
Agent Comments	Agent comments
Overall	Current Rent: \$ 450 per week

**DISCLAIMER:**

Please note that this property inspection was a visual inspection only and was completed by a Property Manager who is not a qualified Building Inspector. If you require a more comprehensive inspection we recommend that you engage the services of a qualified Building Inspector.

Lounge room: Doors



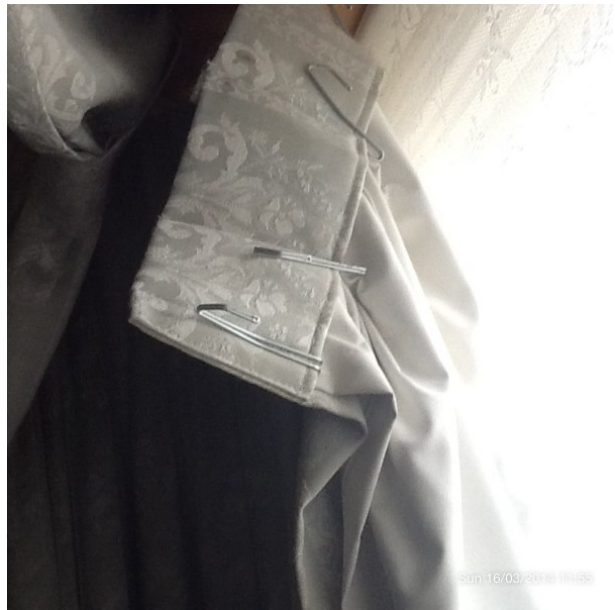
Kitchen/Meals: Windows/screens



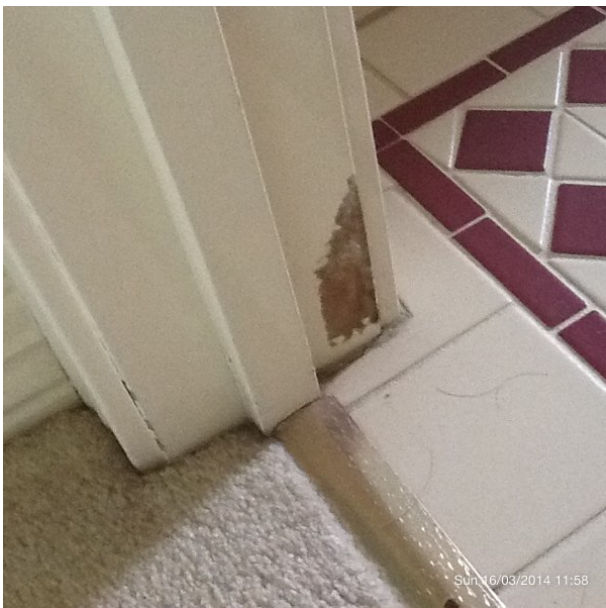
Kitchen/Meals: Floor coverings



Bedroom 1: Blinds/curtains



Main Bathroom: Doors



Main Bathroom: Wash basin/taps

