

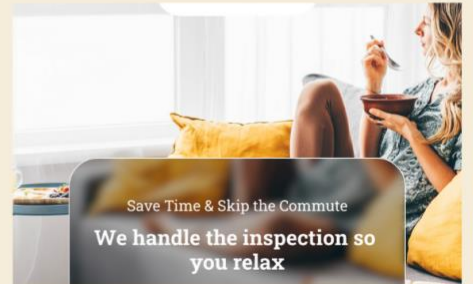
Rental Inspection



Report

Inspect For You

We Inspect, You Relax



This report provides a comprehensive assessment of the property's key features and important details to support tenants in making informed rental choices. Photos and videos are included for a complete view of the property's condition.

Client Information

Full Name: Mr Example

Inspection Address: Epping, NSW 2121

Inspection Date: 1/2/2025

Inspection Time: 3:15pm

Property Details

Property Type: Apartment

Bedrooms: 2

Bathrooms: 2

Car Spaces: 1 (Undercover Secure Space)

Furnished (Yes/No): No

Surrounding Area:

- **Proximity to Transportation:** Approximately 300 meters to the nearest bus stop and about 550 meters to Epping Station and Metro, providing convenient access to public transportation.
- **Schools:** Located within the catchment areas of Epping Public School, Epping Boys High School, Cheltenham Girls High School, and Carlingford High School.
- **Parks & Outdoor Spaces:** Directly opposite Forest Park, offering ample green space for recreation.
- **Shops & Amenities:** Approximately 800 meters to Coles Epping and about 400 meters to Gold Gym Epping, providing convenient shopping and fitness options nearby.

Standout Property Features:

- **Bedrooms:** Two spacious bedrooms with built-in robes; the master bedroom includes an ensuite.
- **Outdoor Space:** A large private courtyard, ideal for outdoor relaxation.
- **Kitchen:** Equipped with gas cooking and a dishwasher for modern convenience.
- **Climate Control:** Heating/Air-conditioning and LED downlights throughout the apartment.
- **Flooring:** Carpeted bedrooms and hard floors in the living areas.
- **Additional Features:** Blinds throughout, well-maintained gardens, secure underground parking with a storage cage.

This apartment offers a blend of modern amenities and a convenient location, making it an attractive option for professionals seeking a comfortable living space in Epping.

Environmental Observations

Odor/Smell: (e.g., neutral, musty, fresh, etc.) Noise Levels: (e.g., quiet, moderate street noise, near busy road) Natural Lighting: (e.g., ample natural

light, limited light in certain rooms) Cleanliness: (e.g., spotless, requires cleaning in certain areas)

- **Odor/Smell:** The property is well-ventilated and free from musty or stale odors. No odd smell with the doors open to outside or around the apartment block.
- **Noise Levels:** The area is generally quiet, with minimal street noise, offering a peaceful living environment.
- **Natural Lighting:** The apartment benefits from ample natural light, creating a bright and inviting atmosphere.
- **Cleanliness:** The property is clean and well-maintained, with no visible dust, dirt, or grime. Very new place and noted to be nothing noted as unclean.

Room Conditions

Flooring Condition: (e.g., carpet, hardwood, tile; general wear, cleanliness)

Windows & Doors: (e.g., all functional, presence of screens, locks) Visible

Damage: (e.g., cracks, scuffs)

- **Flooring Condition:** The apartment features well-maintained flooring, contributing to its overall appeal. No visible damage throughout the apartment.

Windows & Doors Condition:

- All windows and doors are fully functional.
- They were easy to open and close during the inspection, and no issues with locks or seals were noted.
- Screens are in place where applicable, and there's no visible damage to any windows or doors.

Visible Damage

- No visible cracks, scuffs, or significant damage were observed during the inspection.
 - The property appears to have been well cared for, with no apparent issues in the rooms or common areas.
-

Systems & Utilities

Heating & Cooling Systems: (e.g., central heating, air conditioning units, condition) Appliances (if applicable): Type and Condition: (e.g., new fridge, older stove)

Heating:

- **Centralised heating** is installed in the lounge room of the property, providing efficient and adjustable temperature control in each room.
- The heating system is also in **excellent working condition**

Cooling:

- **Centralised cooling** is installed in the lounge room of the property, providing efficient and adjustable temperature control in each room.
- The cooling system is also in **excellent working condition**.

Appliances:

- The kitchen includes modern appliances, including a gas cooktop, ensuring convenience and efficiency for residents. The dishwasher and oven are also very new and in perfect working condition.
-

Additional Notes & Recommendations

Approximate Number of People at the Inspection: (e.g., 5-10, busy or quiet inspection) Approximate Number of People Expressing Interest in Applying: (e.g., two families mentioned they would apply)

- About 30-35 Groups there with multiple groups expressing interest in applying.

Additional Notes and Overall Impression:

Questions:

1. Can you check or assess the noise level from external sources (from traffic, train, and neighbourhood) and internal (if bedrooms can be quiet enough when closing the door)?

Really good location without both external noise from the street and internal noise from neighbouring rooms during the time of the inspection. While waiting for the inspection to occur and after the inspection, there was minimal traffic on the neighbouring roads also.

2. Please check with the agent about the number of car spaces similar to the ads? Each property is advertised with one car park spot.

One car spot available. There is secure car space and a storage cage.

3. Can you please do Environmental Observations and assess the security? Is it safe?

It is super safe and I have added in video outside the balcony of the area, being surrounded by other apartments. Didn't feel unsafe at all walking around the area of either outside the apartment or walking around the inside of the property (Ground floor/elevator).

4. Can you please assess the security system of each property? For apartments, they advertised intercom included, please check. If not included, please check the lock system is still working well.

There is an intercom added in video/photo that is included to buzz people into the building. As the power was off, I was unable to check however it was stated that it works perfectly.

5. Can you please water pressure if it is ok and the hot water comes fast enough? As I know some properties, the water heating system takes ages to heat the water

Water pressure is good and heating was checked as per the video.

6. Please check their air condition system is still working well.

Centralised air conditioning (& heating) working very well - New Building

This property presents extremely well, with modern features, excellent natural light, and a peaceful environment both inside and outside the apartment. The apartment is in near-new condition, clean, and well-maintained with no visible damage or concerns noted during the inspection. The surrounding area is safe and convenient, with easy access to public transport, schools, shops, and parks. The security measures—including intercom access and secure parking—enhance peace of mind, and all systems (air conditioning, heating, water pressure, and appliances) are functioning effectively. Overall, this apartment offers a high standard of living and would be well-suited for tenants seeking comfort, security, and convenience in Epping.