

Out-going Comparison

9 Tokai Road
Constantia
Cape Town
7700

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

INSPECTED BY: zademo@imfuna.com
PREPARED BY: Kerrie O'Neill
PREPARED FOR: Ms. Landlord
TENANT: Mr. & Ms. Tenant

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PREPARED FOR: Tenant & Landlord

DATE OF INSPECTION: 31/03/2015
DATE PUBLISHED: 31 March 2015

DATE OF INSPECTION: 03/10/2015
DATE PUBLISHED: 5 October 2015

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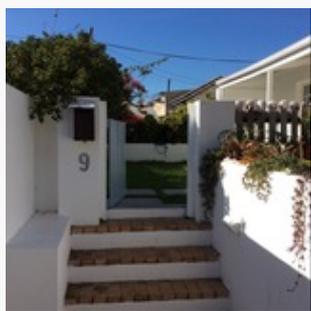
INSPECTION INFORMATION

Model 2-bed/2-bath
Inspected By KJO
Status Vacant

SCHEDULE OF CONDITION

General Condition

This home is immaculate. It has recently been renovated. All the fixtures and fittings are new.



31/03/2015 09:42 (CAT)

GENERAL INSPECTION NOTES

Detailed Inspection of this Property

INSPECTION INFORMATION

Model 2-bed/2-bath
Inspected By KON
Status Vacant

SCHEDULE OF CONDITION

General Condition

The house is in good condition. The tenants have vacated. They did their own cleaning so we need to get a professional cleaner service to tidy up and give it a thorough clean.



03/10/2015 11:47 (CAT)

GENERAL INSPECTION NOTES

No major changes to the condition of this property.

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PRESENT AT INSPECTION

Present at this Inspection



Kerrie O'Neill

PRESENT AT INSPECTION

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METERS

Electric



31/03/2015 10:23 (CAT)

Serial #: QWERTY-1
Reading One: 108.3
Supplier: Eskom
Location: Outside right

The electricity card is present and the geyser is switched on.

METERS

Electric



03/10/2015 11:41 (CAT)

Reading One: 79,7
Last Checked: 05/10/2015
Supplier: Eskom
Location: Outside right
Note:
No change in condition

Water

Serial #: QAZ-456
Reading One: NA
Last Checked: 31/03/2015
Supplier: City of CT

Note:
As the water meter is off property it has not been read.

Water

Reading One: 0

Note:
As the water meter is situated in the neighbour's garden, it has not been read.

Alarm



31/03/2015 10:23 (CAT)

Serial #: POP-27L
Location: Entry wall

The Alarm box is a "Paradox" and is in good working order.

Alarm



Reading One: 0

The Alarm box is a "Paradox" and the alarm is in good working order.

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KEYS

House Keys



31/03/2015 10:35 (CAT)

House Keys

There are 2 matching sets of house keys, 1 is with the neighbour. Both sets have an Alarm remote on them. Blue to deactivate the alarm and set it.

Chain Key For The Braai



31/03/2015 10:36 (CAT)

Chain Key For The Braai

The key for the chain to lock the braai outside is hanging on 1 of the aerials on the wi-fi router.

2 Sets Of House Keys
No original observation

03/10/2015 11:41 (CAT)

KEYS

House Keys
No change in condition

Chain Key For The Braai
No change in condition

2 Sets Of House Keys



03/10/2015 11:44 (CAT)

2 Sets Of House Keys

There are 2 sets of house keys, although only 1 is present in the photograph. The neighbour has the other set.

SPACES

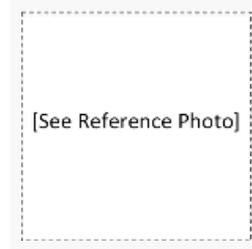
Lobby Area



31/03/2015 10:21
(CAT)

SPACES

Lobby Area



03/10/2015 11:40
(CAT)

Lobby Area – Floors

New

Floors in this area have recently been screeded and are in good condition.

Lobby Area – Floors



Cleaners

Remove scuff marks on floors Used

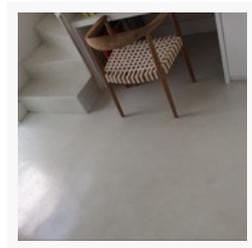
The floors in the lobby area are prone to marking. They are, quite dirty, and after a professional clean, some of the heavier marks will be removed. No major damage.



Unmarked, new flooring
2
31/03/2015 10:19
(CAT)



03/10/2015 11:06
(CAT)



31/03/2015 10:19
(CAT)



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Lobby Area – Walls

New

Recently painted and in general in a good condition



31/03/2015 10:22 (CAT)



31/03/2015 10:22 (CAT)

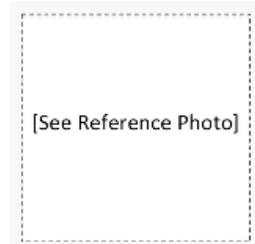
Lobby Area – Walls

Used

Normal wear and tear apparent.



[See Reference Photo]



[See Reference Photo]

Lobby Area – Doors & Hardware

New

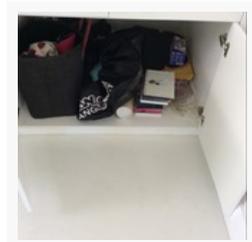
The cupboards in this area contain all the linen. I've taken a photo.



31/03/2015 10:20 (CAT)



31/03/2015 10:20 (CAT)



31/03/2015 10:21 (CAT)

Lobby Area – Doors & Hardware

Used

No change to the cupboards in the lobby area. The outgoing tenants are storing some of their belongings in the cupboard until they return.



03/10/2015 11:07 (CAT)



[See Reference Photo]



[See Reference Photo]

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Out-going. 03/10/2015. KON

Lobby Area – Lights & Fixtures

New

Fixtures in excellent working condition



Ceiling spotlights
31/03/2015 10:20
(CAT)

Lobby Area – Lights & Fixtures

Used

All globes in the 3-spotlight light fitting in the ceiling are working.



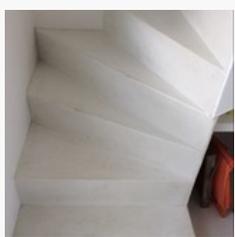
03/10/2015 11:07
(CAT)

Lobby Area – Stairs

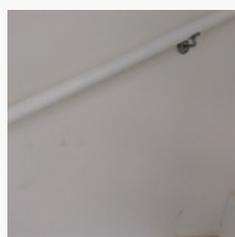
New

Hand rail on left side of wall going up stairs

The walls going up the stairway have a few grubby marks on but nothing that can't be washed clean.



31/03/2015 10:29
(CAT)



31/03/2015 10:29
(CAT)

Lobby Area – Stairs

Used



Cleaners

The stairs are very dirty. They need a good wash and a good sweep, but no apparent marks and a few scuff marks on the walls going up the stairway. There are also grubby marks next to the railing on the stairway. I am sure this will come clean with a good wash.

The lights on the stairway are working.



03/10/2015 11:08
(CAT)



[See Reference Photo]

In-going – 31/03/2015 – kjo

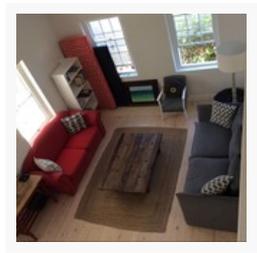
Out-going. 03/10/2015. KON

Reception Room

The red sofa has a few water marks on the front side and on the arm side of the sofa, just to note that these are in existence.



31/03/2015 09:43 (CAT)

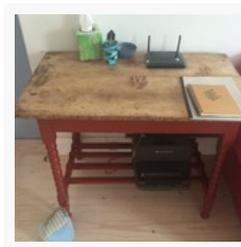


31/03/2015 10:27 (CAT)

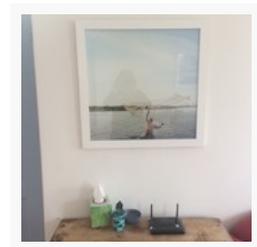
No original observation

Reception Room

The wifi router in the reception area is showing a red light.



03/10/2015 11:10 (CAT)



03/10/2015 11:11 (CAT)



03/10/2015 11:12 (CAT)



03/10/2015 11:13 (CAT)



Reception Room – Furniture

Furniture	Used
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All furniture present

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Reception Room – Windows

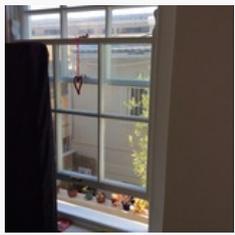


HandyMan

New

Sash window behind the red couch is difficult to open. We need to repair.

The other 2 sash windows in the living area/reception area work well and are able to open and close.



31/03/2015 09:58 (CAT)

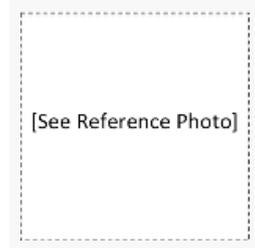


31/03/2015 09:58 (CAT)

Reception Room – Windows

Used

No change in condition



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Out-going. 03/10/2015. KON

Reception Room – Furniture

Furniture

Used



The red sofa has 2 cushions fixed, 4 loose cushions for seating and 2 single grey and white cushions, 1 with flowers and 1 with half moons.
31/03/2015 09:44
(CAT)



The grey sofa has got 3 cushions on the back, 2 cushions on the seats and 2 scatter cushions with white birds on.
31/03/2015 09:47
(CAT)



Single blue denim chair with a beaded cushion in denim.
31/03/2015 09:48
(CAT)



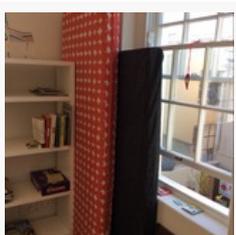
Blue/black denim bean bag with beaded work on it. The standard lamp has a white shade, which is marked.
31/03/2015 09:50
(CAT)



There are water marks on the red sofa, on the front side and on the arm side.
31/03/2015 09:51
(CAT)



The coffee table in the centre of the reception room has got a little bit of white paint markings.
31/03/2015 09:52
(CAT)



There are 2 cushions for the outside bench and

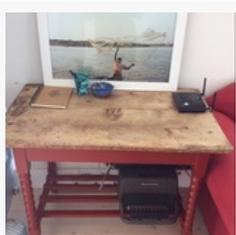


Table in reception area has got a WiFi modem

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Reception Room – Furniture (continued)

Kitchen

The kitchen is in immaculate condition. There is a Miele dishwasher, a bright red brand new Smeg fridge and a Kelvinator built in oven and hob.

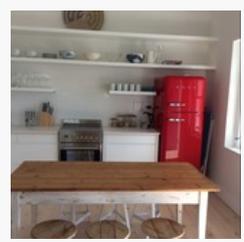
There is a table with 6 little stools and everything seems to be in good order.



31/03/2015 09:53
(CAT)



31/03/2015 10:27
(CAT)



31/03/2015 09:54
(CAT)

Kitchen

The kitchen is in good condition. The fridge is almost empty and has been switched off. There are a few things in the fridge that need to be taken out. The oven and hob are in good condition. The fitting on the top, back part of the hob have come away and it needs to be fitted properly. (see photo). The dustbin has been emptied and the dishwasher has been left empty.



03/10/2015 10:42
(CAT)



03/10/2015 10:44
(CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

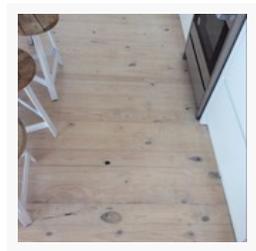
Kitchen – Floors

Wood	New
------	-----

The floors have been newly painted however there are a few scuff marks and a few minor stains. Floors appear prone to marking.



31/03/2015 09:54 (CAT)



31/03/2015 09:55 (CAT)

Kitchen – Floors



Cleaners

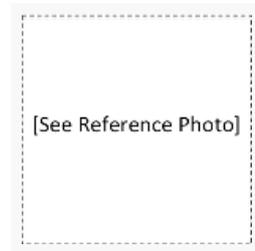
Wood	Used
------	------

Although the floors have been newly painted there are a few scuff marks and looks like a few little minor stains. I think these floors are prone to marking but I just thought I'd note them.

The floors are in the same general condition as when the tenants moved in. They do have a few marks on them and need to be washed. The indentations from the stools being pulled in and out from under the dining table have created some wear and tear on the floors, but nothing major and it's all fair wear and tear and in-use marks.



cut mark on floor to the right of entrance door as u walk in
03/10/2015 10:48 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen – Walls

New

Walls in the kitchen are tiled up to a certain point and then have floating shelves with crockery on.



31/03/2015 10:08 (CAT)



31/03/2015 10:08 (CAT)

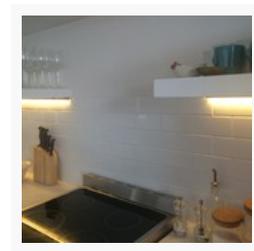
Kitchen – Walls

Used

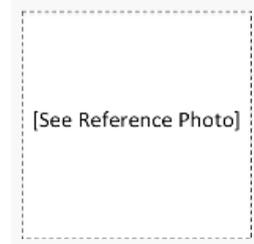
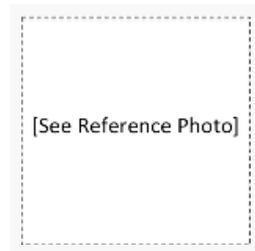
Strip lights in the kitchen have been repaired and working. The strip lights under the floating shelf to the left of the hob, however seem to have not been secured well.

The tiled walls in the kitchen are in good condition. They're clean and tidy and even those at the splashback of the hob are clean and the grouting is clean.

The strip lights in the kitchen came loose underneath the floating shelves and the electrician was called to put them back up. They are repaired. Although the ones to the left of the hob are not repaired very well.



03/10/2015 10:50 (CAT)



Kitchen – Ceiling

Used

In-going – 31/03/2015 – kjo

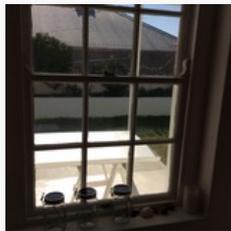
Out-going. 03/10/2015. KON

Kitchen – Windows

New

Kitchen window is in good condition and the sash windows work.

[See Current Photo]



31/03/2015 09:57
(CAT)

Kitchen – Windows



Cleaners

Used

The windows have been repaired. All the sashes are working. Stoppers have been fitted to all windows and, although the windows are dirty, all the glass panes are intact.



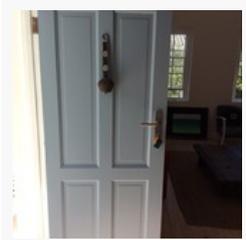
Window stoppers have been added
03/10/2015 11:02
(CAT)

[See Reference Photo]

Kitchen – Doors & Hardware

New

The door is painted blue and it has a cow bell hanging on it. Good working condition.



31/03/2015 09:56
(CAT)

Kitchen – Doors & Hardware

Used

The door is painted blue and it has cow bell hanging on it and it is in good condition.

No change to the blue painted front door. The cowbell is still present.



03/10/2015 11:01
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen – Lights & Fixtures

New

There's a coconut husk lamp shade in the kitchen area.



31/03/2015 09:56
(CAT)

Kitchen – Lights & Fixtures

Used

There's a beautiful coconut husk lamp shade in the kitchen area.

Coconut husk lampshade in the kitchen is in good condition.



03/10/2015 11:00
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen – Cabinets

New

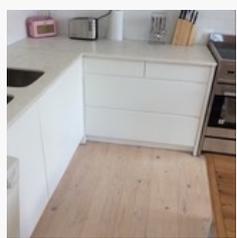
Cabinets are new and are all in good condition, no chips or marks.

There is a great selection of condiments, as well as teas and coffees and household goods, spices, oils in the drawer.

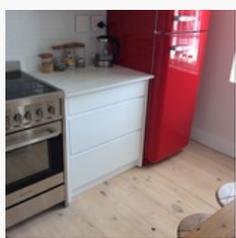
Kitchen – Cabinets

Used

The cabinets in the kitchen are unmarked and in the same condition as in the ingoing inspection. They are clean and the contents of the drawers have been photographed.



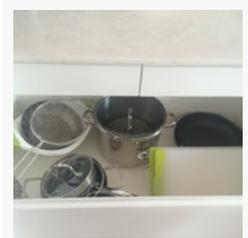
31/03/2015 10:08 (CAT)



31/03/2015 10:08 (CAT)



Bin has been cleaned
03/10/2015 10:58 (CAT)



All pots present
03/10/2015 10:59 (CAT)



31/03/2015 10:36 (CAT)



31/03/2015 10:37 (CAT)



03/10/2015 10:59 (CAT)



31/03/2015 10:37 (CAT)



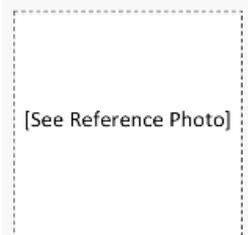
31/03/2015 10:37 (CAT)



31/03/2015 10:37 (CAT)



31/03/2015 10:38 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen – Cabinets (continued)

Kitchen – Counter-tops & Hardware

New

Countertops are marble, they are brand new, they are in excellent condition, although in the left hand sink there is a tiny chip to the top of the sink.



31/03/2015 10:02 (CAT)



31/03/2015 10:02 (CAT)



31/03/2015 10:02 (CAT)



31/03/2015 10:03 (CAT)

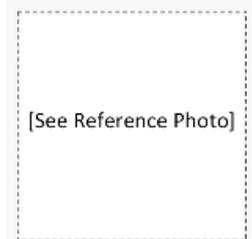
Kitchen – Counter-tops & Hardware

Used

Countertops are in good condition. The marble is clean, it just needs a good wash, but there are no stains or any further damages other than noted in the ingoing inspection apparent to the marble tops.



Unmarked
03/10/2015 10:58 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen – Sink

New

Both stainless steel sinks in good condition, both plugs are intact and all is well.

There are a few stain marks on the marble counter at the rim of each sink. I have indicated in the photos.



31/03/2015 10:07 (CAT)



31/03/2015 10:07 (CAT)

Kitchen – Sink

Used

Both stainless steel sinks in good condition, both plugs are intact. All is well.

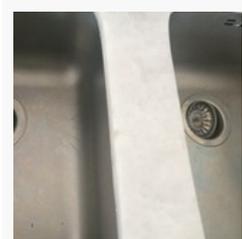
There are a few more, marks, (not really chips) almost tea stain marks on the marble counter at the rim of each sink. I have indicated in the photos.

Apart from needing a good clean, both sinks are in good condition and they both have plugs present.

The chip marks to the marble around the sinks had been noted in the ingoing inspection and there appears to be no further damage.



Plug present
03/10/2015 10:56 (CAT)



No change to mark on marble
03/10/2015 10:57 (CAT)

Kitchen – Hob/Oven

Used

On the Kelvinator hob on the front left plate it looks a little bit worn, used, or marked.



31/03/2015 10:00 (CAT)



31/03/2015 10:00 (CAT)

Kitchen – Hob/Oven



HandyMan

Repair back silver portion of hob Damaged

On the Kelvinator hob the front left plate looks a little bit worn, used, or marked.



Back of Hob needs re-fixing
03/10/2015 10:51 (CAT)



In-going – 31/03/2015 – kjo

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Kitchen – Microwave

New

There is a new Russell Hobbs, a silver microwave.



31/03/2015 10:03
(CAT)



31/03/2015 10:03
(CAT)

Kitchen – Microwave

Used

Microwave is clean.



03/10/2015 10:52
(CAT)



In-going – 31/03/2015 – kjo

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Kitchen – Dishwasher



Plumber

Damaged

The dishwasher has all the trays and all the cutlery baskets and is intact. Identified it wasn't draining and we need to have that repaired.



31/03/2015 10:04
(CAT)



31/03/2015 10:05
(CAT)

Kitchen – Dishwasher



Plumber

Used

The dishwasher is left in good condition. It has 1 plastic tray at the top and 1 plastic tray at the bottom with a plastic cutlery drainer at the bottom. There appears to be a little bit of rust on the plastic swivel arm above the top tray, see photo.



03/10/2015 10:52
(CAT)



Rust present on arm of dishwasher
03/10/2015 10:54
(CAT)



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Kitchen – Fridge/Freezer

New

Brand new red SMEG top and bottom freezer – fridge.



31/03/2015 10:01 (CAT)



31/03/2015 10:01 (CAT)

Kitchen – Fridge/Freezer

smeg Used

The red SMEGfridge appears to be in good condition and there are no apparent marks on the front of the fridge or freezer doors.



Not emptied
03/10/2015 10:55 (CAT)



[See Reference Photo]

Kitchen – Toaster

Used

Russell Hobbs 2-slice toaster.



31/03/2015 10:04 (CAT)

Kitchen – Toaster

Used

Toaster is in good condition.



03/10/2015 10:54 (CAT)

In-going – 31/03/2015 – kjo

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No original observation

Kitchen – Outside Chair Cushions

The denim cushion and the red circle cushion for the 2 outside benches are in the kitchen, standing up against the table.



03/10/2015 11:04
(CAT)

Main Bedroom

The main bedroom has white linen, 4 pillows and 2 scatter cushions with green or turquoise triangles.

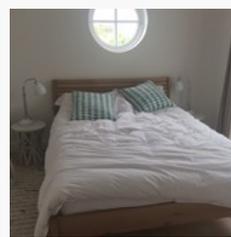
There are 2 bedside lamps in the main bedroom. 2 bedside tables, although 1 of the tables has been taken upstairs. so perhaps another table needs to be purchased for upstairs bedroom.



31/03/2015 10:09
(CAT)

Main Bedroom

No change in condition



03/10/2015 11:14
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main Bedroom – Floors

Used

The floors are wooden and have been lime wash painted; they are in good condition, there is evidence of previous borer beetle activity which I'm sure has been treated.



31/03/2015 10:11 (CAT)



31/03/2015 10:11 (CAT)



Evidence of previous borer beetle activity.
31/03/2015 10:11 (CAT)



31/03/2015 10:11 (CAT)

Main Bedroom – Floors

Used

The floors are wooden and have been lime wash painted; they are in good condition, there is evidence of perhaps previous borer beetle which I'm sure has been treated – I'll take a photograph just for the record.



Floor sinking at skirting
03/10/2015 11:16 (CAT)



concern for wood borer – call fumigator
03/10/2015 11:15 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

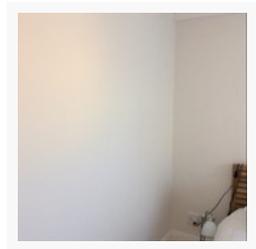
Main Bedroom – Walls



HandyMan

Used

The walls in the main bedroom have been recently painted and are in good condition with 1 exception. On the right-hand side of the bed as you walk into the room, there are a few brown marks down the wall below the ceiling coving.



Wall stained
31/03/2015 10:10
(CAT)

Main Bedroom – Walls



HandyMan

Used

Where the curtain rail has been moved, the screw holes were previously repaired. The job is messy and we need to call somebody in to touch up the poor repair job.

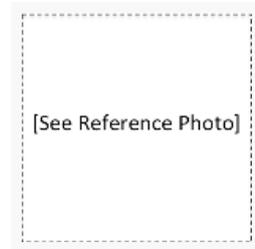
On the wall, to the top right of the bed, just at the ceiling level, there was some red dust that was falling down. This has been repaired a couple of months ago. There is no further evidence of dust.



messy repair
03/10/2015 11:18
(CAT)



New picture
03/10/2015 11:19
(CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main Bedroom – Windows

New

Windows in the main bedroom are all in good condition.

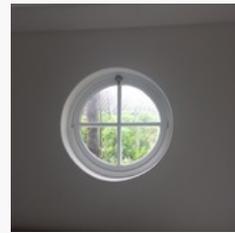


31/03/2015 10:12
(CAT)

Main Bedroom – Windows

Used

No change in condition



Request for curtain at
window
03/10/2015 11:27
(CAT)

Main Bedroom – Doors & Hardware

New

The door in the main bedroom is new although at the bottom there seems to be a few scuff marks probably from moving suitcases in and out.

There is a grass laundry basket behind the door in the main bedroom.

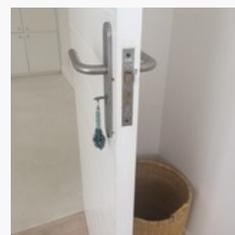


31/03/2015 10:13
(CAT)

Main Bedroom – Doors & Hardware

Used

No change in condition



03/10/2015 11:27
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main Bedroom – Lights & Fixtures

New

3 stainless steel lights on the ceiling in the main bedroom.



31/03/2015 10:12 (CAT)

Main Bedroom – Lights & Fixtures

Used 🚩 Handyman

No change in condition



1 of the 3 spotlights on the main bedroom ceiling is not working. The bulb needs to be replaced.
03/10/2015 11:28 (CAT)



Main Bedroom – Cupboard

New

Cupboards in the main bedroom are in good condition. There are hangers in each side.



31/03/2015 10:13 (CAT)

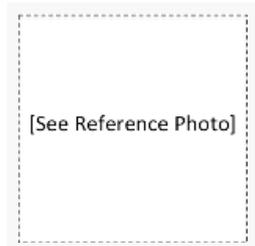


31/03/2015 10:13 (CAT)

Main Bedroom – Cupboard

Used

No changes to the bedroom cupboards.



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite



31/03/2015 10:15
(CAT)



31/03/2015 10:15
(CAT)

Main En-suite



03/10/2015 11:19
(CAT)



Main En-suite – Floors

New

The floor in the shower area of the main ensuite is tiled and the shower grate is free from any debris or hair.



Newly tiled shower floor
31/03/2015 10:15
(CAT)

Main En-suite – Floors

Worn

The tiled flooring in the shower, to the right of the drain hole is grubby and there appears to be mould in between the grouting.



Mould present in shower to lower level
03/10/2015 11:25
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite – Ceiling



HandyMan

New

Ceiling of the shower is glass and it is covered in dust. Determine if quick hose is sufficient or retain professional cleaner.

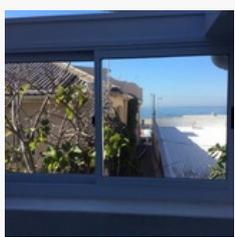


31/03/2015 10:18
(CAT)

Main En-suite – Windows

Used

Windows in the main ensuite bathroom in the shower work and open and close well.



31/03/2015 10:15
(CAT)

Main En-suite – Ceiling

Used

Ceiling of the shower is glass and it is covered in dust at the moment and, I suppose, quite difficult to clean. Somebody needs to get up there with a hose pipe.

The ceiling of the shower is glass and it is difficult to clean and it has got bird dropping marks and general dust and debris on it.



Dirt / debris visable
03/10/2015 11:24
(CAT)

Main En-suite – Windows

Used

No change to the sliding windows in the main ensuite bathroom.



03/10/2015 11:24
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite – Lights & Fixtures

New

No original observation

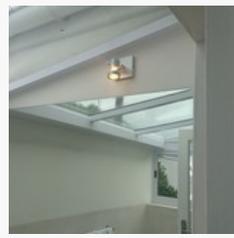


31/03/2015 10:16
(CAT)

Main En-suite – Lights & Fixtures

Used

The light in main bathroom ensuite is working.



Bulb working
03/10/2015 11:23
(CAT)

Main En-suite – Cabinets

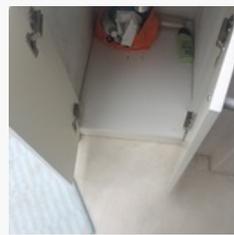
New



31/03/2015 10:17
(CAT)

Main En-suite – Cabinets

Used



No leaking under basin
03/10/2015 11:22
(CAT)

Main En-suite – Counter-tops & Hardware

Used



03/10/2015 11:22
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite – Basin

New

Both the hot and cold water taps in the basin work well.



31/03/2015 10:16
(CAT)

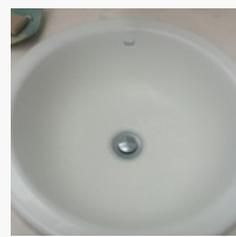
Main En-suite – Basin



HandyMan

Leak under basin bowl into cupboard

The hot and cold water in the basin is working well.

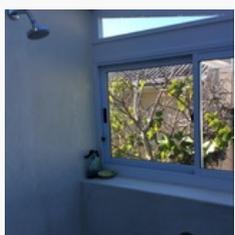


Apparently the silicone seal under the basin is leaking
03/10/2015 11:22
(CAT)

Main En-suite – Bath/Shower

New

No original observation



31/03/2015 10:17
(CAT)

Main En-suite – Bath/Shower



Cleaners

Mould Used

The walls in the shower are marked, especially down at the bottom lower level and it appears that mould is growing. This needs to be attended to.



Mould on shower wall and floor
03/10/2015 11:20
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite – Toilet

New

Toilet flushing system is working.



31/03/2015 10:17
(CAT)

Main En-suite – Toilet



Cleaners

Used

Toilet was left dirty.



03/10/2015 11:20
(CAT)

Main En-suite – Mirror



Decorator

Damaged

The mirror in the main ensuite is broken.



31/03/2015 10:18
(CAT)

Main En-suite – Mirror

New

The broken mirror in the bathroom has been replaced with a full wall-length mirror.



03/10/2015 11:20
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

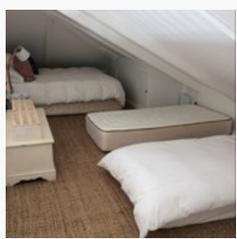
Upstairs Guest Bedroom

There is a stain on the 1 mattress, the single mattress that is not made up.

In the upstairs bedroom there are 6 pillows and 3 loose cushions.

There is 1 double bed and 2 single mattresses.

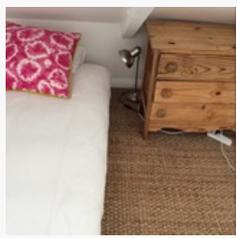
There is a 3-drawer chest of drawers, a shoe rack, and a kist.



31/03/2015 10:25 (CAT)



31/03/2015 10:25 (CAT)



31/03/2015 10:26 (CAT)



31/03/2015 10:26 (CAT)



Mattress stain
31/03/2015 10:26 (CAT)

Upstairs Guest Bedroom

This room needs to be cleaned. The walls show signs or normal wear and tear, scuff marks. Mattresses not checked.



03/10/2015 11:33 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Upstairs Guest Bedroom – Floors

Carpet New

No original observation



Upstairs Guest Bedroom – Floors



Cleaners

Scuff marks on walls Used

Carpeted floor upstairs



Scuff marks on wall
03/10/2015 11:34
(CAT)

Upstairs Guest Bedroom – Lights & Fixtures

Used

Used



Bedroom light working
03/10/2015 11:34
(CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Bathroom 2

No original observation



Bathroom 2

The stainless steel fittings, i. e., towel rail, hot and cold taps, wall toilet roll holder and push-button flush system, in the second bathroom are all intact. Everything needs a good clean.



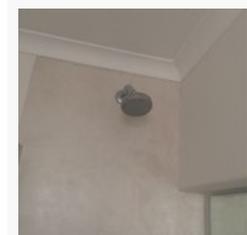
03/10/2015 11:30 (CAT)



03/10/2015 11:30 (CAT)



03/10/2015 11:30 (CAT)



Shower rose type
03/10/2015 11:30 (CAT)



03/10/2015 11:31 (CAT)



Door key present
03/10/2015 11:31 (CAT)



Towel rail re-fixed to wall
03/10/2015 11:31 (CAT)



Toilet roll holder re-fixed to wall
03/10/2015 11:31 (CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Bathroom 2 – Doors & Hardware

New



31/03/2015 10:25
(CAT)

Bathroom 2 – Doors & Hardware

Used



Bathroom 2 – Cabinets

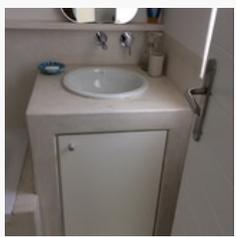
New

Bathroom 2 – Cabinets

Used

Bathroom 2 – Basin

New



31/03/2015 10:24
(CAT)

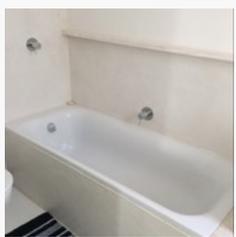
Bathroom 2 – Basin

Used



Bathroom 2 – Bath/Shower

New



31/03/2015 10:24
(CAT)

Bathroom 2 – Bath/Shower

Used



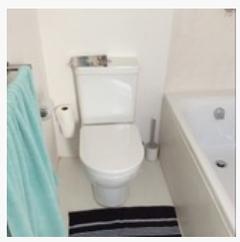
In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Bathroom 2 – Toilet

New

No original observation



31/03/2015 10:24
(CAT)

Bathroom 2 – Toilet



HandyMan

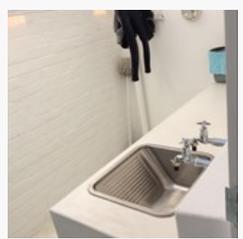
Toilet seat loose Damaged

The toilet seat is loose. Call the handyman to secure the seat.

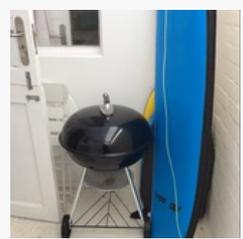


Laundry Room

No original observation



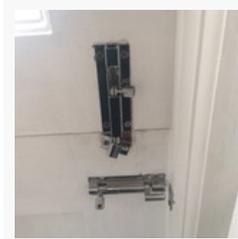
31/03/2015 10:30
(CAT)



31/03/2015 10:30
(CAT)

Laundry Room

The laundry room is in good condition. It needs a very good clean. Unfortunately, the dust flows in from outside because there are quite a few openings and we'll have to touch the owner in this regard.



The sliding bolt lock to the door needs repair
03/10/2015 11:35
(CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Laundry Room – Floors

Used



31/03/2015 10:33 (CAT)



31/03/2015 10:34 (CAT)

Laundry Room – Floors



Cleaners

Used



03/10/2015 11:36 (CAT)



Used

Laundry Room – Walls



Cleaners

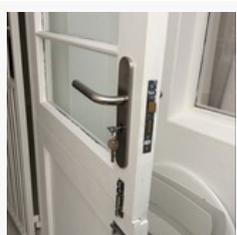
Used



03/10/2015 11:37 (CAT)

Laundry Room – Doors & Hardware

New



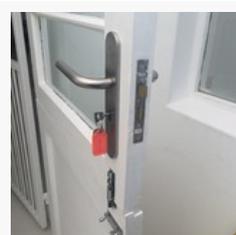
31/03/2015 10:34 (CAT)

Laundry Room – Doors & Hardware



HandyMan

Door bolt-lock is loose. Used



03/10/2015 11:39 (CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Laundry Room – Lights & Fixtures

New

The light is in good working condition.

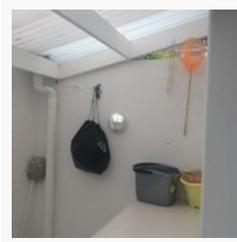


31/03/2015 10:32 (CAT)

Laundry Room – Lights & Fixtures

Used

The light is good in here and it's in working condition.



Showing accessories
03/10/2015 11:39 (CAT)

Laundry Room – Cabinets

New



31/03/2015 10:32 (CAT)

Laundry Room – Cabinets

Used

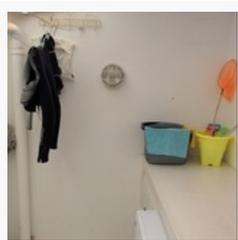


Laundry Room – Counter-tops & Hardware

New



31/03/2015 10:30 (CAT)



31/03/2015 10:30 (CAT)

Laundry Room – Counter-tops & Hardware

Used  **Cleaners**



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Laundry Room – Washer & Dryer

Used

The dryer is a Bosch and the washer is an LG Direct Drive 8KG.



31/03/2015 10:31 (CAT)



31/03/2015 10:31 (CAT)

Laundry Room – Washer & Dryer

Used

Washer and dryer all in good condition.



03/10/2015 11:37 (CAT)



Laundry Room – Wash Basin



HandyMan

New

Left hot tap in the kitchen laundry sink area is dripping.



31/03/2015 10:32 (CAT)

Laundry Room – Wash Basin



HandyMan

Used

Washbasin is good and the taps are no longer dripping.



Sink plug present
03/10/2015 11:38 (CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Front Garden

Front garden is neat and tidy. There is an outside bench and an outside trestle table. The lawn service comes every 2 weeks on a Friday to cut the lawn. They are called Hedgehogs. There is a hose pipe with all the attachments.

Front Garden

Front garden is neat and tidy. The lawn service comes every 2 weeks on a Friday to cut the lawn. They are called Hedgehogs. There is a hose pipe with all the attachments and there is an outside bench and an outside trestle table.

The garden is neat and tidy and the lawn cutting service comes at the end of the new week. There is a hose pipe present, a Weber braai that has been chained to the tree in the corner. There is a metal table with 2 single chairs and a wooden table and a wooden bench, all out on the front veranda.



31/03/2015 10:39 (CAT)



03/10/2015 11:44 (CAT)



03/10/2015 11:46 (CAT)



31/03/2015 10:39 (CAT)



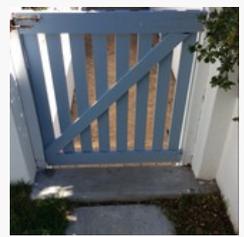
31/03/2015 10:39 (CAT)



31/03/2015 10:39 (CAT)



Front Garden – Gate



31/03/2015 10:40
(CAT)

Front Garden – Wall next to Front Gate
Painter

Paint over kitty feet
marks on wall

Worn



Installed key box
03/10/2015 11:46
(CAT)

Propertys Exterior



31/03/2015 10:40
(CAT)



31/03/2015 10:40
(CAT)

Propertys Exterior



03/10/2015 11:46
(CAT)



[See Reference Photo]

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

Lobby Area: Floors

New

Floors in this area have recently been screeded and are in good condition.



FLAGGED ADDENDUM

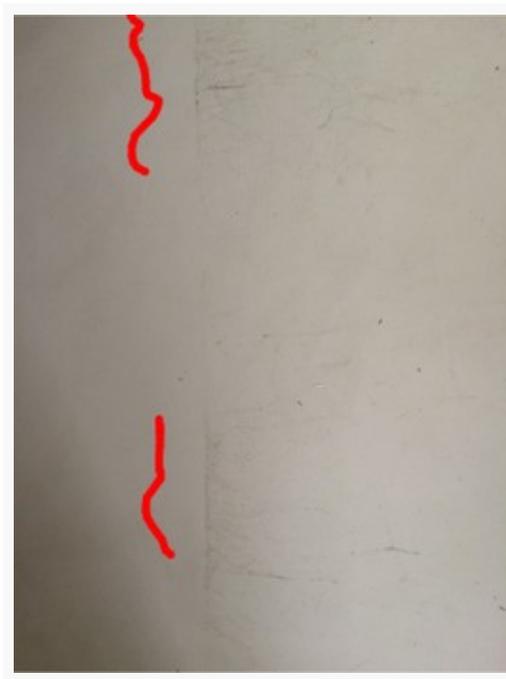
Lobby Area: Floors



Cleaners

Remove scuff marks on floors Used

The floors in the lobby area are prone to marking. They are, quite dirty, and after a professional clean, some of the heavier marks will be removed. No major damage.



03/10/2015 11:06 (CAT)

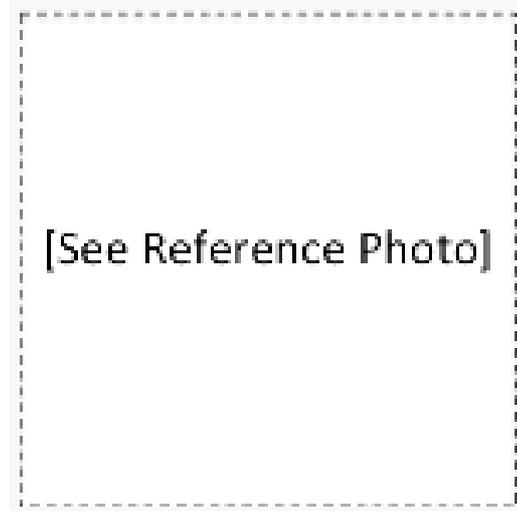
In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

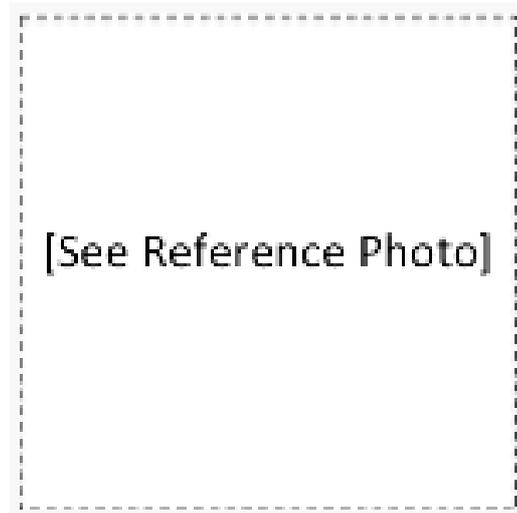
Lobby Area: Floors (continued)



Unmarked, new flooring 2
31/03/2015 10:19 (CAT)



31/03/2015 10:19 (CAT)



In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Lobby Area: Stairs

Lobby Area: Stairs



Cleaners

New

Used

Hand rail on left side of wall going up stairs

The walls going up the stairway have a few grubby marks on but nothing that can't be washed clean.

The stairs are very dirty. They need a good wash and a good sweep, but no apparent marks and a few scuff marks on the walls going up the stairway. There are also grubby marks next to the railing on the stairway. I am sure this will come clean with a good wash.

The lights on the stairway are working.



31/03/2015 10:29 (CAT)



03/10/2015 11:08 (CAT)

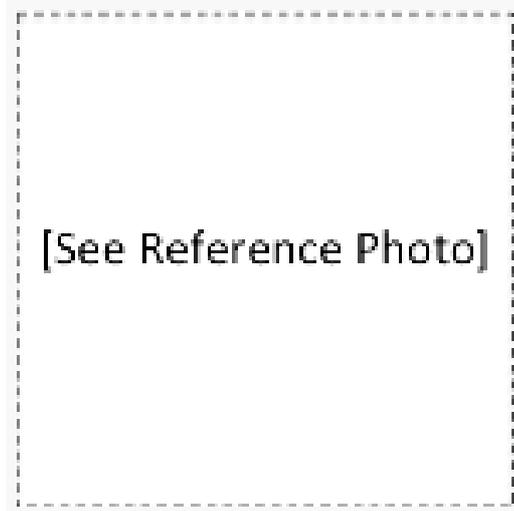
In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Lobby Area: Stairs (continued)



31/03/2015 10:29 (CAT)



[See Reference Photo]

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Kitchen: Floors

Wood	New
------	-----

The floors have been newly painted however there are a few scuff marks and a few minor stains. Floors appear prone to marking.



Kitchen: Floors



Cleaners

Wood	Used
------	------

Although the floors have been newly painted there are a few scuff marks and looks like a few little minor stains. I think these floors are prone to marking but I just thought I'd note them.

The floors are in the same general condition as when the tenants moved in. They do have a few marks on them and need to be washed. The indentations from the stools being pulled in and out from under the dining table have created some wear and tear on the floors, but nothing major and it's all fair wear and tear and in-use marks.



cut mark on floor to the right of entrance door as u walk in
03/10/2015 10:48 (CAT)

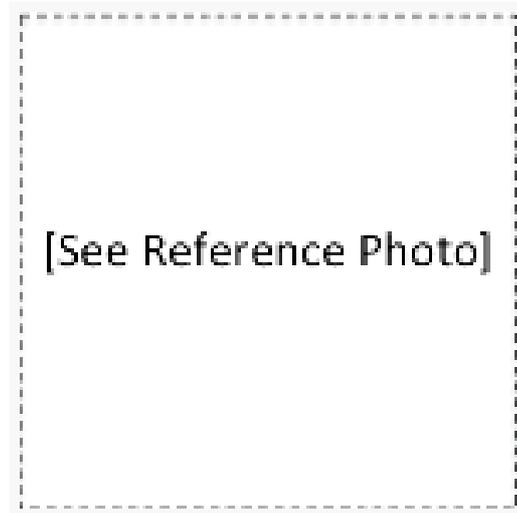
In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

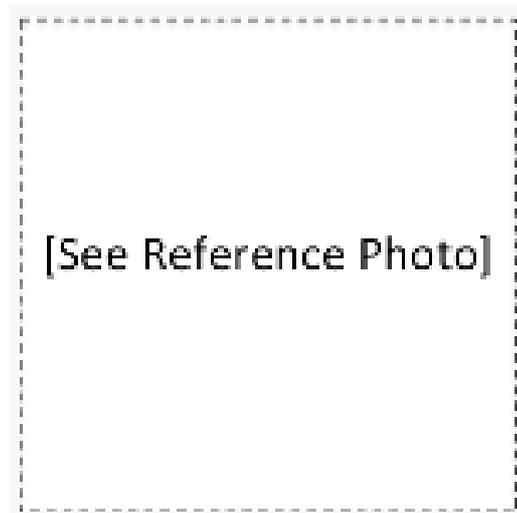
Kitchen: Floors (continued)



31/03/2015 09:54 (CAT)



31/03/2015 09:55 (CAT)



In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Kitchen: Windows

New

Kitchen window is in good condition and the sash windows work.

[See Current Photo]

Kitchen: Windows



Cleaners

Used

The windows have been repaired. All the sashes are working. Stoppers have been fitted to all windows and, although the windows are dirty, all the glass panes are intact.



Window stoppers have been added
03/10/2015 11:02 (CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen: Windows (continued)



31/03/2015 09:57 (CAT)

[See Reference Photo]

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen: Hob/Oven

Kitchen: Hob/Oven



HandyMan

Used

Repair back silver portion of hob Damaged

On the Kelvinator hob on the front left plate it looks a little bit worn, used, or marked.

On the Kelvinator hob the front left plate looks a little bit worn, used, or marked.



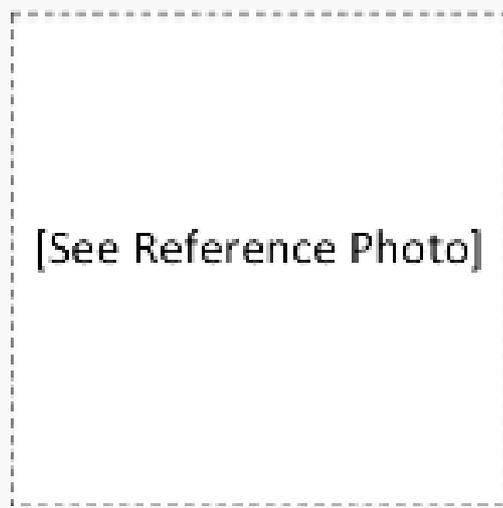
31/03/2015 10:00 (CAT)



Back of Hob needs re-fixing
03/10/2015 10:51 (CAT)



31/03/2015 10:00 (CAT)



In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen: Hob/Oven (continued)

.....

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Kitchen: Dishwasher



Plumber

Damaged

The dishwasher has all the trays and all the cutlery baskets and is intact. Identified it wasn't draining and we need to have that repaired.



31/03/2015 10:04 (CAT)

Kitchen: Dishwasher



Plumber

Used

The dishwasher is left in good condition. It has 1 plastic tray at the top and 1 plastic tray at the bottom with a plastic cutlery drainer at the bottom. There appears to be a little bit of rust on the plastic swivel arm above the top tray, see photo.



03/10/2015 10:52 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Kitchen: Dishwasher (continued)

[See Current Photo]



Rust present on arm of dishwasher
03/10/2015 10:54 (CAT)

[See Reference Photo]



31/03/2015 10:05 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Main Bedroom: Walls



HandyMan

Used

The walls in the main bedroom have been recently painted and are in good condition with 1 exception. On the right-hand side of the bed as you walk into the room, there are a few brown marks down the wall below the ceiling coving.

[See Current Photo]

Main Bedroom: Walls



HandyMan

Used

Where the curtain rail has been moved, the screw holes were previously repaired. The job is messy and we need to call somebody in to touch up the poor repair job.

On the wall, to the top right of the bed, just at the ceiling level, there was some red dust that was falling down. This has been repaired a couple of months ago. There is no further evidence of dust.



messy repair
03/10/2015 11:18 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Main Bedroom: Walls (continued)

[See Current Photo]



New picture
03/10/2015 11:19 (CAT)

[See Reference Photo]



Wall stained
31/03/2015 10:10 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Main Bedroom: Lights & Fixtures

New

3 stainless steel lights on the ceiling in the main bedroom.

[See Current Photo]



31/03/2015 10:12 (CAT)

Main Bedroom: Lights & Fixtures



Handyman

Used

No change in condition



1 of the 3 spotlights on the main bedroom ceiling is not working. The bulb needs to be replaced.
03/10/2015 11:28 (CAT)

[See Reference Photo]

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main Bedroom: Lights & Fixtures (continued)

Main En-suite: Basin

New

Both the hot and cold water taps in the basin work well.



31/03/2015 10:16 (CAT)

Main En-suite: Basin



HandyMan

Leak under basin bowl
into cupboard

The hot and cold water in the basin is working well.



Apparently the silicone seal under the basin is
leaking
03/10/2015 11:22 (CAT)

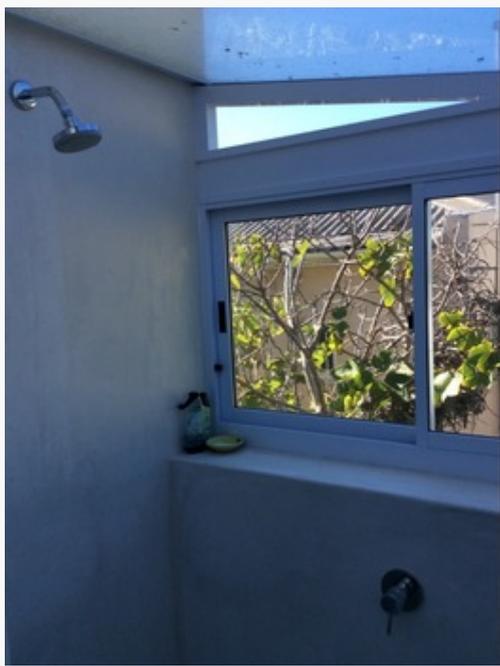
In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

Main En-suite: Bath/Shower

New

No original observation



31/03/2015 10:17 (CAT)

Main En-suite: Bath/Shower



Cleaners

Mould Used

The walls in the shower are marked, especially down at the bottom lower level and it appears that mould is growing. This needs to be attended to.



Mould on shower wall and floor
03/10/2015 11:20 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Main En-suite: Toilet

New

Toilet flushing system is working.



31/03/2015 10:17 (CAT)

Main En-suite: Toilet



Cleaners

Used

Toilet was left dirty.



03/10/2015 11:20 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Upstairs Guest Bedroom: Floors

Carpet	New
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No original observation



Upstairs Guest Bedroom: Floors



Cleaners

Scuff marks on walls	Used
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Carpeted floor upstairs



Scuff marks on wall
 03/10/2015 11:34 (CAT)

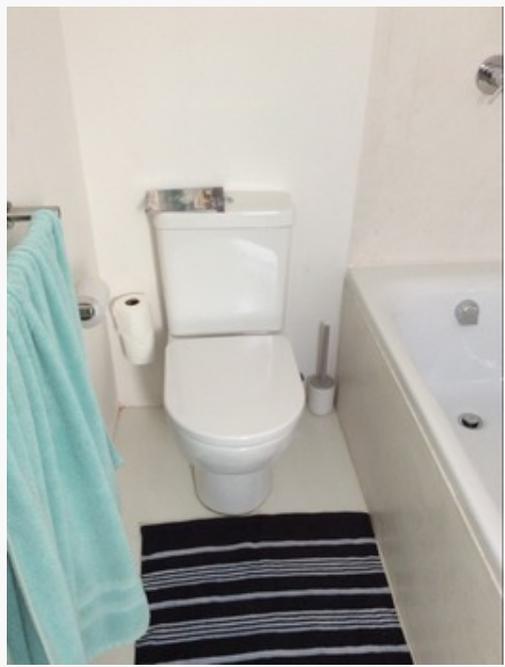
In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Bathroom 2: Toilet

New

No original observation



31/03/2015 10:24 (CAT)

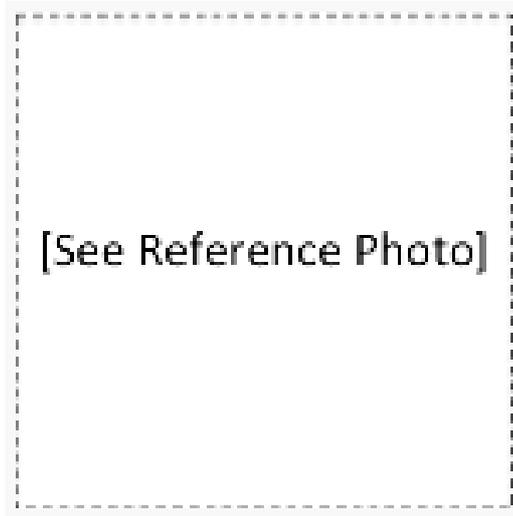
Bathroom 2: Toilet



HandyMan

Toilet seat loose Damaged

The toilet seat is loose. Call the handyman to secure the seat.



In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Laundry Room: Floors

Laundry Room: Floors



Cleaners

Used

Used



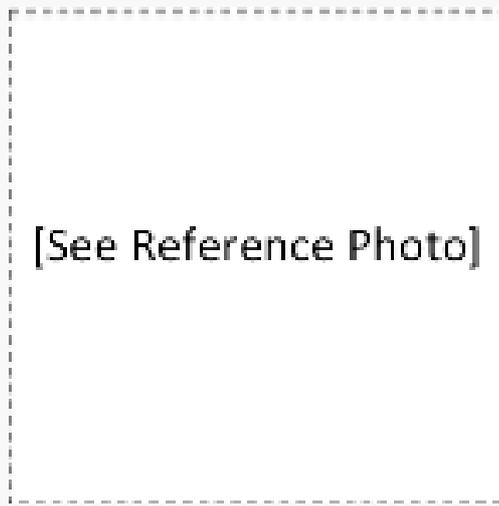
31/03/2015 10:33 (CAT)



03/10/2015 11:36 (CAT)



31/03/2015 10:34 (CAT)



In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Laundry Room: Walls



Cleaners

Used



03/10/2015 11:37 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Laundry Room: Doors & Hardware

Laundry Room: Doors & Hardware



HandyMan

New

Door bolt-lock is loose. Used



31/03/2015 10:34 (CAT)



03/10/2015 11:39 (CAT)

In-going – 31/03/2015 – kjo

Out-going. 03/10/2015. KON

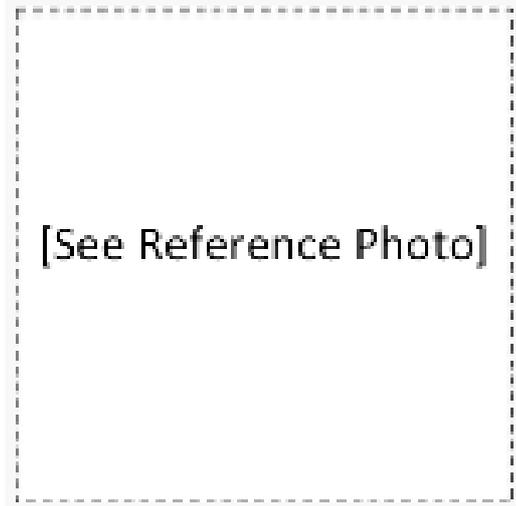
Laundry Room: Counter-tops & Hardware

Laundry Room: Counter-tops & Hardware

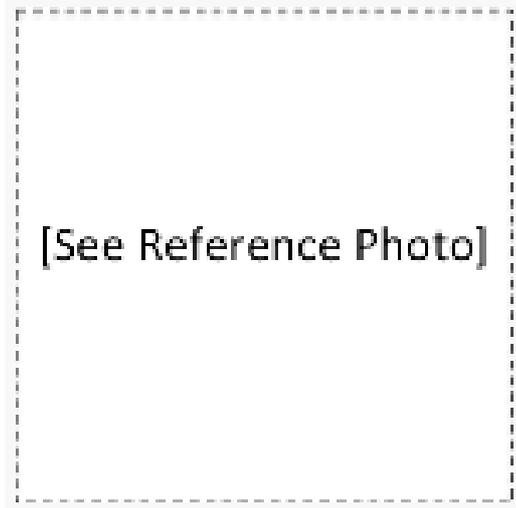
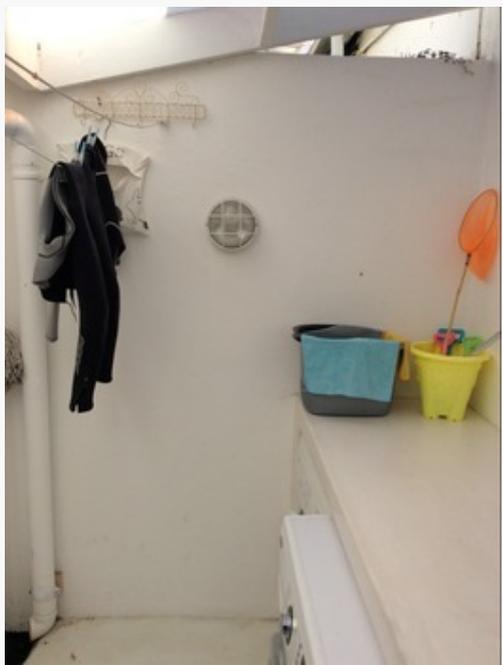
 Cleaners

New

Used



31/03/2015 10:30 (CAT)



31/03/2015 10:30 (CAT)

In-going - 31/03/2015 - kjo

Out-going. 03/10/2015. KON

Laundry Room: Wash Basin 

HandyMan

New

Left hot tap in the kitchen laundry sink area is dripping.



31/03/2015 10:32 (CAT)

Laundry Room: Wash Basin 

HandyMan

Used

Washbasin is good and the taps are no longer dripping.



Sink plug present
03/10/2015 11:38 (CAT)