
	Address of premises 201 / 27 Carl St
	Tenant's name(s)
Lease Expiry Date:	Inspection Date:
13/01/25	06/01/25

The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These documents may be referred to as evidence if there is a dispute over the bond refund at the end of the tenancy.

HERE'S WHAT THE TENANT DOES

- Inspect the premises.
- Mark each item on the list clean, working, undamaged (where applicable).
- Make a note of any extra items in the additional comments/information section.
- Initial each page of the report. Give it to the lessor/agent as soon as possible once the agreement ends.
- Talk to the lessor/agent if you disagree about the condition of the premises. Comments can be recorded in the additional comments/information section(Page 7) or by attaching a separate page.
- Supporting documentation has been attached. Yes No
- Retain the signed copy of the report from the lessor/agent.

CONDITION CODES



IMPORTANT INFORMATION FOR LANDLORDS AND TENANTS

- Inspect the premises.
- Include comments where you disagree with the tenant's report.
- Initial each page of the report.
- Talk to the tenant if you disagree about the condition of the premises. Any agreement can be recorded in the additional comments/information section.
- Return a signed copy of the report to the tenant within 3 business days. Retain a copy for at least one year after the tenancy agreement ends.

SAMPLE CONDITION REPORT

Bedroom 2				
Walls	Y	Y	Y	Y
Blinds / Curtains	N	Y	N	Y
Door / Doorway frame	Y	N	Y	Y
Tv Aerial port	Y	Y	Y	N
Floors Coverings	N	Y	Y	Y

Inspector Signature  Date **04/01/25** Tenant _____ Date _____

Agent Disclaimer.
 This tenancy inspection report is a visual one carried out by Canvas Living to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; We are not qualified to assess the structural aspects of areas including but not limited to staircases, decking and balconies or to ensure that plumbing, electrical or gas mixtures of fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, tenant's goods of other belongings. Canvas Living recommends that all landlords have regular inspections carried out by suitable qualified, licensed and insured contractors and experts in the appropriate areas when necessary. Canvas Living also recommends that all landlords hold adequate insurance, including landlords insurance.

Water Charging

Under the Residential Tenancies and Rooming Accommodation Act 2008, tenants can only be charged for water consumption costs if the rental premises are individually metered (or water is delivered by vehicle) and the agreement states the tenant must pay for water. The tenant can only be charged for ALL water consumption costs if the premises are also water efficient.

Are the premises individually metered? Y

Water meter reading at the end of tenancy:

Are the premises water efficient?

For the premises to be water efficient, specified devices in the premises must have the equivalent of a *3 star WELS rating or higher. That is:

- internal cold water taps (including single mixer taps) and shower heads must have a maximum flow rate of 9 litres/minute, and
- toilets must have a dual flush function that does not exceed 6.5 litres on full flush and 3.5 litres on half flush and have a maximum average flush volume of 4 litres (based on the average of 1 full flush and 4 half flushes).
- For more information about the WELS scheme visit: www.waterrating.gov.au

Kitchen sink taps Y

Hand Basins Y

Toilets Y

Laundry taps (tub) Y

ShowerheadsLaundry taps (tub) Y

Additional Comments:

Relating to Health Issues, Communcation Facilities or Water Efficiency Devices (may be added landlord or tenant, or both)

Jalpa Khutwad: Smoke alarms tested 15.01.2024

Electrical Safety Switches

Is there a safety switch on the premises? Y

The landlord must indicate whether the following smoke alarm facilities are available:

Furniture List:

If insufficient space please attach schedule

Inventory supplied

Water Meter Location

Smoke Alarm

The landlord must indicate whether the following smoke alarm facilities are available:

Is the property fitted with Smoke Alarms? Y

Smoke alarm location and additional comments:

Smoke Alarms are fitted at following locations:

Inspector Signature

Date 04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments
Entrance Hall							
Entrance Hall Photos							
Floor	Y	Y	Grey and white patterned tiles with grey grout Refer to image: 1		Y	Y	
Walls	Y	Y	White walls and skirting boards, one white cupboard with stainless steel handle with white shelving Refer to image: 2 3 4 5 6 7		Y	Y	
Door/ Doorframe	Y	Y	Y	Metal door frame, grey and white door with stainless steel handle and lock with door stop, apartment number at entrance Refer to image: 8 9 10	Y	Y	Y
Lights/ Fixtures	Y	Y	Y	One white downlight with globe working, one white speaker and one sprinkler Refer to image: 11	Y	Y	Y
Ceiling	Y	Y		White ceiling	Y	Y	

Lounge Room

[Lounge Room Photos](#)

Inspector Signature 

Date 04/01/25

Tenant

Date

	Condition of premises at START of tenancy			Inspector Comments	Tenant Comments	Condition of premises at END of tenancy		
	Undamaged Clean	Working				Undamaged Clean	Working	
Lounge Room								
Furniture	Y	Y	Y	Refer to furniture inventory Refer to image: 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27		Y	Y	
Air Con	Y	Y	Y	One daikin air con unit with remote attached to wall Refer to image: 28 29		Y	Y	Y
Floor	Y	Y		Grey and white patterned tiles with grey grout Refer to image: 30 31		Y	Y	
Walls	Y	Y		White walls and skirting boards Refer to image: 32 33 34 35 36 37		Y	Y	
Door/ Doorframe	Y	Y	Y	Double glass sliding door with black frame and lockable handle Refer to image: 38 39		Y	Y	Y
Powerpoints/ Fixtures	Y	Y	Y	Two white double power points		Y	Y	Y
TV Aerial Port	Y	Y	Y	One TV point		Y	Y	
Telephone Point	Y	Y	Y	Two phone line points		Y	Y	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Two fixed glass panels Refer to image: 40 41		Y	Y	Y

Inspector Signature

Date

04/01/25

Tenant

Date

	Condition of premises at START of tenancy			Inspector Comments	Tenant Comments	Condition of premises at END of tenancy			
	Undamaged Clean	Working				Undamaged Clean	Working		
Lounge Room									
Blinds/ Curtains	Y	Y	Y	Two sheer white blinds with all cords intact Refer to image: 42 43 44 45			Y	Y	Y
Lights/ Fixtures	Y	Y	Y	Four white downlights with all globes working, one sprinkler and smoke alar. Refer to image: 46			Y	Y	Y
Ceiling	Y	Y		White ceiling			Y	Y	
Kitchen									
Kitchen Photos									
Floor/ Tiles	Y	Y		Grey and white patterned tiles with grey grout Refer to image: 47 48 49			Y	Y	
Walls/ Tiles	Y	Y		White walls and skirting with white tile splash back with white grout Refer to image: 50 51 52 53 54 55			Y	Y	
Powerpoints/ Fixtures	Y	Y		Three white double power points			Y	Y	Y

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy				
Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments	Tenant Comments	
Kitchen								
Cupboards	Y	Y	Y	Under Island Bench:Wooden cupboards with white shelving and double bin with one lidUnder Stove:Wooden cupboards with white shelving and microwave spaceFridge space with one wooden cupboard aboveOne pantry with black handle with white shelvingOver head white cupboards with white shelving	Y	Y	Y	
				Refer to image: 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84				
Benchtops/ Tiling	Y	Y		1. White stone bench top 2. Small chip on island bench above drawers	Y	Y		1. Pink staining on island benchtop 2. 2 small chips on island bench inside left hand sink & left hand edge
				Refer to image: 85 86 87 88 89 90 91				Refer to image: 2 3 4
Sink/ Taps	Y	Y	Y	Double stainless steel sink with stainless steel strainer plugs and mixer tap	Y	Y	Y	
				Refer to image: 92 93				
Dishwasher	Y	Y		Bellissimo stainless steel dishwasher with two pull out racks and one cutlery holder	Y	Y	Y	
				Refer to image: 94 95 96 97 98				
Stovetop/ Griller	Y	Y	Y	Bellissimo stainless steel gas cooktop	Y	Y	Y	
				Refer to image: 99 100 101				

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments		Undamaged Clean	Working	Inspector Comments

	Undamaged Clean	Working	Inspector Comments		Undamaged Clean	Working	Inspector Comments
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Kitchen

Oven	Y	Y	Bellissimo black and stainless steel oven with two racks and one baking tray Refer to image: 102 103 104		Y	Y	
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Exhaust Fan/ Rangehood	Y	Y	Stainless steel exhaust fan with two downlights with globes working Refer to image: 105 106		Y	Y	
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Lights/ Fixtures	Y	Y	Three white downlights with globes working Refer to image: 107		Y	Y	
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Ceiling	Y	Y	White ceiling		Y	Y	
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Dining Room

Dining Room Photos

Furniture	Y	Y	Refer to furniture inventory list Refer to image: 108 109 110 111 112 113 114 115 116		Y	Y	
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Floor	Y	Y	Grey and white patterned tiles with grey grout Refer to image: 117 118 119		Y	Y	
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Inspector Signature

Date **04/01/25** Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments
Dining Room							
Walls	Y	Y	White walls and skirting boards, one white intercom phone attached to wall Refer to image: 120 121 122 123 124 125 126		Y	Y	
Powerpoints/ Fixtures	Y	Y	Y	One white double power point	Y	Y	Y
Lights/ Fixtures	Y	Y	Y	Two white downlights with globes working, one sprinkler and one smoke alarm Refer to image: 127	Y	Y	Y
Ceiling	Y	Y		White ceiling	Y	Y	
Ensuite							
Ensuite Photos							
Furniture	Y	Y	Y	Refer to furniture inventory list Refer to image: 128 129	Y	Y	Y
Floor/ Tiles	Y	Y		Grey and white patterned tiles with grey grout Refer to image: 130 131	Y	Y	
Walls/ Tiles	Y	Y		White walls with white tile skirting and feature wall Refer to image: 132 133 134 135 136 137 138	Y	Y	

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments
Ensuite							
Door/ Doorframe	Y	Y	Y	White door frame with white wooden sliding door with stainless steel handle Refer to image: 139 140 141 142	Y	Y	Y
Powerpoints/ Fixtures	Y	Y	Y	One white double power point	Y	Y	Y
Mirror/ Cabinet	Y	Y	Y	One double mirror wooden cupboard with white shelving inside and wooden shelves on right hand side Refer to image: 143 144	Y	Y	Y
Taps/ Basin	Y	Y	Y	One white sink with stainless steel mixer tap and plug Refer to image: 145 146	Y	Y	Y
Cupboard/ Drawers	Y	Y	Y	Double wooden cupboard with white shelving Refer to image: 147 148	Y	Y	Y
Shower/ Screen/ Taps	Y	Y	Y	One fixed glass panel, one glass door with stainless steel handle and trim. Two walls with white tiles with white grout, one wall and flooring with grey and white tiles with grey grout. One stainless steel drain, double shower head with mixer tap and soap holder attached to wall Refer to image: 149 150 151 152 153 154 155 156 157 158 159	Y	Y	Y

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments	Tenant Comments
Ensuite							
Toilet/ Cistern/ Seat	Y	Y	Y	One white dual flush toilet Refer to image: 160	Y	Y	Y
Toilet Roll Holder	Y	Y	Y	One stainless steel toilet roll holder attached to side of vanity Refer to image: 161	Y	Y	Y
Towel Rails	Y	Y	Y	Ones single stainless steel towel rail holder and one hook Refer to image: 162	Y	Y	Y
Windows/ Screens/ Window Safety Devices	Y	Y	Y	One frosted glass window with black trim, paint marks on window frame Refer to image: 163 164	Y	Y	Y
Lights/ Fixtures	Y	Y	Y	Two white downlights with globes working Refer to image: 165	Y	Y	Y
Exhaust Fan/ Vents	Y	Y	Y	One white exhaust fan	Y	Y	

Bedroom

[Bedroom Photos](#)

Inspector Signature 

Date 04/01/25 Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
Inspector Comments	Tenant Comments	Undamaged	Working	Inspector Comments	Tenant Comments	Undamaged	Working
		Clean				Clean	
Bedroom							
Furniture	1. Refer to furniture inventory list 2. Small circular scratch mark on right hand bedside table Refer to image: 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184	Y	Y	Y		Y	Y
Wardrobe	Walk in Robe - white walls and skirting, with white build in draws and shelving with stainless steel hanging racks. Dark grey carpet and one white downlight with globe working Refer to image: 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201	Y	Y	Y		Y	Y
Floor	Dark grey carpet Refer to image: 202 203 204	Y	Y			Y	Y
Walls	White walls and skirting boards. Refer to image: 205 206 207 208 209 210 211 212 213	Y	Y			Y	N
Door/ Doorframe	White door frame with one white wooden door with stainless steel handle and doorstop Refer to image: 214 215	Y	Y	Y		Y	Y
Powerpoints/ Fixtures	Three white double power points and 2 USB points	Y	Y	Y		Y	Y

Patch of ripped off paint on RHS wall next to desk
Refer to image: [5](#) [6](#)

Inspector Signature 

Date 04/01/25 Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments	Tenant Comments
Bedroom							
TV Aerial Port	Y	Y	One white TV point	Y	Y	Y	
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Y	Y	Y	
			1. Four fixed glass panels with black trim and one double sliding door with black trim and lockable handle 2. 1 glass panel cracked, repairs in progress Refer to image: 216 217 218 219 220				
Blinds/ Curtains	Y	Y		Y	Y	Y	
			1. Four white block out blinds with all cord intact 2. Small kink in large right hand blind at the bottom bar Refer to image: 221 222 223 224 225 226 227 228 229				
Lights/ Fixtures	Y	Y	Y	Y	Y	Y	
			Four white downlights with globes working, one white smoke alarm, one white sprinkler. One Daikin air con unit with remote attached to wall Refer to image: 230				
Ceiling	Y	Y	Y	Y	Y	Y	
			White ceiling				

Bedroom 2

[Bedroom 2 Photos](#)

	Condition of premises at START of tenancy			Inspector Comments	Tenant Comments	Condition of premises at END of tenancy		
	Undamaged Clean	Working				Undamaged Clean	Working	
Bedroom 2								
Furniture	Y	Y	Y	Refer to furniture inventory list Refer to image: 231 232 233 234 235 236 237 238 239 240		Y	Y	
Wardrobe	Y	Y	Y	One built in robe with mirror sliding doors with built in white draws and shelving with one stainless steel hanging rack, white walls and dark grey carpet Refer to image: 241 242 243 244 245 246 247 248 249 250 251 252		Y	Y	Y
Air Con	Y	Y	Y	One Daikin air con unit with remote attached to wall Refer to image: 253 254		Y	Y	Y
Floor	Y	Y		Dark grey carpet Refer to image: 255 256 257		Y	Y	
Walls	Y	Y		1. White walls and skirting boards. 2. Small dent on bottom of right hand wall at entry, repairs booked Refer to image: 258 259 260 261 262 263 264 265 266 267		Y	Y	
Door/ Doorframe	Y	Y	Y	White door frame with one white wooden door with stainless steel handle and doorstep Refer to image: 268 269 270		Y	Y	Y

Inspector Signature 

Date 04/01/25 Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments
Bedroom 2							
Powerpoints/ Fixtures	Y	Y	Y	Two white double power points and 2 USB points	Y	Y	Y
Windows/ Screens/ Window Safety Devices	Y	Y	Y	Three fixed glass panels with black trim and one wind out window with black trim and lockable handle Refer to image: 271 272 273	Y	Y	Y
Blinds/ Curtains	Y	Y	Y	One white block out blind with all cord intact Refer to image: 274 275	Y	Y	Y
Lights/ Fixtures	Y	Y	Y	Two white downlights with globes working, one smoke alarm and sprinkler Refer to image: 276	Y	Y	Y
Ceiling	Y	Y		White ceiling	Y	Y	
Bathroom							
Bathroom Photos							
Furniture	Y	Y	Y	Refer to furniture inventory list Refer to image: 277	Y	Y	
Floor/ Tiles	Y	Y		Grey and white patterned tiles with grey grout Refer to image: 278 279	Y	Y	

Inspector Signature 

Date 04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy				
Inspector Comments	Tenant Comments	Undamaged	Working	Inspector Comments	Tenant Comments	Undamaged	Working	
		Clean				Clean		
Bathroom								
Walls/ Tiles	White walls with white tile skirting and feature wall Refer to image: 280 281 282 283 284 285	Y	Y			Y	Y	
Door/ Doorframe	1. White door frame with white wooden sliding door with stainless steel handle 2. Small paint scrape on upper door, inside on left hand side Refer to image: 286 287 288 289	Y	Y	Y		Y	Y	Y
Powerpoints/ Fixtures	One white double power point	Y	Y	Y		Y	Y	Y
Mirror/ Cabinet	One double mirror wooden cupboard with white shelving inside and wooden shelves on right hand side Refer to image: 290 291	Y	Y	Y		Y	Y	Y
Taps/ Basin	One white sink with stainless steel mixer tap and plug Refer to image: 292 293	Y	Y	Y		Y	Y	
Cupboard/ Drawers	Double wooden cupboard with white shelving Refer to image: 294 295	Y	Y	Y		Y	Y	Y

Inspector Signature 

Date 04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy				
Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments	Tenant Comments	
Bathroom								
Shower/ Screen/ Taps	Y	Y	Y	One fixed glass panel, one glass door with stainless steel handle and trim. Two walls with white tiles with white grout, one wall and flooring with grey and white tiles with grey grout. One stainless steel drain, double shower head with mixer tap and soap holder attached to wall	Y	Y	Y	
				Refer to image: 296 297 298 299 300 301 302 303 304 305 306				
Toilet/ Cistern/ Seat	Y	Y	Y	One white dual flush toilet	Y	Y	Y	
				Refer to image: 307				
Toilet Roll Holder	Y	Y	Y	One stainless steel toilet roll holder attached to side of vanity	Y	Y	Y	
				Refer to image: 308				
Towel Rails	Y	Y	Y	Ones single stainless steel towel rail holder and one hook	Y	Y	Y	
				Refer to image: 309 310				
Lights/ Fixtures	Y	Y	Y	Two white downlights with globes working	Y	Y	Y	
				Refer to image: 311				
Exhaust Fan/ Vents	Y	Y	Y	One white exhaust fan	Y	Y		

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy					Condition of premises at END of tenancy				
Inspector Comments	Tenant Comments	Undamaged	Working	Inspector Comments	Tenant Comments	Undamaged	Working	Inspector Comments	
		Clean				Clean			
Laundry									
Laundry Photos									
Floor/ Tiles		Y	Y	Grey and white patterned tiles with grey grout Refer to image: 312 313		Y	Y		
Walls/ Tiles		Y	Y	White walls with white tile splash back and skirting with white grout Refer to image: 314 315 316 317 318		Y	Y		
Dryer		Y	Y	Y	1 x Haier 4kg dryer mounted to wall Refer to image: 319 320 321 322	Y	Y	Y	
Exhaust Fan/ Vent		Y	Y	Y	One white exhaust fan	Y	Y	Y	
Washing Machine/ Taps		Y	Y	Y	Washing machine taps under basin Refer to image: 323	Y	Y	Y	
Washing Tub		Y	Y	Y	White wash tub with stainless steel sink with mixer tap and plug Refer to image: 324 325	Y	Y	Y	
Door/ Doorframe		Y	Y	Y	White wooden door frame, two white wooden doors with stainless steel handles Refer to image: 326 327 328 329 330 331 332 333	Y	Y	Y	
Powerpoints/ Fixtures		Y	Y	Y	One white double power points	Y	Y	Y	

Inspector Signature

Date

04/01/25

Tenant

Date

Condition of premises at START of tenancy				Condition of premises at END of tenancy			
	Undamaged Clean	Working	Inspector Comments	Tenant Comments	Undamaged Clean	Working	Inspector Comments
Laundry							
Lights/ Fixtures	Y	Y	Y	One white downlight with globe working and one sprinkler Refer to image: 334	Y	Y	Y
Ceiling	Y	Y		White ceiling	Y	Y	
Exterior							
Exterior Photos							
Furniture	Y	Y	Y	Refer to furniture inventory list Refer to image: 335 336 337 338 339 340 341 342	Y	Y	
Letterbox	Y	Y	Y	At entrance of car park	Y	Y	Y
Front Porch/ Verandah	Y	Y	Y	1. Grey and white patterned tiles with stainless steel drain, white rendered walls. Two white downlights with globes working and sprinkler. Glass and black trim panels 2. Small rust- colour marks on tiles at doorway Refer to image: 343 344 345 346 347 348 349 350 351 352 353 354 355	Y	Y	Y
Garage							
Garage Photos							

Inspector Signature  Date 04/01/25 Tenant

Date

Condition of premises at START of tenancy

Condition of premises at END of tenancy

Undamaged
Working
Clean

Inspector Comments

Tenant Comments

Undamaged
Working
Clean

Inspector Comments

Garage

Floor/ Paving

Y Y Y

Car Park 11

Refer to image: 356 357

Y Y

Inspector Signature

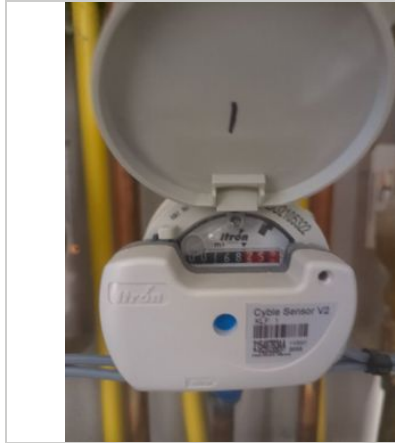


Date

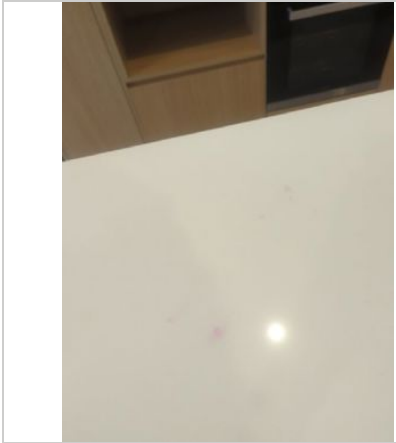
04/01/25

Tenant

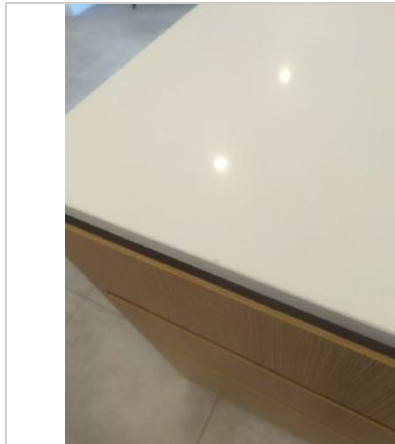
Date



Utilities
06/01/2025 11:46 AM
Utilities Image: 1 :Water Meter Reading



Kitchen
06/01/2025 10:37 AM
Image 2 :Benchtops/ Tiling



Kitchen
06/01/2025 10:38 AM
Image 3 :Benchtops/ Tiling

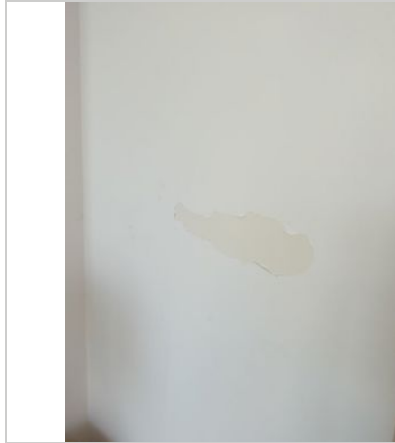


Kitchen
06/01/2025 10:38 AM
Image 4 :Benchtops/ Tiling

Inspector Signature 

Date 04/01/25 Tenant

Date



Bedroom

06/01/2025 11:30 AM

Image 5 :Walls



Bedroom

06/01/2025 12:30 PM

Image 6 :Walls

Inspector Signature 

Date 04/01/25 Tenant

Date