

# Park View North Lakes

## Routine Inspection Report

---

2022-07-14 10:00  
Emma Thomas

203/1 Bass Court North Lakes QLD 4509

### General Notes

---

Tenant: Evangeline & Sylvia Carpio  
Rent: \$400.00 Weekly      Lease Ends: 26 Jan 2023

Overall property was presented in a clean and tidy condition.

| Area/Room                      | Condition |           |         | Notes          |
|--------------------------------|-----------|-----------|---------|----------------|
| Lounge Room                    | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Kitchen/ Meals                 | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Dining Room                    | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Bedroom 1                      | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Ensuite                        | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Bedroom 2                      | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Bedroom 3                      | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Bathroom                       | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Study Nook                     | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Laundry                        | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         | Clean and tidy |
| Toilet                         | Clean     | Undamaged | Working |                |
| Condition & Comments           | ✓         | ✓         |         |                |
| General                        | Clean     | Undamaged | Working |                |
| Staircase                      | ✓         | ✓         |         | Clean and tidy |
| Garage/ car port/<br>storeroom | ✓         | ✓         |         | Clean and tidy |
| Balcony/ porch/ deck           | ✓         | ✓         |         | Clean and tidy |
| Paving/ pergola                | ✓         | ✓         |         | Clean and tidy |

| Area/Room              | Condition |   | Notes          |
|------------------------|-----------|---|----------------|
| Paths/ driveway        | ✓         | ✓ | Clean and tidy |
| Wheelie & recycle bins | ✓         | ✓ | Clean and tidy |

# Inspection Photos

Lounge Room  
Condition & Comments



Kitchen/ Meals  
Condition & Comments



Dining Room  
Condition & Comments



Bedroom 1  
Condition & Comments



Ensuite  
Condition & Comments



Bedroom 2  
Condition & Comments



Bedroom 3  
Condition & Comments



Bathroom  
Condition & Comments



Laundry  
Condition & Comments



General  
Staircase



General  
Garage/ car port/ storeroom



General  
Paving/ pergola



General  
Paths/ driveway



# Maintenance Required

---

There are no maintenance items reported from this inspection.

# Disclaimer

---

Please note;  
This inspection indicates the condition of the premises on a visual basis only and is not intended to convey that an item is compliant with legislation or safety standards, or is in proper working order. This report does not include any part of the premises covered, obscured, or otherwise made inaccessible to visual inspection.

The Agent is a Property Manager and is not a licensed Building or Pest Inspector and is not qualified to give information or advice in this regard.

It remains the Lessor's responsibility to comply with all State and Local Government requirements in respect to the premises.