

Mid Term Inspection

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Property Address

[REDACTED]

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Instructed by

[REDACTED]

Clerk ID

Abi Sowter

Completed on

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Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

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Information

Question	Response	Details
Mid-tenancy maintenance section		
<p>In all cases, the following items are to be inspected for damage, wear and tear and any relevant maintenance requirements.</p> <ul style="list-style-type: none">-Check kitchen sink pipework and base unit for water damage and leaks-Check kitchen tap for drips and tightness-Check kitchen flooring for signs of water damage-Check condition of oven-Check bathroom flooring for signs of water damage-Check bathroom taps and pipework where possible for leaks and tightness-Check operation of toilet and taps-Check shower cubicles and surrounding structure for signs of water ingress-Check the waste is free flowing in the kitchen and bathrooms-Check for condensation issues throughout the property-Check operation of bathroom extractors and note status on report-Check for any maintenance issues being generated by the way the tenant is using the property-Check all tumble dryers are correctly vented to avoid moisture damage-Check for additions to the property that will require remedial works after the tenant has left-Check whether blinds comply with safety regulations-Check that all smoke, heat and carbon monoxide detectors in the property are working <p>All individual areas are given a rating from 1 (poor) to 3 (excellent). The report works on a traffic light system with the following:</p> <ul style="list-style-type: none">-Green - good, no attention required-Orange - average, some attention required-Red - poor, urgent attention required		

Inspection summary

Question	Response	Details
Is the tenant satisfied with the property and will they be renewing their tenancy?	Yes	
Property size	3 bedroom	
Boiler make and model		
What is the general level of cleanliness of the property?	Average Clean Condition, requires some cleaning	
What is the general condition of the flooring in the property?	Average Clean Condition, requires some cleaning	
Are the smoke and heat detectors present and working?	Present and working	
Are the carbon monoxide detectors present and working?	Present and working	
Any evidence of pets?	No	
Any evidence of smoking?	No	
Any evidence of subletting?	No	
Any damaged furniture?	No	
Any evidence of malicious damage or misuse?	No	
Any children living in the property?	No	
Is there any maintenance or redecoration that needs attending to?	Yes	
Further information	Toilet loose, screws left unfitted after previous leak repair, shower riser rail needs replacing, bath possibly leaking when in use. Living room shelf fallen off and requires refitting, bracket broken.	
Photo		
Are there any serious breaches of the tenancy agreement or emergency action required?	No	
Any advisory notes to agency, landlord or Proactive	Bedroom 3 not inspected as tenant is sleeping. Smoke and heat detectors are linked to a mains centralised system	

Inspection by area

Question	Response	Details
GARDENS / EXTERNAL AREAS		
ENTRANCE HALLWAY		
Condition of the area	Found clean, minor cleaning required	
Flooring type	Carpet	
Condition of the flooring	Average Clean Condition, requires some cleaning	
Overall area rating	2	
Are blinds compliant?	N/A	
LIVING ROOM		
Condition of the area	Found clean, minor cleaning required	
Flooring type	Laminate	
Condition of the flooring	Average Clean Condition, requires some cleaning	
Overall area rating	2	
Are blinds compliant?	N/A	
KITCHEN		
Condition of the area	Found clean, minor cleaning required	
Flooring type	Laminate	
Condition of the flooring	Good Clean Condition	
Overall area rating	2	
Are blinds compliant?	N/A	
BATHROOM		
Condition of the area	Found dirty, heavy cleaning required	
Flooring type	Ceramic tiles	
Condition of the flooring	Good Clean Condition	
Overall area rating	1	

Question	Response	Details
Are blinds compliant?	N/A	
BEDROOMS		
Add any bedrooms		
Bedroom 1		
Condition of the area	Found clean, minor cleaning required	
Flooring type	Laminate	
Condition of the flooring	Good Clean Condition	
Overall area rating	2	
Are blinds compliant?	N/A	
Bedroom 2		
Condition of the area	Found clean, minor cleaning required	
Flooring type	Laminate	
Condition of the flooring	Average Clean Condition, requires some cleaning	
Overall area rating	2	
Are blinds compliant?	N/A	
OTHER RECEPTION / CONSERVATORY		
OTHER BATHROOMS / ENSUITE		
SEPARATE TOILET		