

**Introduction :**

A routine inspection was carried out at your property by one of our trained Inspectors. The report has been submitted to your Property Manager for review and to action any matters that require attention.

We recommend you consider the report in full and advise us if there are any questions or issues you would like addressed by us or to be taken up with the tenant.

**Overall Standard and summary of inspection:**

Upon inspection it appears that the tenant is taking reasonably good care of the property. It was presented in a satisfactory condition.

**Required Maintenance :**

Nil

**Minimum Housing Standards :**

Nil

**Recommended Maintenance :**

Nil

**Property Manager to Follow Up:**

Nil

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

Nil



**Address of premises**

3/ 40 Sahara Rd  
Glass House Mountains QLD 4518



**Tenant's name(s)**

Jack Gailey-Evans



**Current Rent: \$370.00 per week**

**Lease Start Date:**

26/04/24

**Lease Expiry:**

28/04/25

**Inspection Date:**

20/06/24

**CONDITION/  
ACTION CODES**



YES



NO

This tenancy inspection report is a visual one carried out by Aura Property 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 of other belongings. Aura Property recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Aura Property also recommends that all landlords hold adequate insurance, including landlords insurance.

Inspector Signature



Date

20/06/24

	Condition Satisfactory	Action required by tenant	Action required by landlord	Inspector Comments
<b>Areas</b>				
Kitchen	Y	N	N	<p>The kitchen has been adequately maintained, with clean appliances, countertops, and cabinets. No major issues noted at the time of the inspection.</p> <p>Refer to media: 1 2 3</p>
Lounge Room	Y	N	N	<p>Upon inspection, the doors, flooring, walls, and all windows and window treatments are in satisfactory condition.</p> <p>Refer to media: 4 5 6 7</p>
Ensuite	Y	N	N	<p>The bathroom was visually inspected for leaks, mould or soap scum buildup, leaking shower door seals, and excessive build-up of dirt and or grime, calcium, or other such deposits which will lead to long-term damage. None of the above issues were identified.</p> <p>Refer to media: 8 9 10 11 12 13</p>
Bedroom	Y	N	N	<p>Upon inspection, the doors, flooring, walls, and all windows and window treatments are in satisfactory condition.</p> <p>Refer to media: 14 15 16 17</p>
Exterior	Y	N	N	<p>The backyard is in good condition and is a lot tidier with this new tenant!</p> <p>Refer to media: 18 19 20 21 22 23 24 25 26 27 28 29</p>

Inspector Signature



Date

20/06/24



Kitchen  
20/06/2024 9:47 AM  
[Image 1](#)



Kitchen  
20/06/2024 9:47 AM  
[Image 2](#)



Kitchen  
20/06/2024 9:47 AM  
[Image 3](#)



Lounge Room  
20/06/2024 9:47 AM  
[Image 4](#)

Inspector Signature  Date 20/06/24



Lounge Room  
20/06/2024 9:47 AM  
[Image 5](#)



Lounge Room  
20/06/2024 9:47 AM  
[Image 6](#)



Lounge Room  
20/06/2024 9:47 AM  
[Image 7](#)



Ensuite  
20/06/2024 9:48 AM  
[Image 8](#)

Inspector Signature  Date 20/06/24



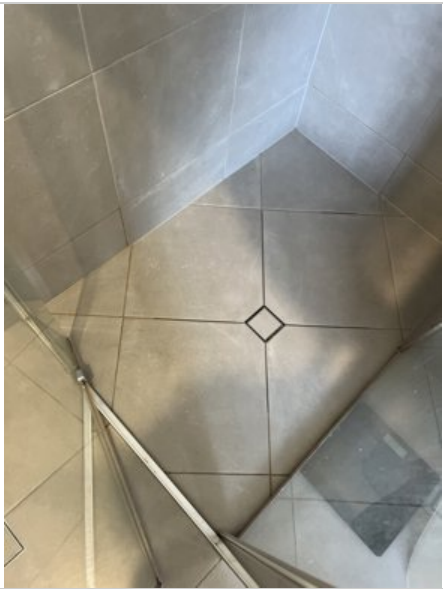
Ensuite  
20/06/2024 9:48 AM  
[Image 9](#)



Ensuite  
20/06/2024 9:48 AM  
[Image 10](#)



Ensuite  
20/06/2024 9:48 AM  
[Image 11](#)



Ensuite  
20/06/2024 9:48 AM  
[Image 12](#)



Ensuite

20/06/2024 9:48 AM

[Image 13](#)



Bedroom

20/06/2024 9:47 AM

[Image 14](#)



Bedroom

20/06/2024 9:48 AM

[Image 15](#)



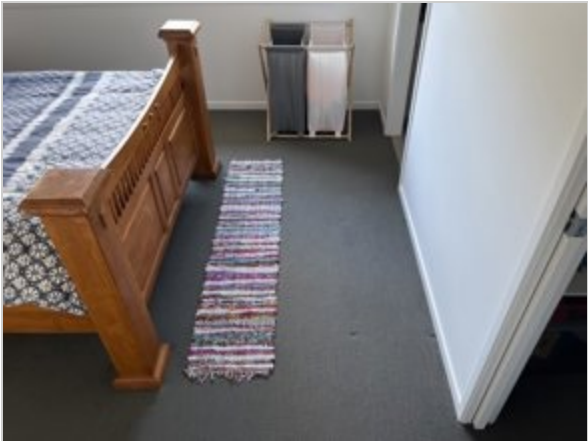
Bedroom

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[Image 16](#)

Inspector Signature  Date 20/06/24





Bedroom

20/06/2024 9:48 AM

[Image 17](#)



Exterior

20/06/2024 9:45 AM

[Image 18](#)



Exterior

20/06/2024 9:45 AM

[Image 19](#)



Exterior

20/06/2024 9:46 AM

[Image 20](#)

Inspector Signature  Date 20/06/24



Exterior  
20/06/2024 9:46 AM  
[Image 21](#)



Exterior  
20/06/2024 9:46 AM  
[Image 22](#)



Exterior  
20/06/2024 9:46 AM  
[Image 23](#)



Exterior  
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[Image 24](#)

Inspector Signature  Date 20/06/24

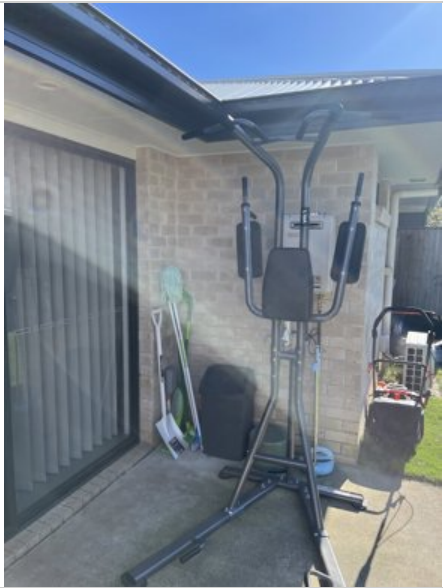




Exterior

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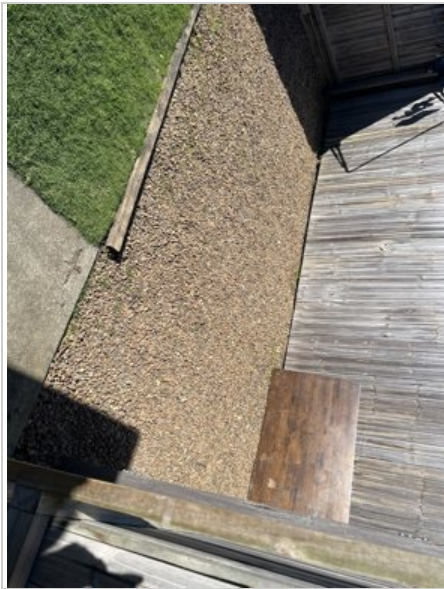
[Image 25](#)



Exterior

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[Image 26](#)



Exterior

20/06/2024 9:46 AM

[Image 27](#)



Exterior

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[Image 28](#)

Inspector Signature  Date 20/06/24



Exterior

20/06/2024 9:46 AM

[Image 29](#)

Inspector Signature  Date 20/06/24