



188 Mackenzie St, Rangeville QLD

#### **Your property**

**Property** 188 Mackenzie St, Rangeville QLD

Tenants

 Rent
 \$280.00 per week

 Lease ends
 06/08/2020

#### **This inspection**

Inspected on Inspected by Report created on

15 July 2020 Cath Clark 17 July 2020

#### **Comments**

Area	Condition	Comments	Photos
Overall	GOOD	Reasonable condition. Better care throughout is wanted.	1
Entry	FAIR	Mould to ceiling, perhaps from previous leak. Tenant has been asked to try to clean it and to keep an eye on it during rain.	2-5
Lounge room	GOOD	Clean and tidy. Oil heater no longer able to be used.	6-8
Family room	FAIR	Used for storage, smells musty.	9
Kitchen/meals	FAIR	In need of a good clean.	10-15
Dining room	GOOD	Tidy	
Bedroom 1	GOOD	Clean and tidy. Mould to southern ceiling, tenant asked to clean and monitor.	16-17
Bedroom 2	FAIR	In use at the time of visit.	18
Bedroom 3	FAIR	Used as an office. In disarray and dusty.	19
Bathroom	FAIR	Needs a good clean. Tenant uses rain water in containers to bathe.	20-27
Toilet	GOOD	Tidy	
Laundry	GOOD	Tenant appears to wash using rain water from bottles.	28-30
General	FAIR	Property needs a good clean and garden tidy up. tenant has been asked to keep an eye out for leaks from patio when it next rains to determine if gutters at rear of house are in good order. Tenant has been asked to keep tidying up and throwing things out.	31-39

## **S** General comments

Tenant care is standard for this property. A change of tenant is recommended as wear and tear and general lack of care is slowly eroding the condition of the property. Renovations are recommended when vacant. A discussion was had with the electrician in regard to the meter board at the rear of the property and although still legal, if damage occurs to the board, or if any upgrade to power at the property is needed it will be a requirement to move the meter box to the front third of the property which may cost \$2,000 to \$3,000.

Please note that inspections are carried out visually only as property managers hold no other qualification or representation other than that of a Property Agent.

Natwide Pty Ltd



#### McADAM& TURNBULL REALTY

## **Routine Inspection Report**

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Inspection Photos

1 to 4 of 39 photos





1. Overall 15/07/20 at 02:07 PM

**2. Entry** 15/07/20 at 02:09 PM





**3. Entry** 15/07/20 at 02:09 PM

**4. Entry** 15/07/20 at 02:09 PM



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Photos continued... 5 to 8 of 39 photos





**5. Entry** 15/07/20 at 02:08 PM

6. Lounge room 15/07/20 at 02:20 PM





7. Lounge room 15/07/20 at 02:19 PM

8. Lounge room 15/07/20 at 02:19 PM



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Photos continued... 9 to 12 of 39 photos





**9. Family room** 15/07/20 at 02:19 PM

**10. Kitchen/meals** 15/07/20 at 02:15 PM





11. Kitchen/meals 15/07/20 at 02:15 PM

**12. Kitchen/meals** 15/07/20 at 02:14 PM



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Photos continued... 13 to 16 of 39 photos





13. Kitchen/meals 15/07/20 at 02:14 PM

14. Kitchen/meals 15/07/20 at 02:14 PM





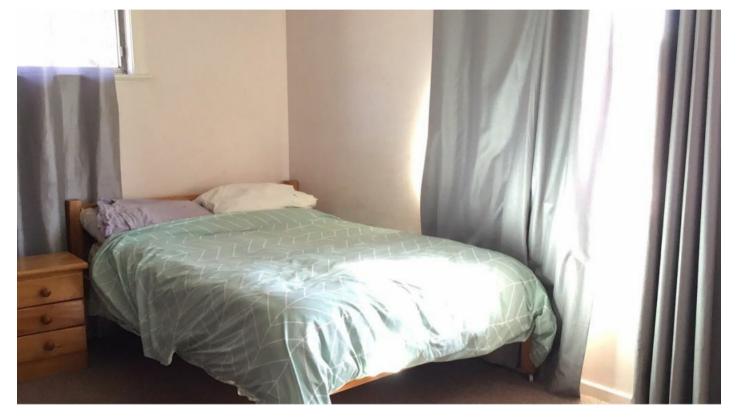
15. Kitchen/meals 15/07/20 at 02:14 PM

**16. Bedroom 1** 15/07/20 at 02:10 PM



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Photos continued... 17 to 20 of 39 photos





17. Bedroom 1 15/07/20 at 02:10 PM

18. Bedroom 2 15/07/20 at 02:11 PM





19. Bedroom 3 15/07/20 at 02:11 PM

**20. Bathroom** 15/07/20 at 02:13 PM







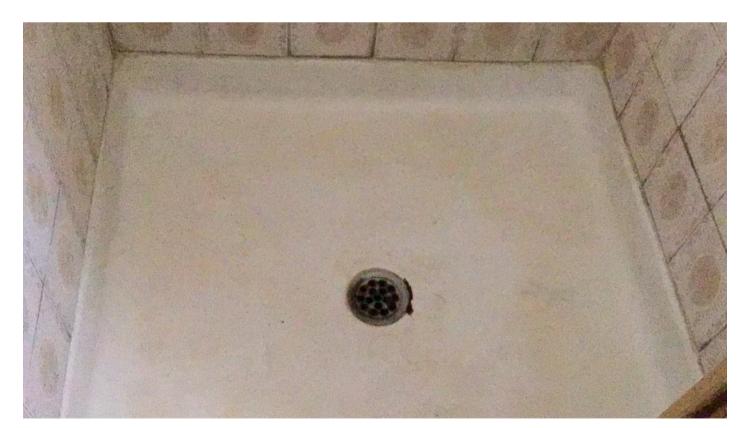
Photos continued... 21 to 24 of 39 photos



**21. Bathroom** 15/07/20 at 02:12 PM



**22. Bathroom** 15/07/20 at 02:12 PM



**23. Bathroom** 15/07/20 at 02:12 PM

**24. Bathroom** 15/07/20 at 02:12 PM



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Photos continued... 25 to 28 of 39 photos

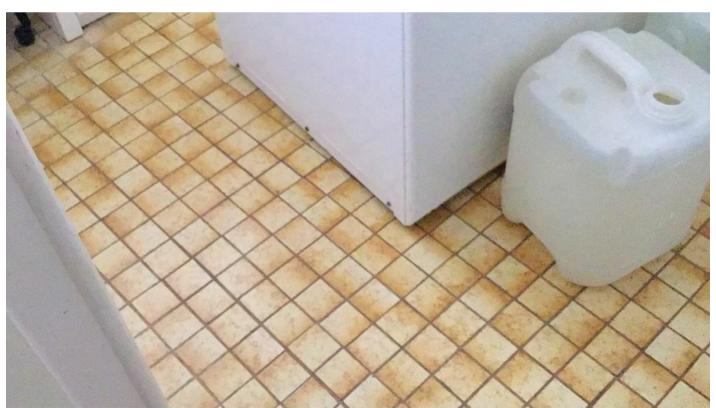




**25. Bathroom** 15/07/20 at 02:12 PM

**26. Bathroom** 15/07/20 at 02:12 PM





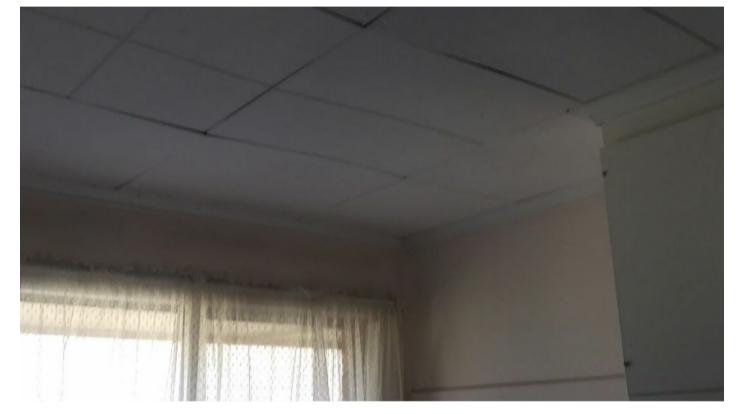
**27. Bathroom** 15/07/20 at 02:12 PM

**28. Laundry** 15/07/20 at 02:13 PM



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Photos continued... 29 to 32 of 39 photos





**29. Laundry** 15/07/20 at 02:13 PM

**30. Laundry** 15/07/20 at 02:13 PM





**31. General** 15/07/20 at 02:07 PM

**32. General** 15/07/20 at 02:07 PM





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Photos continued... 33 to 36 of 39 photos





**33. General** 15/07/20 at 02:17 PM

**34. General** 15/07/20 at 02:17 PM





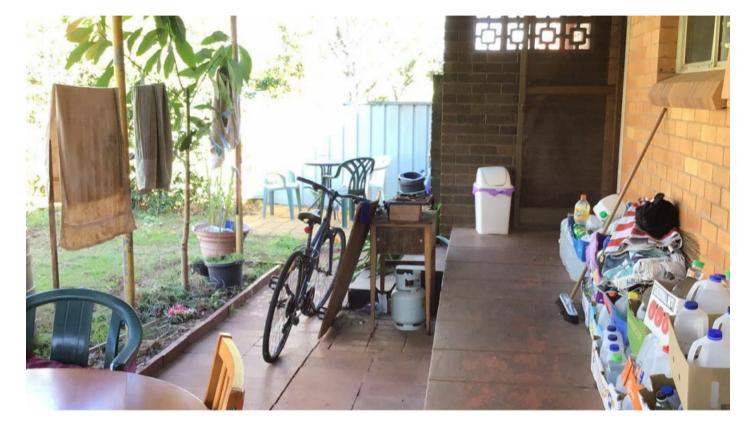
**35. General** 15/07/20 at 02:16 PM

**36. General** 15/07/20 at 02:16 PM



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Photos continued... 37 to 39 of 39 photos





**37. General** 15/07/20 at 02:16 PM

**38. General** 15/07/20 at 02:16 PM



**39. General** 15/07/20 at 02:16 PM