

Landlord Address Tenant Date of Inspection Lease Expiry

Agent Disclaimer (drafted by Realcover the industry insurer)

This tenancy inspection report is a visual one carried out by Oxbridge Group Pty Ltd 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 fixtures or 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, tenants goods or other belongings.

Oxbridge Group Pty Ltd recommends that all landlords have regular inspections carried out by suitably qualified, licensed and insured contractors and experts in the appropriate areas when necessary.

Oxbridge Group Pty Ltd also recommends that all landlords hold adequate insurance, including landlords insurance.

*** Note:** Pool must be registered and have a valid compliance or relevant occupation certificate.

Smoke Alarms Present Yes No

Location of Smoke Alarms:

Has the Tenant carried out repairs? Yes No

Note: If yes, refer to section 64A of the *Residential Tenancies Act 2010* (NSW)

Urgent Action / Maintenance

General Comments / Maintenance

Tenant Action Required

Agent Trading as Signature Date



ROUTINE INSPECTION REPORT

Lessor: Please advise maintenance instructions and /or advice to the Agency in writing**Agent:** Record Condition by indicating Satisfactory or Not Satisfactory

	Satisfactory on visual inspection	Not Satisfactory on visual inspection	Comments
Entrance /Hall	<input type="checkbox"/>	<input type="checkbox"/>	
Lounge Room	<input type="checkbox"/>	<input type="checkbox"/>	
Dining Room	<input type="checkbox"/>	<input type="checkbox"/>	
Family Room	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	
Oven /Grill	<input type="checkbox"/>	<input type="checkbox"/>	
Exhaust Fan	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	
Ensuite	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	
Light Fittings	<input type="checkbox"/>	<input type="checkbox"/>	
Hallway	<input type="checkbox"/>	<input type="checkbox"/>	
Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	
Bath /Shower	<input type="checkbox"/>	<input type="checkbox"/>	
Exhaust Fan	<input type="checkbox"/>	<input type="checkbox"/>	
Toilet	<input type="checkbox"/>	<input type="checkbox"/>	
Laundry	<input type="checkbox"/>	<input type="checkbox"/>	
Windows /Screens	<input type="checkbox"/>	<input type="checkbox"/>	
Security /Safety	<input type="checkbox"/>	<input type="checkbox"/>	
Blinds /Curtains	<input type="checkbox"/>	<input type="checkbox"/>	

Agent Trading as Signature Date



ROUTINE INSPECTION REPORT

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Agent: Record Condition by indicating Satisfactory or Not Satisfactory

	Satisfactory on visual inspection	Not Satisfactory on visual inspection	Comments
Internal Painting	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	
Patio	<input type="checkbox"/>	<input type="checkbox"/>	
Pool *(see note)	<input type="checkbox"/>	<input type="checkbox"/>	
Pool CPR Chart	<input type="checkbox"/>	<input type="checkbox"/>	
Pool Fences	<input type="checkbox"/>	<input type="checkbox"/>	
Front Garden	<input type="checkbox"/>	<input type="checkbox"/>	
Rear Garden	<input type="checkbox"/>	<input type="checkbox"/>	
Driveway	<input type="checkbox"/>	<input type="checkbox"/>	
Garage	<input type="checkbox"/>	<input type="checkbox"/>	
Gates /Fences	<input type="checkbox"/>	<input type="checkbox"/>	
Downpipes	<input type="checkbox"/>	<input type="checkbox"/>	
Gutters	<input type="checkbox"/>	<input type="checkbox"/>	

ROUTINE INSPECTION REPORT

Agent

Trading as

Signature

Date