

Routine Inspection Report



Address	19 Van Kleeft Circuit, Mount Claremont 6010
Owner Name	Mark John
Tenant Name	Mr Mary Lewis
Lease Start / Expiry	29 Aug 2023 / 29 Aug 2024
Lease Details	12 Months
Rented for	\$ 1,500.00 per week
Inspection Date	28 Aug 2023

I write to advise that a visual Routine Inspection Report was conducted at your property.

Please refer to this inspection for any important notes, photos or maintenance issues. Please reply with your instructions on any maintenance issues raised in the report.

If you have any questions in relation to the Routine Inspection Report, please do not hesitate to contact me on support@propertyinspectionmanager.com.

View your photos/videos online via [Gallery Link](#)

Regards
Jeremy Emms



[Video Link](#)

Maintenance Required

1. Render on front pillar needs fixing.
2. Pantry sensor light, not working.
3. Pantry door is scraping on kitchen floor and needs adjusting.

Suggested Improvements

At this stage we suggest repairs to the render on the front pillar is carried out within three months.
Recommend installing an extractor fan in the laundry for ventilation.
Lawns require fertiliser, and retic needs servicing before summer.

Our Summary

Overall, we are happy with the way the tenants are maintaining the property, as well as the gardens.
We do recommend the maintenance items are carried out over the coming months .

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Detailed Observations From This Inspection

Area of Property	Clean	Undamaged	Working	Maintenance Required	Notes
Front Gardens	✓	✓	✓		Garden neat and tidy. Lawn could do with weed spray and fertiliser.
Driveway	✗	✓	✓		Some oil stains which could be jet cleaned
Paving	✓	✓	✓		Clear of weeds
Garden	✓	✓	✓		Black mulch laid which looks good
Grass	✓	✓	✓		Mowed and edged
Verandah	✓	✓	✓		Gutter replaced last winter no further leaking reported
Letterbox/Street Number	✓	✓	✓		Numbering, clear and letterbox all good
Gutters/Downpipes	✓	✓	✓		Clear of leaves, no problems to report
Watering System	✓	✓	✓	✓	Retic needs to be serviced this summer
Entry/Exterior	✓	✗	✓	✓	Render chipped on front pillar
Door	✓	✓	✓		Frosting film installed on front door
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting	✓	✓	✓		Single downlights at entrance, tested and working
Bricks	✓	✓	✓		Issues with render on front pillar. Refer photo.
Garage	✓	✓	✓		Roller door working and three remotes tested
Lounge	✓	✓	✓		Carpet requires cleaning
Floor	✗	✓	✓		Carpet requires cleaning
Walls	✓	✓	✓		Freshly painted
Blinds	✗	✓	✓		Require cleaning
Ceiling	✓	✓	✓		Freshly painted

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Lighting	✓	✓	✓		All lights working
Ceiling Fan/Air Conditioner	✓	✓	✗	✓	Requires servicing, strange sound coming from vent
Bathroom 1	✓	✓	✓		
Door	✓	✓	✓		
Floor	✓	✓	✓		All tiles wipes clean, area neatly presented
Sink/Taps	✓	✓	✗	✓	Tap(s) are leaking
Shower/Bath/Taps	✓	✓	✓		Wet areas are clean and tidy
Towel Rails	✓	✓	✗		Requires a new rail
Heating/Exhaust Fan/Vent	✓	✓	✗	✓	Heat globe not working
Bathroom 2	✓	✓	✓		
Bedroom 1	✓	✓	✓		Neat and tidy
Door	✓	✓	✓		Painted white
Floor	✓	✓	✓		Carpet clean, no stains
Lighting	✓	✓	✓		Tested and working
Windows/Window Safety Devices	✗	✓	✓		Windows need cleaning
Bedroom 2	✓	✓	✓		No problems to report
Bedroom 3	✓	✓	✓		A lovely inspection, no problems to report
Kitchen/Meals	✓	✗	✗		Pantry sensor light, not working and pantry door, scraping on floor
Bench	✓	✓	✓		No noted marks
Oven	✓	✓	✓		Well cleaned
RHood	✓	✓	✓		Free from grease
Pantry	✓	✗	✗	✓	Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting
Theatre Room	✓	✓	✓		Carpet clean, no stains

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Door	✓	✓	✓		Double doors painted white
Floor	✓	✓	✓		Carpet has no stains
Walls	✓	✓	✓		No marks
Ceiling	✓	✓	✓		Painted white
Lighting	✓	✓	✓		Dimmers installed
Dining	✓	✓	✓		A lovely inspection, no problems to report
Toilet	✓	✓	✓		No problems to report
Laundry	✓	✗	✓		The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated.
Walls	✓	✓	✓		Paint peeling and requires repainting
Trough	✓	✗	✓		Showing signs of rust
Rear Gardens	✓	✗	✓	✓	Neat and tidy
Paving	✓	✓	✓		Clear of weeds
Grass	✓	✓	✓		Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.
Security/Safety	✓	✓	✓		Security doors or working House alarm tested and working
Smoke Alarms	✓	✓	✓		Tested and working
RCD/Safety Switch	✓	✓	✓		Compliant with regulations

Disclaimer:

This Routine Inspection Report is a visual inspection only and is carried out by this agency to assess the manner in which the tenants are maintaining your property and identify any maintenance required.

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 fixtures or fittings, glass windows, doors and balustrades, smoke alarms, pests (ie. termites), asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations.

This agency recommends that all landlords have regular inspections carried out by suitably qualified licensed and insured contractors and experts in the appropriate area when necessary.

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Media

Front Gardens :

Photo: Taken: 09/08/2023



Front Gardens :

Video: Taken: 09/08/2023



Entry/Exterior :

Photo: Taken: 09/08/2023



Entry/Exterior :

Photo: Taken: 09/08/2023



Garage :

Photo: Taken: 09/08/2023



Bathroom 1 :

Photo: Taken: 09/08/2023



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[Bedroom 1:](#)

Photo: Taken: 09/08/2023



[Kitchen/Meals:](#)

Photo: Taken: 09/08/2023



[Laundry:](#)

Photo: Taken: 09/08/2023



[Rear Gardens:](#)

Photo: Taken: 09/08/2023



[Rear Gardens:](#)

Video: Taken: 09/08/2023



[Our Summary:](#)

Video: Taken: 09/08/2023

