

*Barbara Rutter*  
*PP*

## INSPECTION REPORT

--- RESIDENTIAL ---

|                                |                                     |  |             |                             |
|--------------------------------|-------------------------------------|--|-------------|-----------------------------|
| <b>PROPERTY ADDRESS</b>        |                                     | <i>INCORPUS Inspection Report Unit 3 Lums Road</i> |             |                             |
| <b>Website Reference</b>       |                                     | <i>PP</i>  |             | <b>Management Reference</b> |
| <b>GENERAL CONDITION</b>       | <b>GOOD</b>                         | <b>FAIR</b>  | <b>POOR</b> | <b>COMMENTS</b>             |
| <b>ENTRANCE HALL</b>           |                                     |  |             |                             |
| Lights and Switches            | <input checked="" type="checkbox"/> |  |             |                             |
| Windows                        | <input checked="" type="checkbox"/> |  |             |                             |
| Doors                          | <input checked="" type="checkbox"/> |  |             |                             |
| Paintwork                      | <input checked="" type="checkbox"/> |  |             |                             |
| Floor / Carpet                 | <input checked="" type="checkbox"/> |  |             |                             |
| Power Sockets                  | <input checked="" type="checkbox"/> |  |             |                             |
| Air-conditioning / Ceiling Fan | <i>N/A</i>                          |  |             |                             |
| <b>LOUNGE</b>                  |                                     |  |             |                             |
| Lights and Switches            | <input checked="" type="checkbox"/> |  |             |                             |
| Windows                        | <input checked="" type="checkbox"/> |  |             |                             |
| Doors                          | <input checked="" type="checkbox"/> |  |             |                             |
| Paintwork                      | <input checked="" type="checkbox"/> |  |             |                             |
| Floor / Carpet                 | <input checked="" type="checkbox"/> |  |             |                             |
| Power Sockets                  | <input checked="" type="checkbox"/> |  |             |                             |
| Fixtures                       | <i>N/A</i>                          |  |             |                             |
| Air-conditioning / Ceiling Fan | <i>N/A</i>                          |  |             |                             |
| <b>DININGROOM</b>              |                                     |  |             |                             |
| Lights and Switches            | <input checked="" type="checkbox"/> |  |             |                             |
| Windows                        | <input checked="" type="checkbox"/> |  |             |                             |
| Doors                          | <input checked="" type="checkbox"/> |  |             |                             |
| Paintwork                      | <input checked="" type="checkbox"/> |  |             |                             |
| Floor / Carpet                 | <input checked="" type="checkbox"/> |  |             |                             |
| Power Sockets                  | <input checked="" type="checkbox"/> |  |             |                             |
| Air-conditioning / Ceiling Fan | <i>N/A</i>                          |  |             |                             |
| <b>KITCHEN</b>                 |                                     |  |             |                             |
| Lights and Switches            | <input checked="" type="checkbox"/> |  |             |                             |
| Windows                        | <input checked="" type="checkbox"/> |  |             |                             |
| Doors                          | <input checked="" type="checkbox"/> |  |             |                             |
| Paintwork                      | <input checked="" type="checkbox"/> |  |             |                             |
| Floor                          | <input checked="" type="checkbox"/> |  |             |                             |
| Power Sockets                  | <input checked="" type="checkbox"/> |  |             |                             |
| Stove Connection               | <input checked="" type="checkbox"/> |  |             |                             |
| Sink                           | <input checked="" type="checkbox"/> |  |             |                             |
| Cupboards                      | <input checked="" type="checkbox"/> |  |             |                             |
| Air-conditioning / Ceiling Fan | <i>N/A</i>                          |  |             |                             |

|                                |     |  |  |     |
|--------------------------------|-----|--|--|-----|
| <b>PASSAGE</b>                 |     |  |  |     |
| Lights and Switches            |     |  |  | N/A |
| Doors                          |     |  |  |     |
| Paintwork                      |     |  |  |     |
| Floor / Carpet                 |     |  |  |     |
| Power Sockets                  |     |  |  |     |
| <b>GUEST TOILET</b>            |     |  |  |     |
| Lights and Switches            |     |  |  | N/A |
| Toilet                         |     |  |  |     |
| Basin                          |     |  |  |     |
| Paintwork                      |     |  |  |     |
| Floor / Carpet                 |     |  |  |     |
| <b>MAIN BEDROOM</b>            |     |  |  |     |
| Lights and Switches            | ✓   |  |  | N/A |
| Windows                        | ✓   |  |  |     |
| Doors                          | ✓   |  |  |     |
| Paintwork                      | ✓   |  |  |     |
| Floor / Carpet                 | ✓   |  |  |     |
| Power Sockets                  | ✓   |  |  |     |
| Built-in Cupboards             | ✓   |  |  |     |
| Air-conditioning / Ceiling Fan | N/A |  |  |     |
| <b>MAIN EN-SUITE BATHROOM</b>  |     |  |  |     |
| Lights and Switches            |     |  |  | N/A |
| Windows                        |     |  |  |     |
| Doors                          |     |  |  |     |
| Paintwork                      |     |  |  |     |
| Floor                          |     |  |  |     |
| Bath                           |     |  |  |     |
| Basin                          |     |  |  |     |
| Toilet                         |     |  |  |     |
| Shower                         |     |  |  |     |
| Built-in Cupboards             |     |  |  |     |
| <b>BEDROOM 2</b>               |     |  |  |     |
| Lights and Switches            | ✓   |  |  | N/A |
| Windows                        | ✓   |  |  |     |
| Doors                          | ✓   |  |  |     |
| Paintwork                      | ✓   |  |  |     |
| Floor / Carpet                 | ✓   |  |  |     |
| Power Sockets                  | ✓   |  |  |     |
| Built-in Cupboards             | ✓   |  |  |     |
| Air-conditioning / Ceiling Fan | N/A |  |  |     |
| <b>BEDROOM 3</b>               |     |  |  |     |
| Lights and Switches            |     |  |  | N/A |
| Windows                        |     |  |  |     |
| Doors                          |     |  |  |     |
| Paintwork                      |     |  |  |     |
| Floor / Carpet                 |     |  |  |     |

|                                |     |   |   |     |
|--------------------------------|-----|---|---|-----|
| Power Sockets                  |     |   |   | N/A |
| Built-in Cupboards             |     |   |   |     |
| Air-conditioning / Ceiling Fan |     |   |   |     |
| <b>BEDROOM 4</b>               |     |   |   |     |
| Lights and Switches            |     |   |   | N/A |
| Windows                        |     |   |   |     |
| Doors                          |     |   |   |     |
| Paintwork                      |     |   |   |     |
| Floor / Carpet                 |     |   |   |     |
| Power Sockets                  |     |   |   |     |
| Built-in Cupboards             |     |   |   |     |
| Air-conditioning / Ceiling Fan |     |   |   |     |
| <b>BATHROOM</b>                |     |   |   |     |
| Lights and Switches            | ✓   |   |   |     |
| Windows                        | ✓   |   |   |     |
| Door                           | ✓   |   |   |     |
| Paintwork                      | ✓   |   |   |     |
| Floor                          | ✓   |   |   |     |
| Bath                           | N/A |   |   |     |
| Basin                          | ✓   |   |   |     |
| Toilet                         | ✓   |   |   |     |
| Shower                         | ✓   |   |   |     |
| Built-in Cupboards             | ✓   |   |   |     |
| <b>STUDY</b>                   |     |   |   |     |
| Lights and Switches            |     |   |   | N/A |
| Windows                        |     |   |   |     |
| Doors                          |     |   |   |     |
| Paintwork                      |     |   |   |     |
| Floor / Carpet                 |     |   |   |     |
| Power Sockets                  |     |   |   |     |
| Built-in Cupboards             |     |   |   |     |
| Air-conditioning / Ceiling Fan |     |   |   |     |
| <b>OTHER</b>                   |     |   |   |     |
|                                |     |   |   | N/A |
|                                |     |   |   |     |
|                                |     |   |   |     |
|                                |     |   |   |     |
|                                |     |   |   |     |
|                                |     |   |   |     |
|                                |     |   |   |     |
|                                |     |   |   |     |
| <b>GARAGE</b>                  |     |   |   |     |
| Lights and Switches            | ✓   |   |   |     |
| Windows                        |     | ✓ |   |     |
| Doors                          | ✓   |   |   |     |
| Paintwork                      |     |   | ✓ |     |

| STAFF ACCOMODATION     |   |  |  |   |
|------------------------|---|--|--|---|
| Lights and Switches    |   |  |  | N/A   |
| Windows                |   |  |  |   |
| Doors                  |   |  |  |   |
| Paintwork              |   |  |  |   |
| Floor / Carpet         |   |  |  |   |
| GARDEN                 |   |  |  |   |
| Pool / Jacuzzi         |   |  |  | N/A   |
| Lawn / Plants          |   |  |  |   |
| FENCE                  |   |  |  |   |
|                        |   |  |  | N/A   |
|                        |   |  |  |   |
|                        |   |  |  |   |
| GATES / KEYS / REMOTES |   |  |  |   |
|                        | ✓ |  |  | 1 SET OF KEYS HANDLED TO TENANT<br>HAS 1 REMOTE |
|                        |   |  |  |   |
| ADDITIONAL COMMENTS    |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |
|                        |   |  |  |   |

## **BANK DETAILS FOR THE TENANT DEPOSIT REFUND**

|                |  |               |  |
|----------------|--|---------------|--|
| Account Name   |  |               |  |
| Name of Bank   |  | Branch Code:  |  |
| Account Number |  | Account Type: |  |

Signed by the Lessee at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

As Witnesses:

1. \_\_\_\_\_
2. \_\_\_\_\_

\_\_\_\_\_  
Lessee / Tenant Signature

\_\_\_\_\_  
Property Practitioner Signature

## Hemlata Ramkissoon

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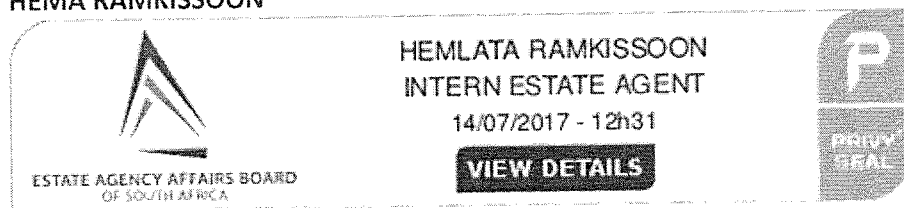
**From:** Hemlata Ramkissoon  
**Sent:** Monday, 11 March 2019 9:44 AM  
**To:** wandileziqubu@gmail.com  
**Subject:** Inspection Report - Unit 03 - Innes Court  
**Attachments:** scans20190311091108.pdf

Good Morning

I trust you are well. Kindly please sign and email me back the above inspection report as we need to load it onto our system. Thanks.

*Kind regards,*

**HEMA RAMKISSOON**



**PORTFOLIO MANAGER**



031 566 4605 (Office)  
031 566 4510 (Fax)

Unit 20, 3<sup>rd</sup> Floor, Corporate Park  
11 Sinembe Crescent  
Sinembe Office Park  
La Lucia Ridge  
Umhlanga  
4051  
South Africa