

INSPECTION SUMMARY

Inspection	26 April 2019		
Inspected By	peterk@bestnet.property	Inspection Date	26 April 2019
		Date Published	26/04/2019
Inspected By	Peter Kratz	Tenant present	Yes

METERS

Electric

Reading One: 20

Last Checked: 26 April, 2019

SPACES

Entrance Patio

Notes:

Patio umbrella included. Please do not leave up when windy or when away from home.

Item	Description
Floors	<p>Artificial Grass Good</p> <p>Artificial lawn - good condition - Large patio umbrella included. Please keep it stored under the cover when not in use.</p>
Walls	<p>Wood Paneled Average</p> <p>Paint work flaking</p>
Doors & Hardware	<p>Wooden Door Average</p> <p>Entrance door with chain for padlock, paint flaking</p>

Kitchen



24/02/2018 09:43 (SAST)



24/02/2018 09:43 (SAST)









24/02/2018 09:43 (SAST)

Item	Description
Floors	<p>Tiled Average</p> <p>Several chips in places</p>
Walls	<p>Tiled And White Painted Good</p>
Ceiling	<p>White Painted Good</p>
Windows	<p>Natural hard wood Good</p> <p>Roll down blind - Wooden</p>







Kitchen (continued)

Item	Description
Doors & Hardware	Natural Hard Wood Good Wooden door and Slam lock security door
Lights & Fixtures	Surface Mount Good

Kitchen (continued)

Item	Description
Cabinets	<p data-bbox="306 409 1474 443">Wood Veneer Good</p> <p data-bbox="306 450 1430 506">Cupboard on RHS damaged near fridge. Bottom draw touches draw above when closing. Please close carefully</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%; text-align: center;">  <p data-bbox="320 1055 560 1077">24/02/2018 09:48 (SAST)</p> </div> <div style="width: 33%; text-align: center;">  <p data-bbox="660 1055 900 1077">24/02/2018 09:48 (SAST)</p> </div> <div style="width: 33%; text-align: center;">  <p data-bbox="1000 1055 1240 1077">24/02/2018 09:45 (SAST)</p> </div> <div style="width: 33%; text-align: center;">  <p data-bbox="320 1621 560 1644">24/02/2018 09:45 (SAST)</p> </div> <div style="width: 33%; text-align: center;">  <p data-bbox="660 1621 900 1644">24/02/2018 09:46 (SAST)</p> </div> <div style="width: 33%; text-align: center;">  <p data-bbox="1000 1621 1240 1644">24/02/2018 09:46 (SAST)</p> </div> </div>


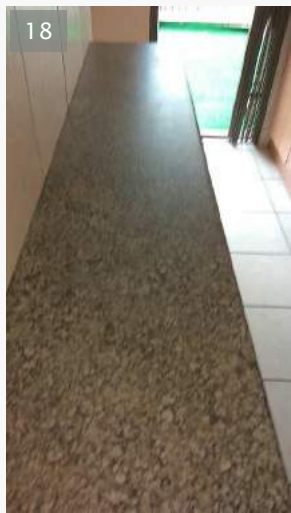


Kitchen (continued)

Item	Description
Cabinets (continued)	 <p>24/02/2018 09:48 (SAST)</p>
	 <p>24/02/2018 09:46 (SAST)</p>
	 <p>24/02/2018 09:46 (SAST)</p>
	 <p>24/02/2018 09:48 (SAST)</p>
	 <p>24/02/2018 09:48 (SAST)</p>
	 <p>Side panel and kick panel in kitchen, close up 24/02/2018 09:48 (SAST)</p>

Kitchen (continued)

Item	Description
Cabinets (continued)	 <p>Kick board and side panel loose. 24/02/2018 09:47 (SAST)</p>

Kitchen (continued)

Item	Description
Counter-tops & Hardware	<p>Formica Good</p> <p>Damaged near sink. See picture. The counter top is also slightly sunken behind the sink.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>17</p> </div> <div style="text-align: center;">  <p>18</p> </div> <div style="text-align: center;">  <p>19</p> </div> </div> <p>Counter top damaged - surface broken 24/02/2018 09:49 (SAST)</p> <div style="text-align: center;">  <p>20</p> </div> <p>24/02/2018 09:49 (SAST)</p>
Sink	<p>Stainless Steel Good</p>
Hob/Oven	<p>Stove Good</p> <p>All plats heating and oven heating. Top plates are slightly rusted in places. The Oven in clean.</p>

Bedroom



24/02/2018 09:51 (SAST)



24/02/2018 09:52 (SAST)








24/02/2018 09:52 (SAST)



24/02/2018 09:52 (SAST)

Item	Description	
Floors	Tiled Several chips in places.	Average
Walls	White paint over plaster	Good
Ceiling	White Painted	Good
Windows	Natural hard wood Blue curtains included	Good

Bedroom (continued)

Item	Description
<p>Doors & Hardware</p>	<p>Natural Hard Wood Good</p> <p>Slam lock security door.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 504 624 1012">  <p>25</p> <p>Wood veneer below TV shelf 24/02/2018 09:52 (SAST)</p> </div> <div data-bbox="671 504 963 1012">  <p>26</p> <p>24/02/2018 09:53 (SAST)</p> </div> <div data-bbox="1011 504 1303 1012">  <p>27</p> <p>24/02/2018 09:53 (SAST)</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div data-bbox="331 1086 624 1594">  <p>28</p> <p>Heater included - will not be replaced if it stops working and is not economical to repair. 24/02/2018 09:53 (SAST)</p> </div> <div data-bbox="671 1086 963 1594">  <p>29</p> <p>24/02/2018 09:53 (SAST)</p> </div> </div>
<p>Lights & Fixtures</p>	<p>Flush ceiling fixing Good</p> <p>One light bulb not working</p>

Bathroom



24/02/2018 09:51 (SAST)



24/02/2018 09:51 (SAST)



24/02/2018 09:51 (SAST)



24/02/2018 09:51 (SAST)

Item	Description	
Floors	Tiled	Good
Walls	Tile	Good
Ceiling	White Painted Cornice has a gouge mark above the basin, ceiling has some scuff marks	Good
Windows	Natural hard wood	Good
Doors & Hardware	White Painted Wood 2 keys	Good
Lights & Fixtures		Good
Cabinets		Good
Basin	Porcelain	Good
Bath/Shower	With curtain	Good
Toilet		Good

Back Garden



24/02/2018 09:42 (SAST)



24/02/2018 09:42 (SAST)



24/02/2018 09:42 (SAST)



24/02/2018 09:42 (SAST)

Notes:

Water recycling tank.

Washing machine included. Owner will not necessarily repair or replace if it is damaged.

2 Chairs and shade net and sign for gate included

Item	Description
Floor	<p>Artificial Grass Good</p> <p>Loose at edges near fence.</p>
Fence	<p>Wooden Slats Average</p> <p>North facing panels are flaking a lot</p>

PHOTO INDEX

Kitchen



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24/02/2018 09:45 (SAST)



24/02/2018 09:46 (SAST)

Kitchen (continued)



24/02/2018 09:46 (SAST)



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Side panel and kick panel in kitchen, close up
24/02/2018 09:48 (SAST)



Kick board and side panel loose.
24/02/2018 09:47 (SAST)

Kitchen (continued)



Counter top damaged -
surface broken
24/02/2018 09:49 (SAST)



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Bedroom



24/02/2018 09:51 (SAST)



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24/02/2018 09:52 (SAST)

Bedroom (continued)



Wood veneer below TV shelf
24/02/2018 09:52 (SAST)



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Heater included - will not be replaced if it stops working and is not economical to repair.
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Bathroom



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Back Garden



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DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____