



Mid-Term Property Management Visit

124 Greyston Avenue
Vredehoek
CAPE TOWN
8001

Inspected by: zademo@imfuna.com

Prepared By: K O'Neill

Company: Imfuna Let

Date of Inspection: 22/10/2015

Tenant: B Smith

Prepared for: Owner


Refers to:

In-going Inspection dated 22/07/2015

INSPECTION INFORMATION

Inspected By Kerrie
Status Occupied
Model 2-bed/2-bath

SCHEDULE OF CONDITION

	Condition	Note
 Exterior	Decorative Condition	This is a mid term inspection and the property is in a good condition. The current tenants who have been here for 3 months are keeping the property clean and the garden is well maintained.

GENERAL INSPECTION NOTES

Mid Term – 3 month inspection

PRESENT AT INSPECTION

Present at this Inspection



Agent - B Smith

METERS

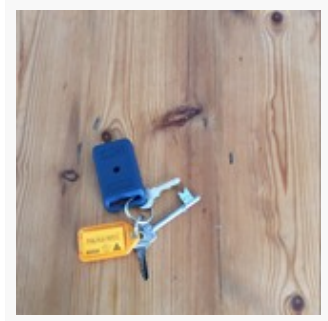
Pre-paid Econ



Meter

Serial #: QUERTY-ZA123
Reading One: 103.2 units
Last Checked: 01/10/2015
Supplier: Eskom
Location: Kitchen

KEYS



Full set of keys
Full set including Remote

Picture of keys taken as the 2nd set was only handed to tenants on the 3rd day of occupation by out-going tenant.

NOTES

Inventory Process

The inventory process is a visual inspection of the property interior and exterior. All visual surfaces are inspected and condition noted. Major moving parts such as doors, windows, and window coverings are tested for operation. Any plumbed items are operated. Electric and gas appliances are tested for operation (on/off) however they are not tested through entire cycles (dish washer, laundry washer and/or dryer).

The inventories are non-invasive meaning that heavy or permanently affixed surface materials are not lifted or removed to inspect the condition under or behind.

Condition Descriptions

Unless otherwise stated, it is accepted that the condition is in good condition free from any obvious defects, soiling or malfunction. The condition will be assessed at in-going, during interim inventories, and at out-going inspection.

New: Just installed and never used.

Used: No longer new condition however has been returned to near new condition and fully functional for everyday use.

Worn: Showing signs of wear and tear. Functional for everyday use.

Damaged: No longer functional for everyday use or unsightly.

SPACES

Outside



Side Front Garden



Paving Steps



Outside

Notes:

The garden is well maintained. The lawn mowing service comes bi-monthly.

The tenants had 10 paving steps inserted into the front lawn (with owners permission)

Front Garden

Used

Front gate paint is peeling. Will request for a re-paint.



Front Gate

Costs

Repaint Gate	R 800.00	
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Net Total: R 800.00

Tax: R 0.00

Total : R 800.00

Room Total

All works this room (net): R 800.00
Tax: R 0.00

Inside

Entrance Hall

Worn

There are no changes to the condition of the entrance hall condition.

Inside (continued)

Entrance Hall (continued)



Entrance Hall

Kitchen

Used

The kitchen is in good condition, it shows signs of general fair wear and tear.



Kitchen

Inside (continued)

Laundry Room

Used

Washing machine and tumble dryer are working well.

The dripping tap over the basin in the laundry room has been repaired.



Washroom sink with plug



Tumble Dryer



Washing Machine

Downstairs Toilet

Plastic unit

Damaged



HandyMan

The toilet seat is loose and needs repair.

Inside (continued)

Downstairs Toilet (continued)



Loose toilet seat

22/10/2015 15:16 (CAT) at 0.0 ° , 0.0 °

Costs

Handyman	R 350.00	
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Net Total: R 350.00

Tax: R 0.00

Total : R 350.00

Stairs

Used

Stairs are showing signs of fair wear and tear. Keep a check on the walls under railing.

Inside (continued)

Stairs (continued)



Stairway

Living Room

Solid Wood

Damaged



Carpenter

The living room floors are showing signs of fair wear and tear, walls are in a good condition. 2 of the wooden floor-boards are lifting. To be repaired. No changes to furnishings.

Inside (continued)

Living Room (continued)



Lifting of floor boards



Red Sofa



Brown Sofa

Inside (continued)

Living Room (continued)

Costs

Replace 2 x floor boards	R 2500.00	
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Net Total: R 2500.00

Tax: R 0.00

Total : R 2500.00

Master Bedroom

Master bedroom is in good condition; the walls are clean and the floors are unmarked.



Master Bedroom

Ensuite

No mould on ceiling in bathroom

Used

Inside (continued)

Ensuite (continued)



Bath



Toilet



Hand basin

Upstairs Bedroom

Bedroom 2; the sisal carpet is in good condition.

Used

Inside (continued)

Upstairs Bedroom (continued)

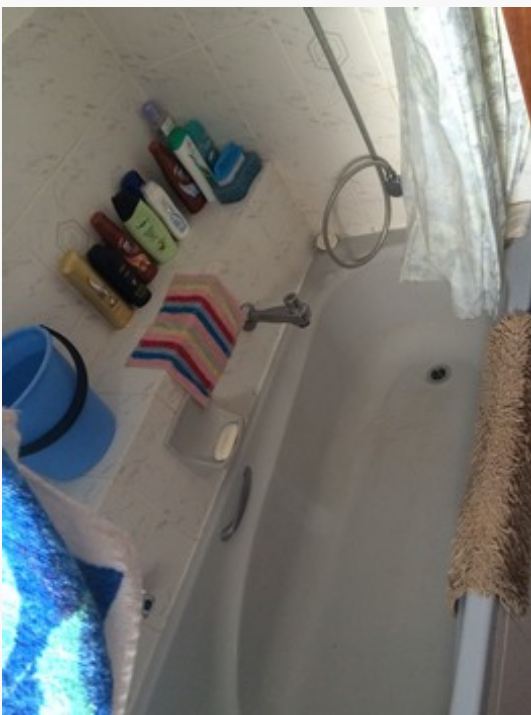


Bedroom 2

Family Bathroom

Worn

The bath is worn and is in the same condition as when the tenants occupied the cottage.



22/10/2015 15:17 (CAT) at 0.0 ° , 0.0 °



22/10/2015 15:17 (CAT) at 0.0 ° , 0.0 °

Inside (continued)

Room Total	All works this room (net): R 2850.00 Tax: R 0.00
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DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

FLAGGED ADDENDUM

Inside: Downstairs Toilet

Plastic unit

Damaged



HandyMan

The toilet seat is loose and needs repair.



Loose toilet seat

22/10/2015 15:16 (CAT) at 0.0 ° , 0.0 °

Costs

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Total : R 350.00

Inside: Living Room

Solid Wood

Damaged



Carpenter

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Flagged Addendum (continued)

Inside: Living Room (continued)



Lifting of floor boards



Red Sofa



Brown Sofa

Flagged Addendum (continued)

Inside: Living Room (continued)

Costs

Replace 2 x floor boards	R 2500.00	
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Net Total: R 2500.00

Tax: R 0.00

Total : R 2500.00

Final Estimate

Room	Net cost	Tax
Outside	R 800.00	R 0.00
Inside	R 2850.00	R 0.00
Total	R 3650.00	R 0.00