

**PERIODIC INSPECTION REPORT**

**Property** 1/83 Mends Street, South Perth  
**Owner** Primus, Ms A  
**Tenant** Onesti, Ms M  
**Inspection Date** 25/11/14  
**Inspected By** Amber Primus

<b>Front of property</b>	<p>Well presented, no junk / rubbish stored</p> <p>Some minor weeds running along fence line to left hand side of driveway</p> <p>Front courtyard area is neat and well presented</p> <p>Decking is buckling – appears to be moisture penetrating and expanding timber</p>
<b>Garage</b>	<p>Garage door has some dust and cobwebs</p> <p>Interior – used for storage</p> <p>Passionfruit vine growing over garage roof</p>
<b>Living Area</b>	<p>Room is neat and tidy, well presented</p> <p>Timber floors are swept and mopped. No obvious gouges or scratches</p> <p>Walls are clean, no obvious marks or chips in paintwork. Small cobweb at ceiling / window</p>
<b>Kitchen</b>	<p>All surfaces are wiped and clean – cabinet fronts, bench tops, sink, tap fittings</p> <p>Gas cook top is clean – no burnt on residue. Interior of oven is clean including glass, floor and racks</p> <p>Timber floors are swept and mopped. No obvious gouges or scratches</p> <p>Sliding glass doors and windows are clean, tracks are clean. Blinds are dust free</p>

<b>Passage</b>	<p>Timber floors are swept and mopped. No obvious gouges or scratches</p> <p>Walls / ceiling are clean, no obvious marks or chips in paintwork</p>
<b>Bedroom 1</b>	<p>Timber floors are swept and mopped. No obvious gouges or scratches</p> <p>Walls / ceiling are clean, no obvious marks or chips in paintwork</p> <p>Windows are clean, tracks are clean. Blinds are dust free</p>
<b>Bedroom 2</b>	<p>Used as an office</p> <p>Room is neat and tidy, well presented</p> <p>Timber floors are swept and mopped. No obvious gouges or scratches</p> <p>Walls / ceiling are clean, no obvious marks or chips in paintwork</p> <p>Windows are clean, tracks are clean. Blinds are dust free</p>
<b>Laundry</b>	<p>Floor tiles are swept and mopped</p> <p>Laundry trough and surrounds are clean. No visible plumbing leaks</p> <p>Walls / ceiling are clean, no obvious marks or chips in paintwork. Paint flaking at ceiling – as previously noted</p>
<b>Bathroom</b>	<p>All surfaces are wiped and clean – including exterior to cabinets, bench top, sink, tap fittings</p> <p>No visible plumbing leaks</p> <p>Shower recess clean, grout and tiles clean, tap fittings intact</p> <p>Floor tiles are swept and mopped</p> <p>Some cobwebs noted in sky light</p>

<b>Toilet</b>	<p>Toilet bowl / seat / lid are clean and intact</p> <p>Floor tiles are swept and mopped</p> <p>Walls / ceiling are clean, no obvious marks or chips in paintwork</p> <p>Exhaust fan clean and dust free</p>
<b>Rear Courtyard</b>	<p>Pavers are swept and weed free</p> <p>Garden beds are neat and weed free. Plants / shrubs are healthy</p>
<b>Comments for Tenant</b>	<p>Thank you for a pleasant inspection</p> <p>Please ensure the following is attended to:</p> <ol style="list-style-type: none"> <li>1. Remove minor cobwebs in living area and at sky light in bathroom</li> <li>2. Ensure the passionfruit vine is regularly trimmed back from the roof</li> <li>3. Please ensure to adequately ventilate the laundry when using the dryer to prevent further moisture damage to paintwork</li> </ol>
<b>Comments for Landlord</b>	<p>General maintenance</p> <ol style="list-style-type: none"> <li>1. Timber decking at front courtyard is buckling. Primus Realty will arrange our handyman to inspect and quote</li> <li>2. Paintwork flaking at ceiling in laundry – as discussed no immediate action required</li> </ol> <p>No further issues to report</p>

Front of Property



Front of Property



Front of Property



Front of Property



Front Courtyard



Front Courtyard



Front Courtyard



Front Courtyard



Garage



Garage



Garage



Living Area



Living Area



Living Area



Living Area



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen





Passage



Bedroom 1



Bedroom 1



Laundry



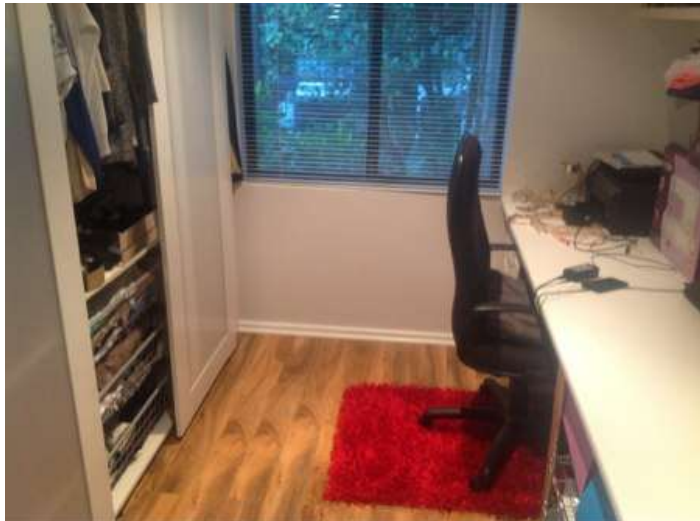
Laundry



Bedroom 2



Bedroom 2



Rear Courtyard



Rear Courtyard



Rear Courtyard



Rear Courtyard



Rear Courtyard



Bathroom 1



Bathroom 1



Bathroom 1



Bathroom 1



Bathroom 1



Bathroom 1



Bathroom 1



Toilet



Toilet

