

## Routine Inspection Report - 23/10/2025

39/55 Gardugarli Dr, Baynton WA 6714

NOTE: Each area may contain actionable items by either the Tenant or the Owner.

### Urgent Maintenance / Repairs:

If any urgent repairs (e.g., restoration of services, risk or damage to person or property) were noted at the time of inspection, a work order will be issued on your behalf in accordance with the terms and conditions of your management authority.

### Non-Urgent Maintenance / Repairs:

With general maintenance items noted on your routine inspection, it is our opinion that these should be attended to within a reasonable timeframe. These repairs will assist in maintaining the integrity of your asset and if not completed may directly impact your asset value and the potential to retain or attract a tenant in the future.

There may be items raised in this report which need to be referred to your Strata Manager/Strata Company if applicable.

### Additional Notes:

Tenant / Occupant Present at Time of Inspection: no

Inspection Attended By: A. Manurung. This inspection was attended by a Real Estate Associate, acting under the supervision and direction of a registered Property Manager. The final report has been reviewed and approved by the Property Manager in accordance with agency standards. All enquiries regarding this report or the property should be directed to your appointed Property Manager.

- Tenant Actions:
  - Water staining to be removed from shower glass (bathroom)
- Note:
  - Paint bubbling to the ceiling / one to keep an eye on (laundry)

### Kitchen

Tenant Actions: Nil Owner Actions: Nil

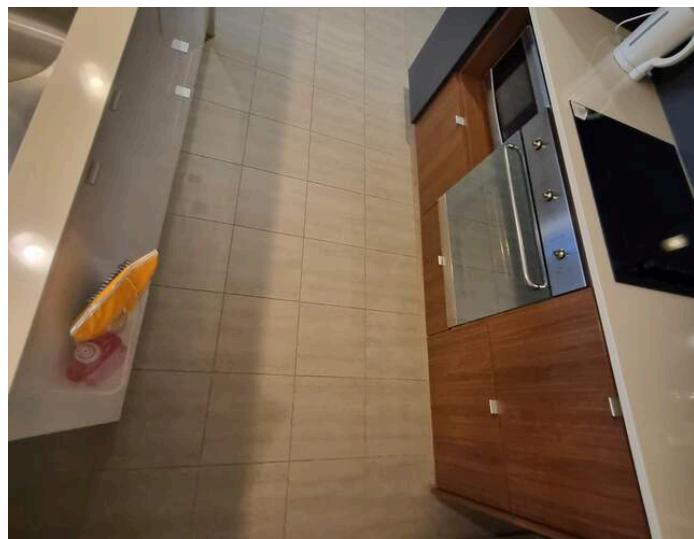
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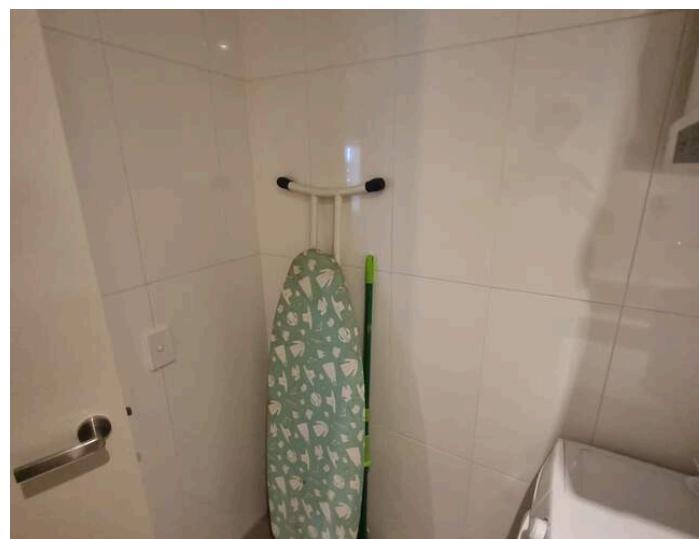
## Laundry

Tenant Actions: Nil Owner Actions: Check on damage to ceiling

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### Dining room

Smoke Alarm has green light illuminated. Tenant Actions: Nil Owner Actions: Nil

1



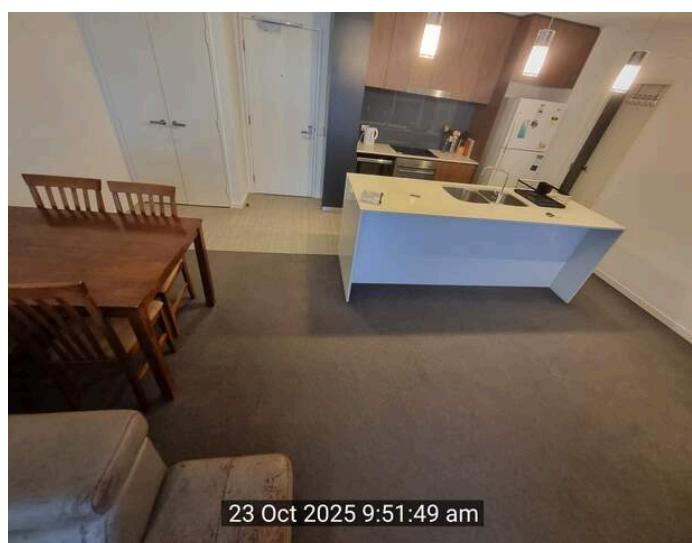
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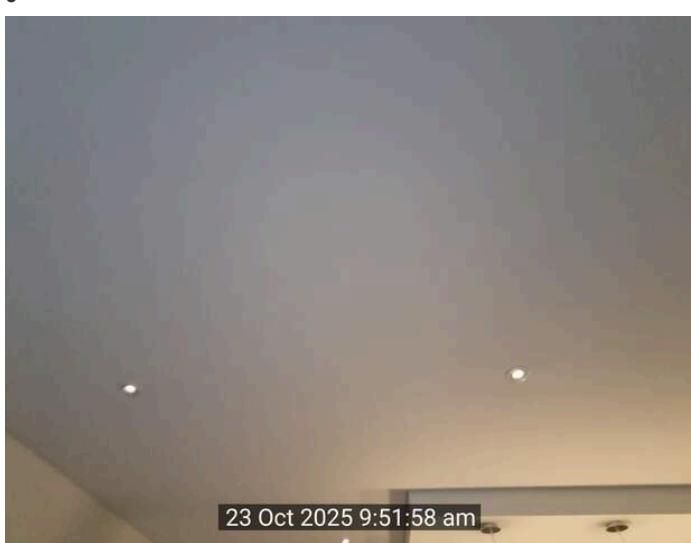
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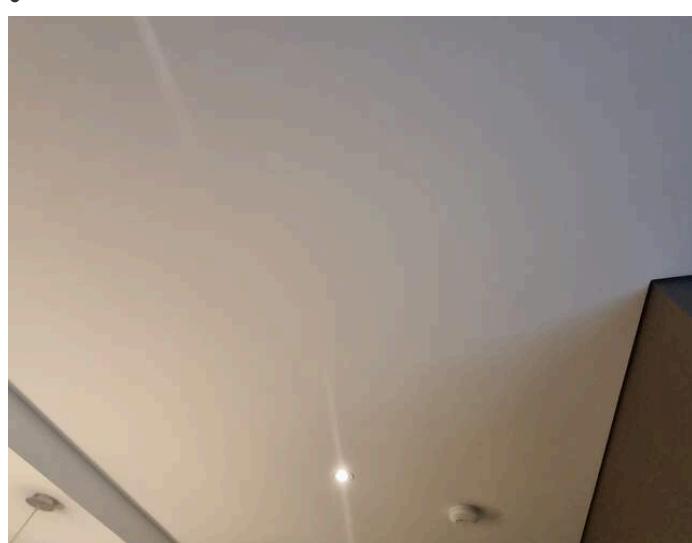
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### Lounge room

Tenant Actions: Nil Owner Actions: Nil

1



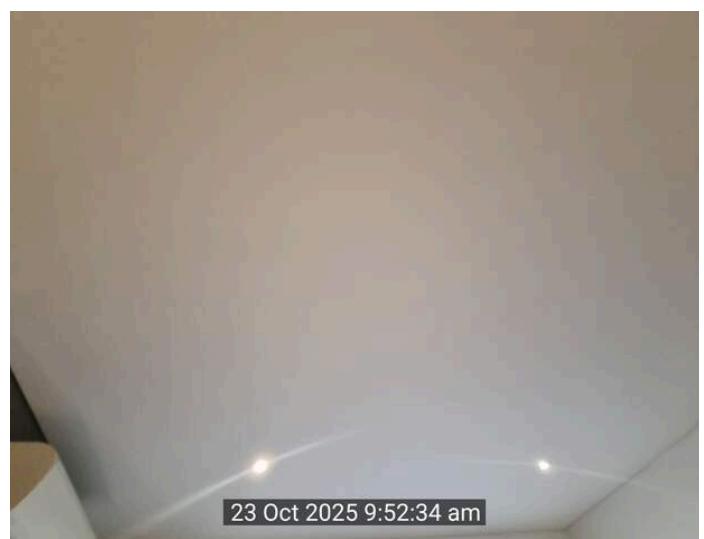
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## Bathroom

Tenant Actions: - Water staining to be removed from shower glass Owner Actions: Nil

1



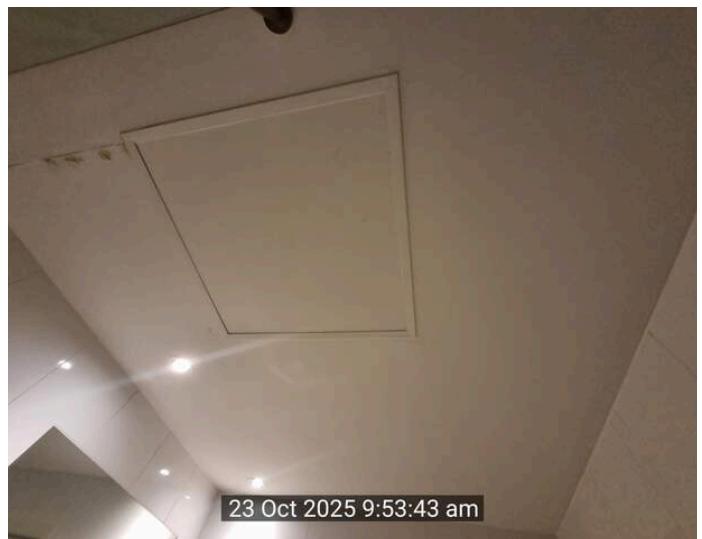
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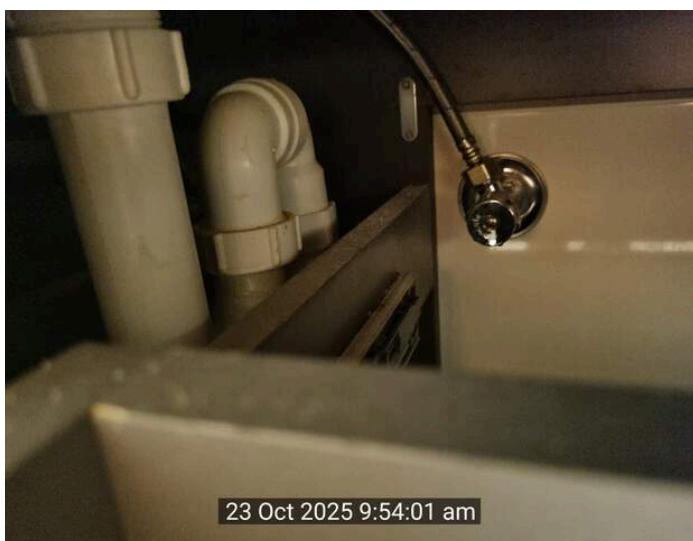
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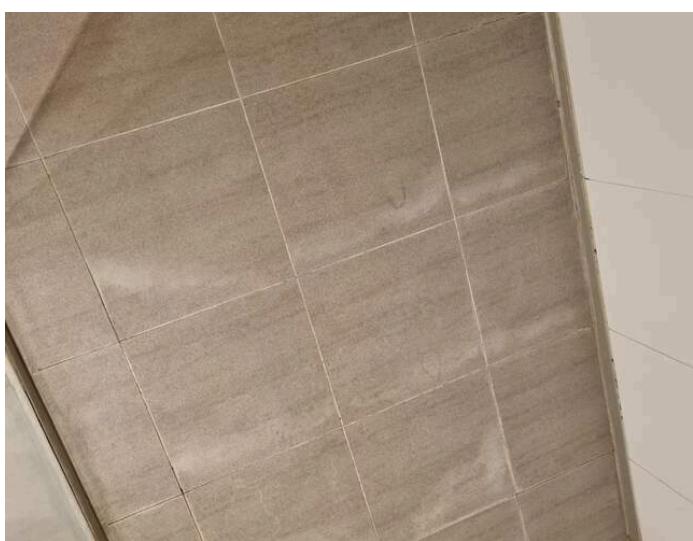
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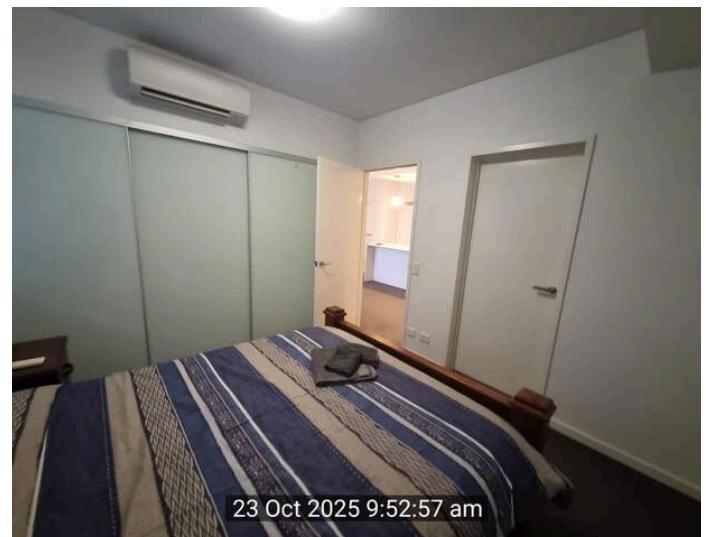
**Bedroom**

Tenant Actions: Nil Owner Actions: Nil

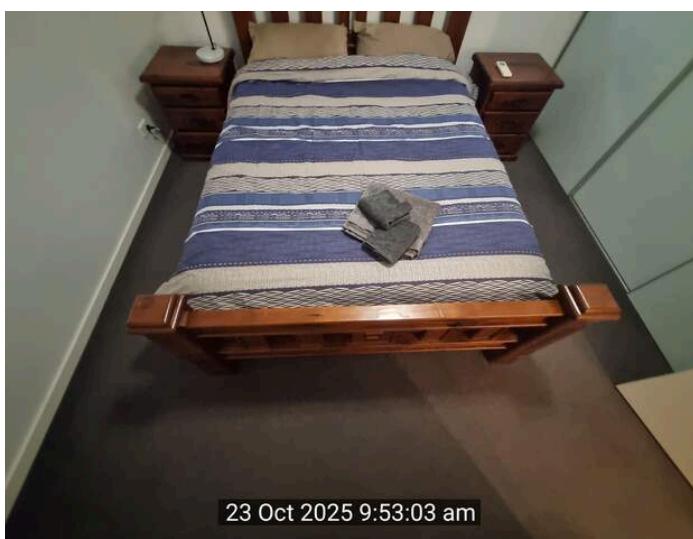
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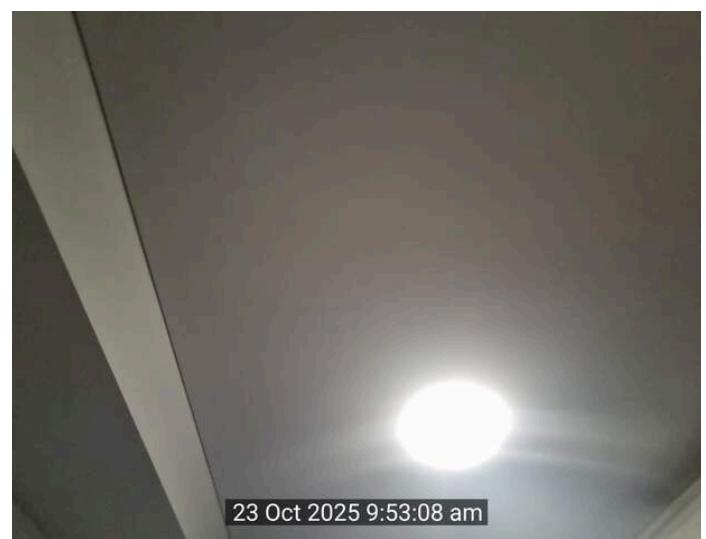
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## General

Tenant Actions: Nil Owner Actions: Nil

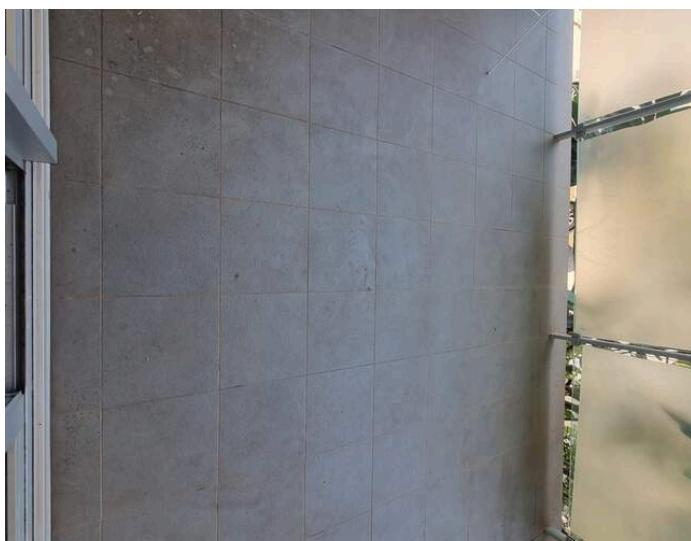
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## **Disclaimer**

This tenancy inspection is a visual report carried out by First National Real Estate Karratha and has been used to assess the general condition of the property, the maintenance of the property by the tenant relative to the agreed terms within their lease agreement, and to ascertain any areas of maintenance as are within the Property Managers expertise. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces and exterior roof, under flooring, inside of cupboards, tenant's goods or other belongings. This is not a building, electrical or pest report nor can it be construed as such. First National Real Estate Karratha recommends that all Owners have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. First National Real Estate Karratha also recommends that all Owners hold adequate insurance, including landlords / rent cover insurance.