



01/03/2012

*John Citizen  
1 Anywhere Street  
Anywhereville QLD 4000*

*Email: matt-freemans@live.com*

Dear John,

## **Routine Condition Report**

*Address: 1 Anywhere Street Anywhereville*

*Date of Inspection: 28/02/2012*

*Inspection by: Matt Hanson*

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An inspection of your property was recently carried out.



Our observations of the condition of your property are summarised on the following pages.





P 1300 86 64 63  
E [mypool@mypoolinspection.com.au](mailto:mypool@mypoolinspection.com.au)  
W [www.mybuildinginspection.com](http://www.mybuildinginspection.com)



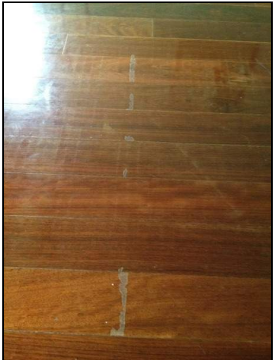



Freemans Townsville Pty Ltd t/as mybuildinginspection




ABN 52 092 792 811



**Address of rental premises** 1 Anywhere Street Anywhereville QLD 4000


**Name of Tenant** Joey Bloggs

	Item	Clean, Undamaged & Working?	Comments	Photographs
<b>Entry</b>	Doors/walls	Yes		
	Windows/screens	Yes		
	Blinds/curtains	Yes		
	Ceiling/light fittings	Yes		
	Floor/floor coverings	Yes		
	Power points	Yes		
<b>Lounge Room</b>	Doors/walls	No	Skirtings are dirty. Tenant to clean skirtings. (Refer to photo 1)	 Ref #1
	Windows/screens	No	Fly screens are dusty. Tenant to clean flyscreens. (Refer to photo 2)	
	Blinds/curtains	N/A		
	Ceiling/light fittings	No	Light fitting not working. Tenant to check and replace globe. (Refer to photo 3)	
	Floor/floor coverings	No	Floor water damaged where tenant has left window open. Complete room repolishing is required. (Refer to photo 4)	
	TV/power points	Yes		 Ref #2
				 Ref #3
				 Ref #4

	Item	Clean, Undamaged & Working?	Comments	Photographs
Dining Room (Optional)	Doors/walls	N/A		
	Windows/screens	N/A		
	Blinds/curtains	N/A		
	Ceiling/light fittings	N/A		
	Floor/floor coverings	N/A		
	TV/power points	N/A		
Kitchen / Meals	Doors/walls	Yes		 <p>Ref #5</p>  <p>Ref #6</p>
	Windows/screens	No	Screens are dirty. Tenant to clean screens (Refer to photo 5)	
	Blinds/curtains	Yes		
	Ceiling/light fittings	No	Dirty switches. Tenant to clean switches. (Refer to photo 6)	
	Floor/floor coverings	No	Polish has lifted from floor where tape was applied. Tenant claims this was pre-existing. No action required. (Refer to photo 7)	
	Cupboards/drawers	No	Dusty cupboards. Tenant to clean. (Refer to photo 8)	
	Bench tops/tiling	Yes		
	Sink/disposal unit/taps	Yes		
	Stove top/griller	No	Unclean hot plates. Tenant to clean. (Refer to photo 9)	
	Oven	No	Dirty oven. Tenant to clean. (Refer to photo 10)	
	Exhaust fan/rangehood	N/A		
	Dishwasher	Yes		
Power points	Yes			
				 <p>Ref #7</p>  <p>Ref #8</p>  <p>Ref #9</p>  <p>Ref #10</p>

	Item	Clean, Undamaged & Working?	Comments	Photographs
Family Room (Optional)	Doors/walls	N/A		
	Windows/screens	N/A		
	Blinds/curtains	N/A		
	Ceiling/light fittings	N/A		
	Floor/floor coverings	N/A		
	Power points	N/A		
Bedroom 1	Doors/walls	No	Dusty sills. Tenant to clean. (Refer to photo 11)	 <p>Ref #11</p>  <p>Ref #12</p>
	Windows/screens	N/A		
	Wardrobe/drawers/shelves	Yes	(Refer to photo 12)	
	Blinds/curtains	N/A		
	Ceiling/light fittings	No	Spotlight not working. Tenant to replace globe. (Refer to photo 13)	
	Floor/floor	Yes		
	Power points	Yes		
	 <p>Ref #13</p>			

	Item	Clean, Undamaged & Working?	Comments	Photographs
<b>Ensuite (Optional)</b>	Doors/walls/tiling	N/A		
	Windows/screens	N/A		
	Blinds/curtains	N/A		
	Ceiling/light fittings	N/A		
	Floor/floor coverings	N/A		
	Bath	N/A		
	Shower/shower	N/A		
	Wash basin/vanity	N/A		
	Mirror/cabinet	N/A		
	Towel rails	N/A		
	Toilet	N/A		
	Power points	N/A		
<b>Bedroom 2</b>	Doors/walls	No	Chipped wall behind door. Tenant to pay for repairs and repainting. (Refer to photo 14)	 <p>Ref #14</p>  <p>Ref #15</p>
	Wardrobe/drawers/shelves	Yes		
	Windows/screens	No	Paint on handle. Tenant to clean/remove. (Refer to photo 15)	
	Blinds/curtains	Yes		
	Ceiling/light fittings	Yes		
	Floor/floor coverings	Yes		
	Power points	Yes		

	Item	Clean, Undamaged & Working?	Comments	Photographs
<b>Bedroom 3 (Optional)</b>	Doors/walls	Yes		 <p>Ref #16</p>
	Wardrobe/drawers/shelves	Yes		
	Windows/screens	Yes		
	Blinds/curtains	N/A		
	Ceiling/light fittings	Yes		
	Floor/floor coverings	Yes		
	Power points	No	Dirty PowerPoint. Tenant to clean. (Refer to photo 16)	
<b>Bedroom 4 (Optional)</b>	Doors/walls	N/A		
	Wardrobe/drawers/shelves	N/A		
	Windows/screens	N/A		
	Blinds/curtains	N/A		
	Ceiling/light fittings	N/A		
	Floor/floor coverings	N/A		
	Power points	N/A		

	Item	Clean, Undamaged & Working?	Comments	Photographs
<b>Bathroom</b>	Doors/walls/tiling	Yes		 <p>Ref #17</p>  <p>Ref #18</p>
	Windows/screens	No	Dusty sills. Tenant to clean. (Refer to photo 17)	
	Blinds/curtains	N/A		
	Ceiling/light fittings	Yes		
	Floor/floor coverings	Yes		
	Bath	No	Dirty and stained. Tenant to clean. (Refer to photos 18, 19)	
	Shower/shower screen	Yes		
	Wash basin/vanity	No	Dirty and stained. Tenant to clean. (Refer to photo 20)	
	Mirror/cabinet	Yes		
	Towel rails	Yes		
	Toilet	No	Dirty bowl. Tenant to clean. (Refer to photo 21)	
	Power points	Yes		
			 <p>Ref #19</p>  <p>Ref #20</p>  <p>Ref #21</p>	
<b>Laundry</b>	Doors/walls	N/A		 <p>Ref #22</p>
	Windows/screens	N/A		
	Blinds/curtains	N/A		
	Ceiling/light fittings	N/A		
	Floor/floor coverings	N/A		
	Wash tubs	No	Dirty and stained. Tenant to clean. (Refer to photo 22)	
	Washing machine/dryer	N/A		
	Power points	Yes		

	Item	Clean, Undamaged & Working?	Comments	Photographs
<b>General</b>	Smoke alarms	Yes		
	Security devices	Yes		
	Balcony/porch/deck	Yes		
	Garage/carport/storeroom	Yes		
	Gates/fences	Yes		
	Grounds/garden	Yes		
	Staircases/railings	Yes		
	Street number/letter box	Yes		
	Paving/ pergola	Yes		
	Hot water system	Yes		
	Keys/locks/remotes	Yes		
	Pool/equipment	Yes		
	Wheelie & recycle bins	Yes		
	Garden shed	Yes		
	Air conditioner/fans	Yes		
Electrical safety switches	Yes			

Additional comments / information

**This is a generally clean and well kept property. On the day of the inspection, dust and dirt was evident as indicated in the report, but the tenant has undertaken to clean those areas shortly.**

This is general advice only. We recommend that you arrange annual inspections by licenced tradespersons.

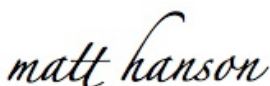
Whilst our Property Managers are meticulous about your property, this Routine Inspection report is solely for the purpose of determining the suitability of the Property for rental. It is not prepared by a Building or Pest inspector licensed under the Queensland Building Services Authority Act 1991 or a Pool Safety Inspector licensed by the Pool Safety Council and, therefore, does not constitute a Building, Pest or Pool Safety Inspection report.

If your property has a pool, you should ensure that Inspections have been carried out to confirm compliance with the Building Act 1975 & Building Regulation 2006 as Amended, with respect to Pool Safety Standards. Failure to comply can result in substantial penalties.

We take this opportunity to thank you for your business, and we look forward to continuing to work with you.

Yours faithfully,

**"mybuildinginspection"**



Matt Hanson