

**Address of premises**  
25 Warrida Street  
Baynton WA 6714**Tenant's name(s)**  
The Housing Authority**Current Rent: \$1650.00 per week****Lease Start Date:**

20/03/25

**Lease Expiry:**

19/03/28

**Inspection Date:**

15/08/25

**CONDITION/  
ACTION CODES****Y**  
YES**N**  
NO

This tenancy inspection report is a visual one carried out by Realmark Karratha to assess the manner in which the tenant is maintaining your property. 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 mixtures of fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, tenant's goods or other belongings. Realmark Karratha recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Realmark Karratha also recommends that all landlords hold adequate insurance, including landlords insurance.

**General comments:**

A routine inspection has been performed at your property. Should you have any questions, comments or would like any recommended maintenance actioned contained in this inspection (if applicable), please don't hesitate to contact your Property Manager.

**Overall Standard:**

Upon inspection it appears that the tenant is not taking care of the property up to our standards. Please see comments in the report to follow, tenant has been informed to rectify by next inspection otherwise they are at risk to be breached

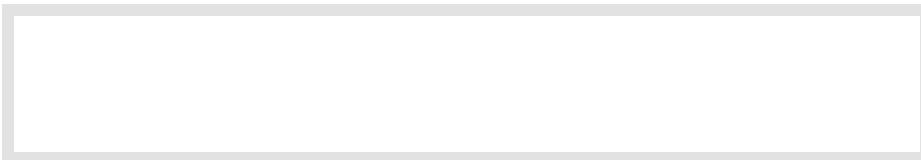
**Work to be carried out by Tenant:**

Front lawn needs mowing  
Flooring needs cleaning in entrance, family room, passage and laundry  
Carpet needs vacuuming in lounge room and all bedrooms  
Mirror, toilet, shower and floor need cleaning in ensuite  
Floor, bench top and stove need cleaning in kitchen  
Main toilet needs cleaning  
Light globe needs replacing in bedroom 4  
Mirror needs cleaning in main bathroom  
Back lawns need watering  
Please tidy rooms for next inspection so we are able to thoroughly inspect.

**Recommended Maintenance:****Work to be carried out by Landlord:****Rent Review:**

20/03/2026

Custom:



Inspector Signature

Date 15/08/2025

## VTC Link

Not available

	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
<b>Areas</b>				
Exterior Front	Y	Y	N	<p>Lawns need mowing</p> <p>Refer to image: 1 2 3 4 5 6 7 8 9 10 11 12 13</p>
Entrance	N	Y	N	<p>Floor needs cleaning</p> <p>Refer to image: 14 15 16 17</p>
Lounge Room	Y	Y	N	<p>Floor needs vacuuming</p> <p>Refer to image: 18 19 20 21 22 23 24 25 26</p>
Bedroom	N	Y	N	<p>Carpet needs vacuuming</p> <p>Refer to image: 27 28 29 30 31 32 33</p>
Ensuite	N	Y	N	<p>Mirror, toilet, shower and floor need cleaning</p> <p>Refer to image: 34 35 36 37 38 39 40 41 42 43 44 45</p>
Kitchen	N	Y	N	<p>Floor, bench top and stove need cleaning</p> <p>Refer to image: 46 47 48 49 50 51 52 53</p>
Family room	Y	Y	N	<p>Floor needs cleaning</p> <p>Refer to image: 54 55 56 57 58 59 60 61 62 63</p>
Passage	Y	Y	N	<p>Floor needs cleaning</p> <p>Refer to image: 64 65 66 67 68</p>
Toilet	N	Y	N	<p>Toilet needs cleaning</p> <p>Refer to image: 69 70 71 72</p>
Bedroom 2	Y	Y	N	<p>Carpet needs vacuuming</p> <p>Refer to image: 73 74 75 76 77 78 79</p>
Bedroom 3	Y	Y	N	<p>Carpet needs vacuuming</p> <p>Refer to image: 80 81 82 83 84 85</p>
Bedroom 4	Y	Y	N	<p>Light globe needs to be replaced. Floor needs vacuuming</p> <p>Refer to image: 86 87 88 89 90 91 92</p>

Inspector Signature 

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	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
<b>Areas</b>				
Bathroom	Y	Y	N	<p>Mirror need cleaning</p> <p>Refer to image: <a href="#">93</a> <a href="#">94</a> <a href="#">95</a> <a href="#">96</a> <a href="#">97</a> <a href="#">98</a> <a href="#">99</a> <a href="#">100</a></p>
Laundry	Y	Y	N	<p>Floor needs cleaning</p> <p>Refer to image: <a href="#">101</a> <a href="#">102</a> <a href="#">103</a> <a href="#">104</a></p>
Exterior	Y	Y	N	<p>Dry patches to lawn, needs watering</p> <p>Refer to image: <a href="#">105</a> <a href="#">106</a> <a href="#">107</a> <a href="#">108</a> <a href="#">109</a> <a href="#">110</a> <a href="#">111</a> <a href="#">112</a> <a href="#">113</a> <a href="#">114</a> <a href="#">115</a></p>
Carspace	Y	N	N	<p>The area was kept in a clean and orderly state, with no visual maintenance issues.</p> <p>Refer to image: <a href="#">116</a> <a href="#">117</a> <a href="#">118</a></p>



Exterior Front

14/08/2025 10:29 AM

[Image 1](#)



Exterior Front

14/08/2025 10:29 AM

[Image 2](#)



Exterior Front

14/08/2025 10:29 AM

[Image 3](#)



Exterior Front

14/08/2025 10:29 AM

[Image 4](#)

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Exterior Front

14/08/2025 10:29 AM

[Image 5](#)



Exterior Front

14/08/2025 10:30 AM

[Image 6](#)



Exterior Front

14/08/2025 10:30 AM

[Image 7](#)



Exterior Front

14/08/2025 10:30 AM

[Image 8](#)



Exterior Front  
14/08/2025 10:30 AM

[Image 9](#)



Exterior Front  
14/08/2025 10:30 AM

[Image 10](#)



Exterior Front  
14/08/2025 10:30 AM

[Image 11](#)



Exterior Front  
14/08/2025 10:30 AM

[Image 12](#)

Inspector Signature



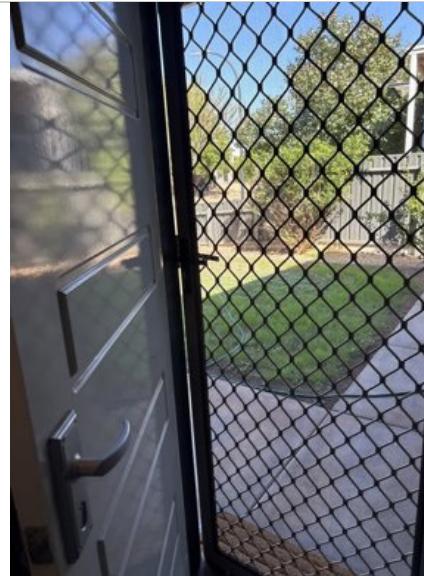
Date 15/08/2025



Exterior Front

14/08/2025 10:30 AM

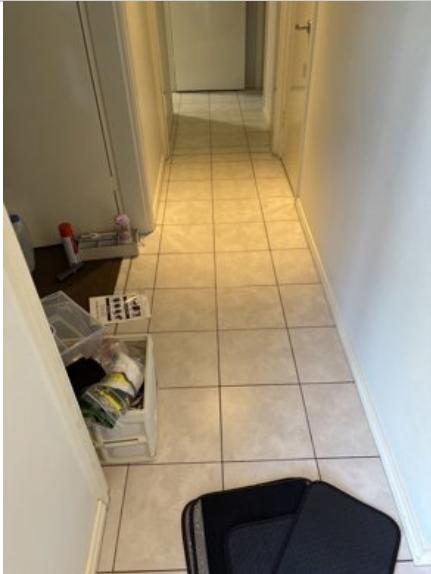
[Image 13](#)



Entrance

14/08/2025 10:20 AM

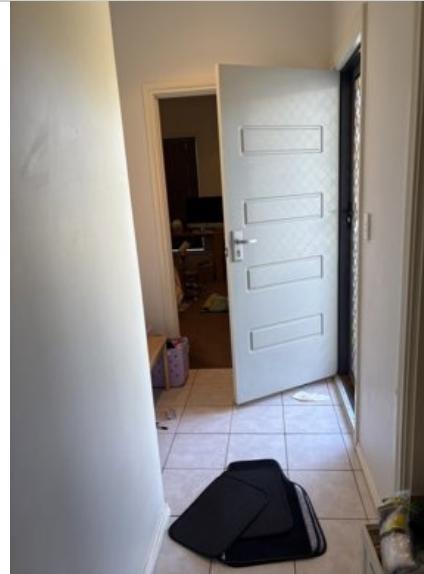
[Image 14](#)



Entrance

14/08/2025 10:21 AM

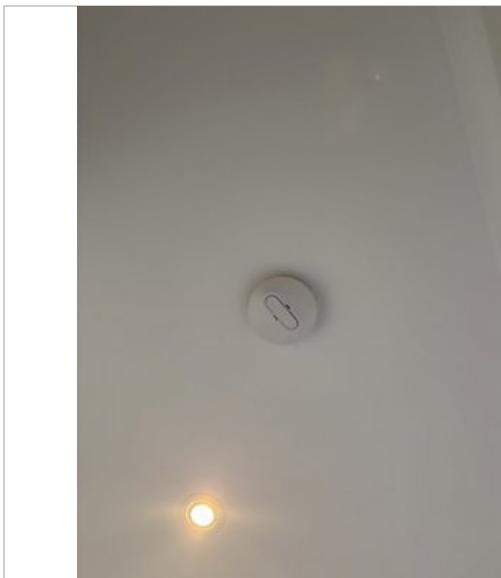
[Image 15](#)



Entrance

14/08/2025 10:21 AM

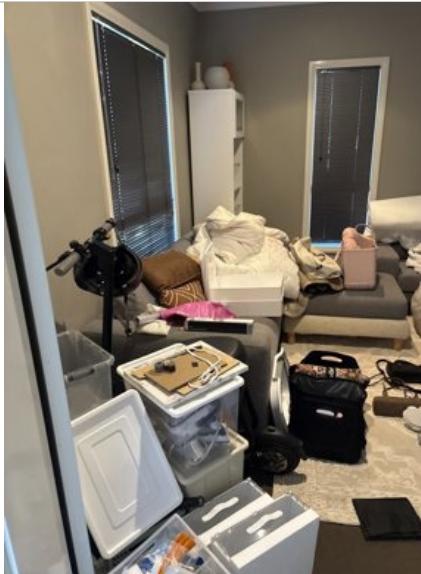
[Image 16](#)



Entrance

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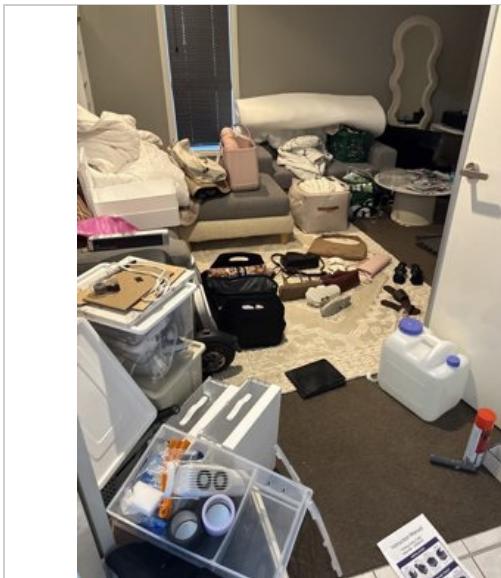
[Image 17](#)



Lounge Room

14/08/2025 10:23 AM

[Image 18](#)



Lounge Room

14/08/2025 10:23 AM

[Image 19](#)



Lounge Room

14/08/2025 10:23 AM

[Image 20](#)

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*KK*

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Lounge Room  
14/08/2025 10:23 AM

[Image 21](#)



Lounge Room  
14/08/2025 10:23 AM

[Image 22](#)



Lounge Room  
14/08/2025 10:23 AM

[Image 23](#)



Lounge Room  
14/08/2025 10:23 AM

[Image 24](#)

Inspector Signature

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	<p>Lounge Room</p> <p>14/08/2025 10:23 AM</p> <p><a href="#">Image 25</a></p>		<p>Lounge Room</p> <p>14/08/2025 10:23 AM</p> <p><a href="#">Image 26</a></p>
	<p>Bedroom</p> <p>14/08/2025 10:21 AM</p> <p><a href="#">Image 27</a></p>		<p>Bedroom</p> <p>14/08/2025 10:21 AM</p> <p><a href="#">Image 28</a></p>



Bedroom

14/08/2025 10:21 AM

[Image 29](#)



Bedroom

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[Image 30](#)



Bedroom

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[Image 31](#)



Bedroom

14/08/2025 10:21 AM

[Image 32](#)



Bedroom

14/08/2025 10:21 AM

[Image 33](#)



Ensuite

14/08/2025 10:21 AM

[Image 34](#)



Ensuite

14/08/2025 10:21 AM

[Image 35](#)



Ensuite

14/08/2025 10:22 AM

[Image 36](#)



Ensuite

14/08/2025 10:22 AM

[Image 37](#)



Ensuite

14/08/2025 10:22 AM

[Image 38](#)



Ensuite

14/08/2025 10:22 AM

[Image 39](#)



Ensuite

14/08/2025 10:22 AM

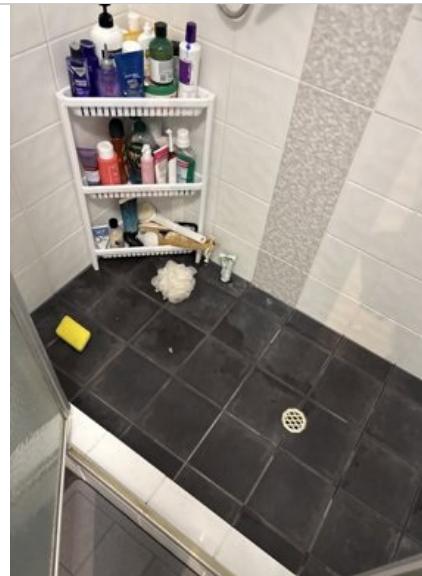
[Image 40](#)



Ensuite

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[Image 41](#)



Ensuite

14/08/2025 10:22 AM

[Image 42](#)



Ensuite

14/08/2025 10:22 AM

[Image 43](#)



Ensuite

14/08/2025 10:22 AM

[Image 44](#)



Ensuite

14/08/2025 10:22 AM

[Image 45](#)



Kitchen

14/08/2025 10:23 AM

[Image 46](#)



Kitchen

14/08/2025 10:23 AM

[Image 47](#)



Kitchen

14/08/2025 10:23 AM

[Image 48](#)



Kitchen

14/08/2025 10:24 AM

[Image 49](#)



Kitchen

14/08/2025 10:24 AM

[Image 50](#)



Kitchen

14/08/2025 10:24 AM

[Image 51](#)



Kitchen

14/08/2025 10:24 AM

[Image 52](#)



Kitchen

14/08/2025 10:24 AM

[Image 53](#)



Family room

14/08/2025 10:24 AM

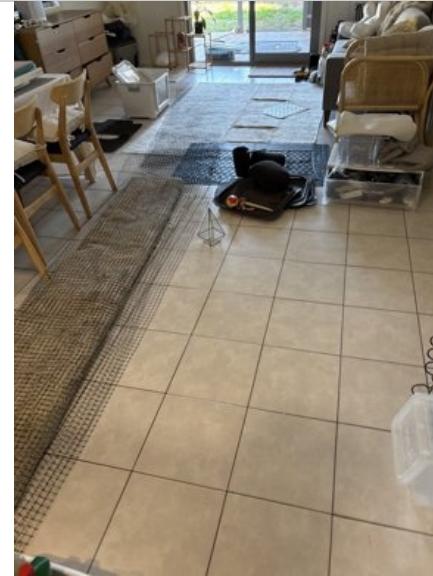
[Image 54](#)



Family room

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[Image 55](#)



Family room

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[Image 56](#)



Family room

14/08/2025 10:24 AM

[Image 57](#)



Family room

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[Image 58](#)



Family room

14/08/2025 10:24 AM

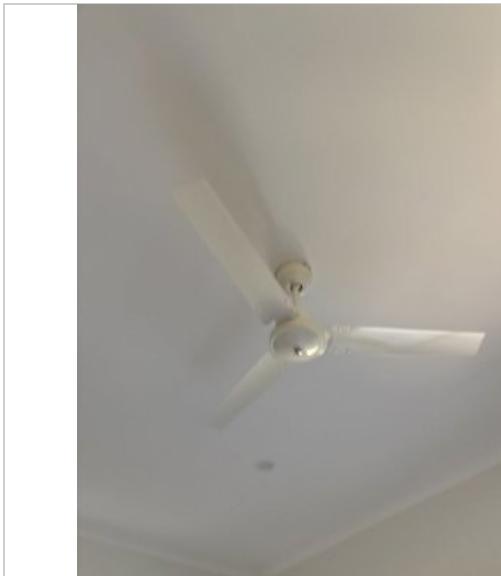
[Image 59](#)



Family room

14/08/2025 10:24 AM

[Image 60](#)



Family room

14/08/2025 10:24 AM

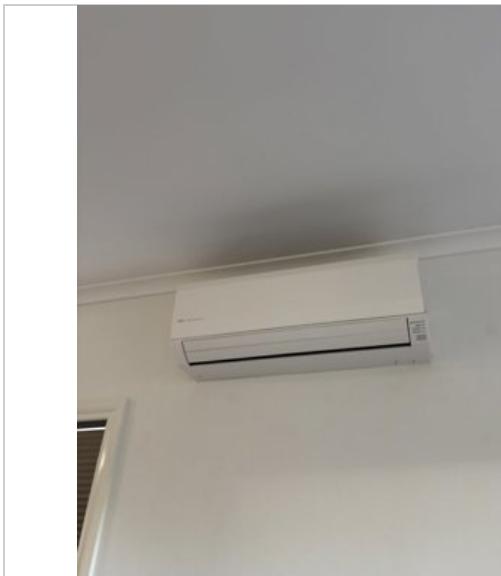
[Image 61](#)



Family room

14/08/2025 10:24 AM

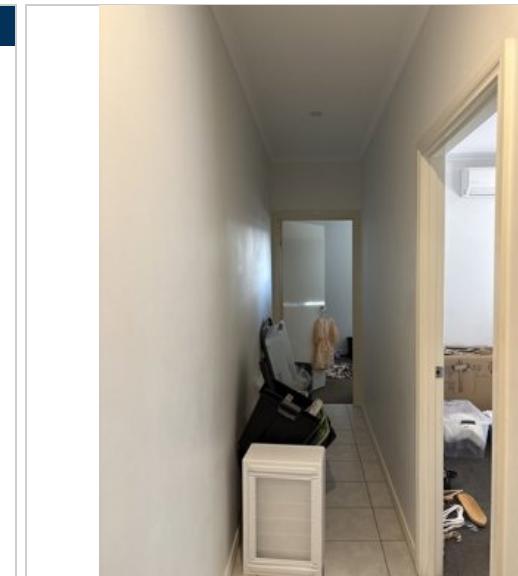
[Image 62](#)



Family room

14/08/2025 10:24 AM

[Image 63](#)



Passage

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[Image 64](#)



Passage

14/08/2025 10:25 AM

[Image 65](#)



Passage

14/08/2025 10:25 AM

[Image 66](#)



Passage

14/08/2025 10:25 AM

[Image 67](#)



Passage

14/08/2025 10:25 AM

[Image 68](#)



Toilet

14/08/2025 10:26 AM

[Image 69](#)



Toilet

14/08/2025 10:26 AM

[Image 70](#)



Toilet

14/08/2025 10:26 AM

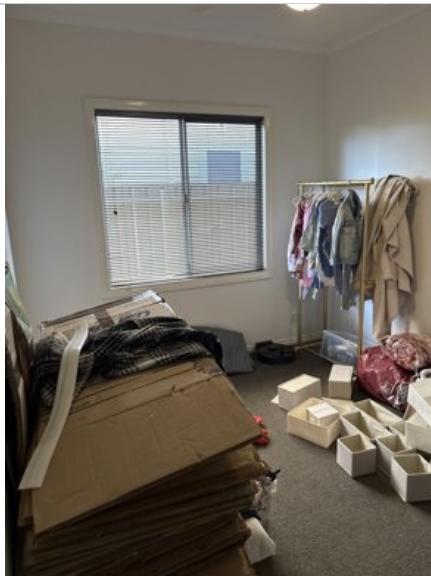
[Image 71](#)



Toilet

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[Image 72](#)



**Bedroom 2**  
14/08/2025 10:25 AM  
[Image 73](#)



**Bedroom 2**  
14/08/2025 10:25 AM  
[Image 74](#)



**Bedroom 2**  
14/08/2025 10:25 AM  
[Image 75](#)

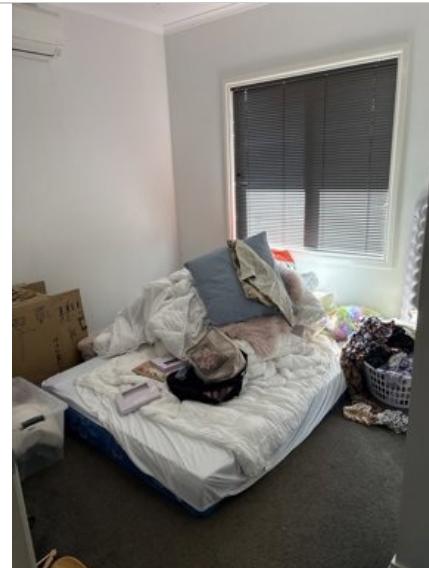


**Bedroom 2**  
14/08/2025 10:25 AM  
[Image 76](#)

Inspector Signature

*KA*

Date 15/08/2025

	<p><b>Bedroom 2</b> 14/08/2025 10:25 AM <a href="#">Image 77</a></p>		<p><b>Bedroom 2</b> 14/08/2025 10:25 AM <a href="#">Image 78</a></p>
	<p><b>Bedroom 2</b> 14/08/2025 10:25 AM <a href="#">Image 79</a></p>		<p><b>Bedroom 3</b> 14/08/2025 10:27 AM <a href="#">Image 80</a></p>

Inspector Signature

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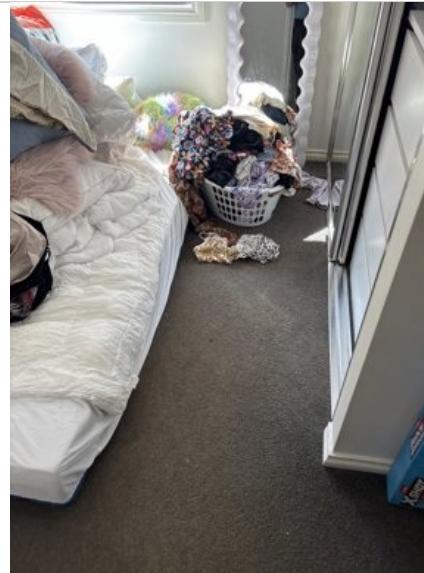
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Bedroom 3

14/08/2025 10:27 AM

[Image 81](#)



Bedroom 3

14/08/2025 10:27 AM

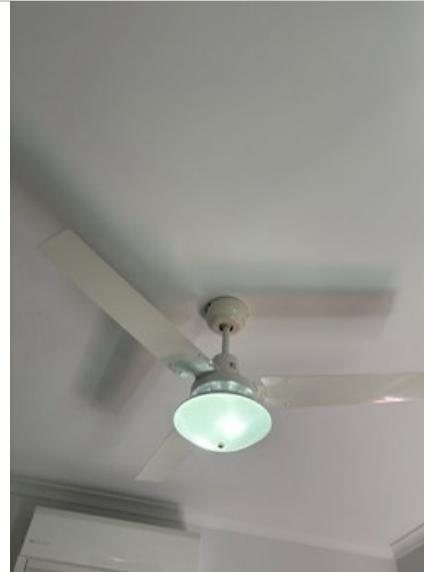
[Image 82](#)



Bedroom 3

14/08/2025 10:27 AM

[Image 83](#)



Bedroom 3

14/08/2025 10:27 AM

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Bedroom 3

14/08/2025 10:27 AM

[Image 85](#)



Bedroom 4

14/08/2025 10:27 AM

[Image 86](#)



Bedroom 4

14/08/2025 10:27 AM

[Image 87](#)



Bedroom 4

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[Image 88](#)

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Bedroom 4

14/08/2025 10:27 AM

[Image 89](#)



Bedroom 4

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[Image 90](#)



Bedroom 4

14/08/2025 10:27 AM

[Image 91](#)



Bedroom 4

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[Image 92](#)

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Bathroom

14/08/2025 10:25 AM

[Image 93](#)



Bathroom

14/08/2025 10:25 AM

[Image 94](#)



Bathroom

14/08/2025 10:26 AM

[Image 95](#)



Bathroom

14/08/2025 10:26 AM

[Image 96](#)



Bathroom

14/08/2025 10:26 AM

[Image 97](#)



Bathroom

14/08/2025 10:26 AM

[Image 98](#)



Bathroom

14/08/2025 10:26 AM

[Image 99](#)



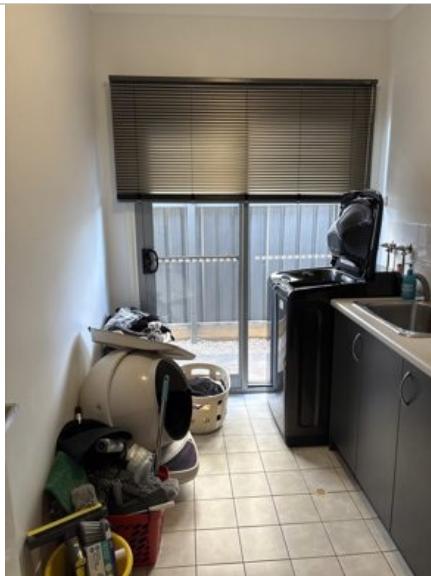
Bathroom

14/08/2025 10:26 AM

[Image 100](#)

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Laundry

14/08/2025 10:23 AM

[Image 101](#)



Laundry

14/08/2025 10:23 AM

[Image 102](#)



Laundry

14/08/2025 10:23 AM

[Image 103](#)



Laundry

14/08/2025 10:23 AM

[Image 104](#)



Exterior

14/08/2025 10:28 AM

[Image 105](#)



Exterior

14/08/2025 10:28 AM

[Image 106](#)



Exterior

14/08/2025 10:28 AM

[Image 107](#)



Exterior

14/08/2025 10:28 AM

[Image 108](#)

Inspector Signature



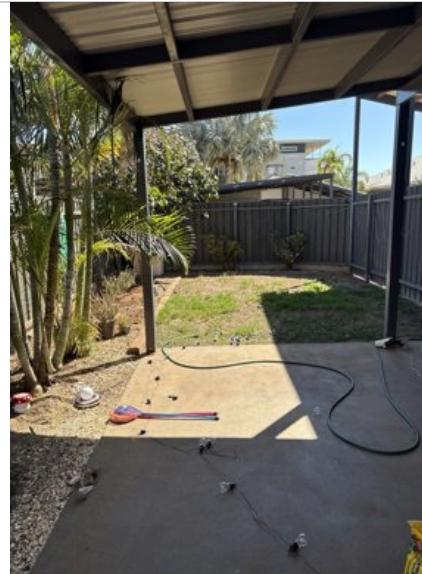
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Exterior

14/08/2025 10:28 AM

[Image 109](#)



Exterior

14/08/2025 10:28 AM

[Image 110](#)



Exterior

14/08/2025 10:28 AM

[Image 111](#)



Exterior

14/08/2025 10:28 AM

[Image 112](#)

Inspector Signature

Date 15/08/2025



Exterior

14/08/2025 10:28 AM

[Image 113](#)



Exterior

14/08/2025 10:28 AM

[Image 114](#)



Exterior

14/08/2025 10:28 AM

[Image 115](#)



Carspace

14/08/2025 10:28 AM

[Image 116](#)



Carspace

14/08/2025 10:28 AM

[Image 117](#)



Carspace

14/08/2025 10:28 AM

[Image 118](#)

Inspector Signature

*[Handwritten Signature]*

Date 15/08/2025