

Move In



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Prepared on behalf of Chapatti Trading 147

Property inspected by Suleiman Manuel

Address



Somerset West
Western Cape
7130



Carried Out

May
2nd 2019
14:00 SAST

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Disclaimers

Working order and condition This inspection relates only to the furniture, furnishings and all Landlord's equipment and contents in the property. It is no guarantee of, or reports on, the adequacy of, or safety of any such equipment or contents, merely a record that such items exist at the property as at the date of the inspection and a superficial condition of the same. Where an inspection is compiled at an old property, it is understood that the condition of the fabric and contents are normally age worn and age marked unless otherwise noted.

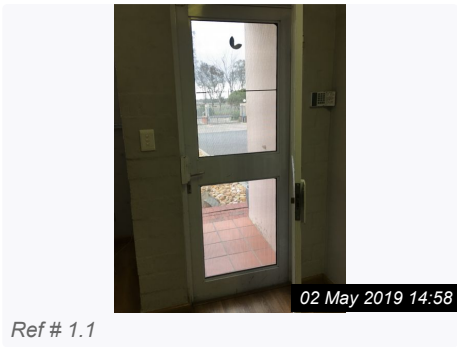
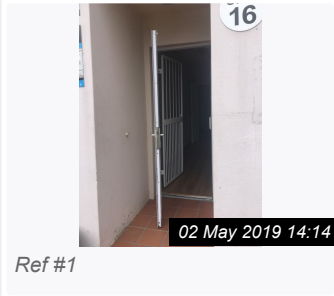
Structural This inspection does not constitute a structural survey and any structural faults do not appear. Fixtures and fittings are listed and described only and are not a report as to the working condition.

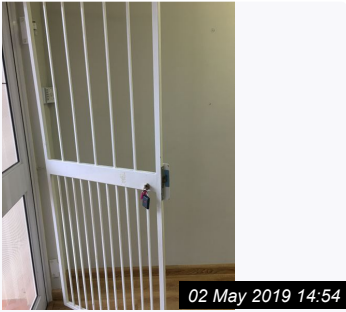
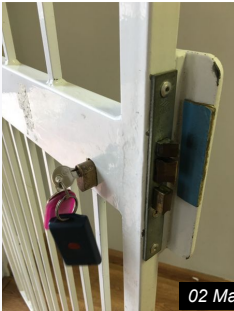
Maintenance Any maintenance problems found either at the commencement of the tenancy or during the term of the same, should be reported promptly to the Agent/Owner, not the inspector.

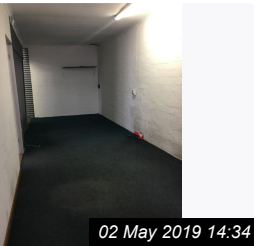
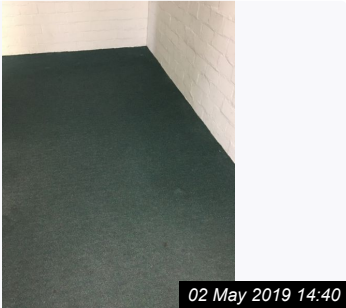
Fire Safety Equipment If smoke detectors/carbon monoxide monitors, are present and replacement batteries are needed between maintenance visits or periodic tenancy checks, it is the Tenant's responsibility to replace and frequently check the working order of the same. Any faults should be reported immediately to the Agent/Owner.

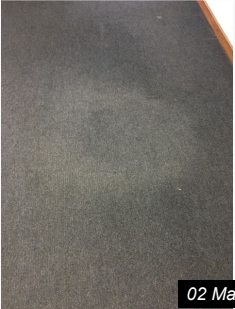
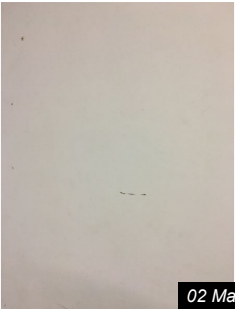
Responsibility Any information which is manipulated on the report after the handover of the report, is not the responsibility of InspectorP. InspectorP does not accept liability for any damage caused to the property and its items, nor does InspectorP accept any responsibility for any loss or theft which occurs at the property. InspectorP does not accept any liability for any damage missed during an inspection.

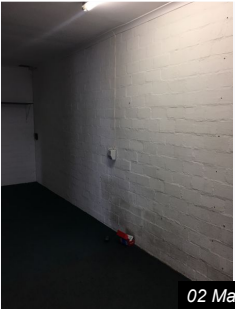
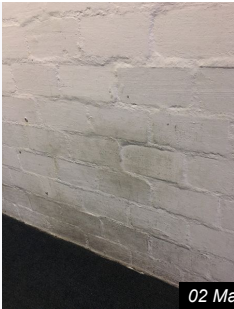
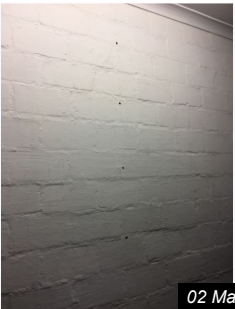
1. ENTRANCE AREA	
Item	Condition
1.1 Door, handles & locks	Marked and scuffed. Opens, closes and locks. Needs Maintenance
1.2 Door key/s	Present. No key number visible.
1.3 Security gate & locks	In good condition and working. Remains of stickers on the front part of the gate. Opens, closes and locks. Needs Maintenance
1.4 Security gate key/s	Present. No key number visible. Electronic lock switch in good, working order.
1.5 Floor/ Carpet/ Tiles	In fair condition.
1.6 Wall 1 (left)	In fair condition with paint peeling and chipped towards the floor. Needs Maintenance
1.7 Wall 2 (ahead)	In good condition.
1.8 Wall 3 (right)	In fair condition.
1.9 Ceiling & cornice	In good condition.
1.10 Lights/Fixtures	In good condition and working.
1.11 Light Switches	In good condition and working.



1. ENTRANCE AREA (CONT.)		
 02 May 2019 14:58	 02 May 2019 14:58	 02 May 2019 14:57
Ref # 1.1	Ref # 1.1	Ref # 1.2
 02 May 2019 14:54	 02 May 2019 14:55	 02 May 2019 14:55
Ref # 1.3	Ref # 1.3	Ref # 1.3
 02 May 2019 14:54	 02 May 2019 15:00	 02 May 2019 14:56
Ref # 1.4	Ref # 1.4	Ref # 1.5
 02 May 2019 14:56	 02 May 2019 14:56	 02 May 2019 14:56
Ref # 1.6	Ref # 1.6	Ref # 1.7
 02 May 2019 14:56	 02 May 2019 14:55	 02 May 2019 15:00
Ref # 1.8	Ref # 1.9	Ref # 1.11

2. PASSAGE	
Item	Condition
2.1 Floor/ Carpet/ Tiles	Evidence of wear and stains present in the carpet. Needs Replacing
2.2 Skirting	In fair condition.
2.3 Power sockets/Plugs	In good condition. Total: 1
2.4 Wall 1 (left)	Heavily scuffed and marked from use. The paint is peeling and chipped in sections. Drywall is not attached to the wall properly. X 4 holes. Needs Maintenance
2.5 Wall 2 (ahead)	Scuffed and marked. X 2 nail holes in wall. Needs Maintenance
2.6 Wall 3 (right)	Heavily scuffed and marked from use. X 30 nail holes in the wall. X 1 cable clip in the wall. Needs Maintenance
2.7 Wall 4 (behind)	Scuffed and marked. Needs Maintenance
2.8 Ceiling & cornice	In good condition.
2.9 Lights/Fixtures	In good condition and working.
2.10 Light Switches	In good condition and working.
2.11 Shelving	In fair condition.
 Ref #2	
 Ref # 2.1	
 Ref # 2.1	
 Ref # 2.1	

2. PASSAGE (CONT.)		
 02 May 2019 14:41	 02 May 2019 14:41	 02 May 2019 14:41
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 02 May 2019 14:40	 02 May 2019 14:40	 02 May 2019 14:38
Ref # 2.2	Ref # 2.3	Ref # 2.4
 02 May 2019 14:38	 02 May 2019 14:38	 02 May 2019 14:39
Ref # 2.4	Ref # 2.4	Ref # 2.4
 02 May 2019 14:39	 02 May 2019 14:39	 02 May 2019 14:40
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Ref # 2.4	Ref # 2.4	Ref # 2.5

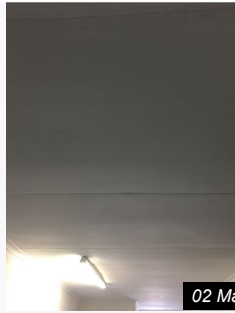
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 02 May 2019 14:38	 02 May 2019 14:36	 02 May 2019 14:36
Ref # 2.5	Ref # 2.6	Ref # 2.6
 02 May 2019 14:36	 02 May 2019 14:36	 02 May 2019 14:36
Ref # 2.6	Ref # 2.6	Ref # 2.6
 02 May 2019 14:36	 02 May 2019 14:36	 02 May 2019 14:36
Ref # 2.6	Ref # 2.6	Ref # 2.6
 02 May 2019 14:37	 02 May 2019 14:35	 02 May 2019 14:35
Ref # 2.6	Ref # 2.7	Ref # 2.7

2. PASSAGE (CONT.)



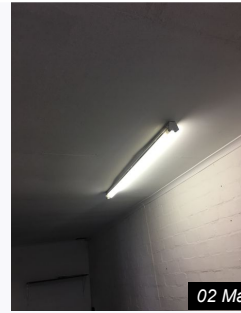
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02 May 2019 14:34



Ref # 2.8

02 May 2019 14:34



Ref # 2.9

02 May 2019 14:34



Ref # 2.10

02 May 2019 14:44



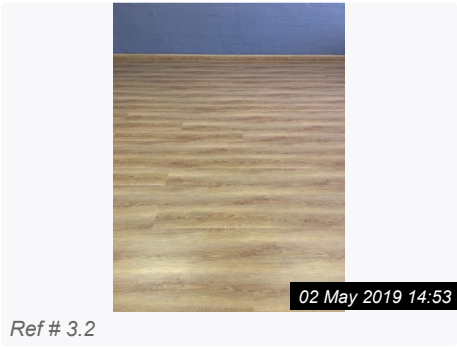
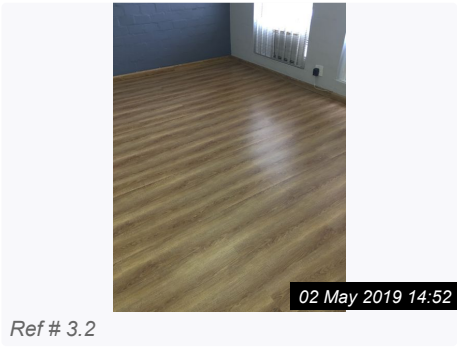
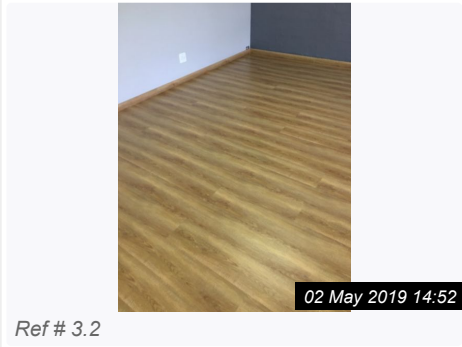
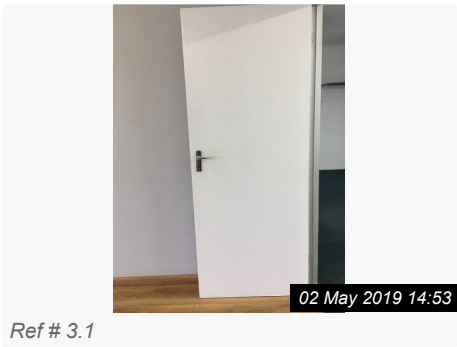
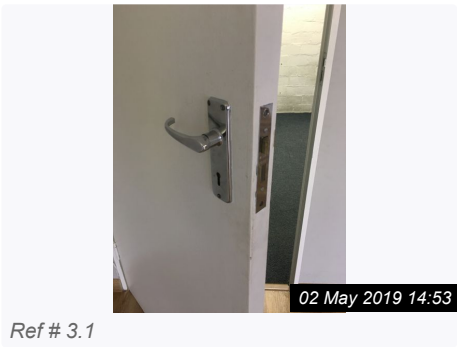
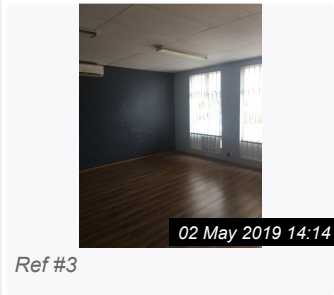
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02 May 2019 14:35

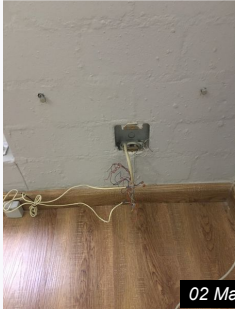
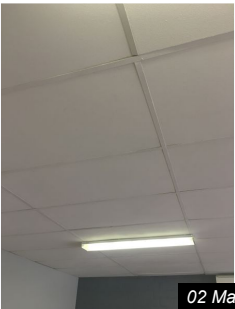
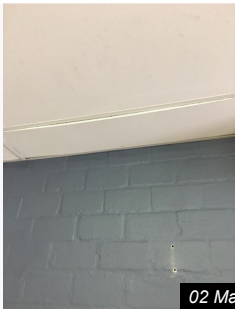
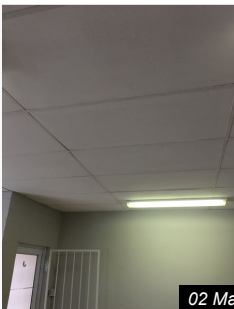
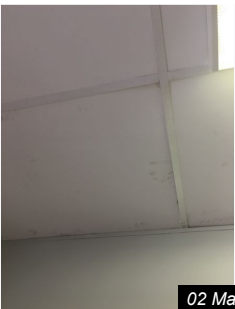
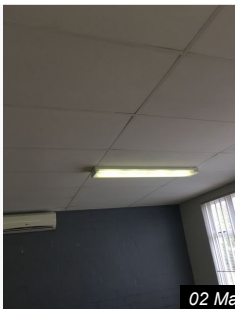
3. OFFICE

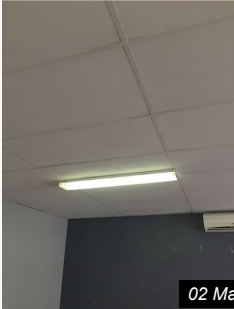
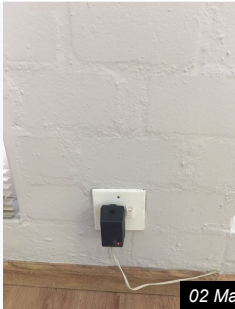
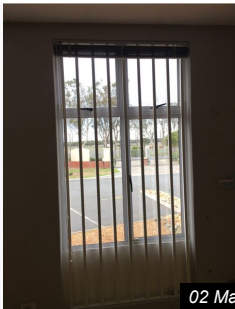
Item	Condition
3.1 Door, handles & locks	In fair condition. Opens and closes.
3.2 Floor/ Carpet/ Tiles	New Condition.
3.3 Skirting	New Condition.
3.4 Wall 1 (left)	In fair condition with a few light marks. Exposed wiring in the corner. Remains of stickers left above the door. Needs Maintenance
3.5 Wall 2 (ahead)	In good condition. X 14 holes in wall. Needs Maintenance
3.6 Wall 3 (right)	In fair condition. X 13 holes in wall. X 4 bolts left in wall. X 1 nail in wall. Needs Maintenance
3.7 Wall 4 (behind)	A few light marks. X 8 holes in wall. Needs Maintenance
3.8 Ceiling & cornice	Marked and scuffed. A few suspended ceiling tiles are bent. Needs Replacing
3.9 Lights/Fixtures	In good condition and working.

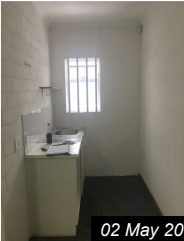
3. OFFICE (CONT.)	
3.10 Light Switches	In good condition and working.
3.11 Power sockets/Plugs	In good condition. Total: 4
3.12 Windows/Frames/Handles	In good condition. Opens, closes and locks.
3.13 Curtain rail/Pelmet/Blinds	In good condition.
3.14 Aircon & Remote	Neocool brand. In good condition & working.

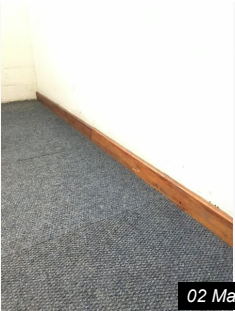
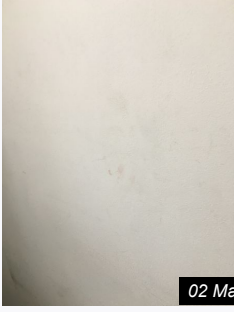
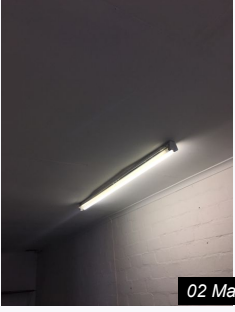


3. OFFICE (CONT.)		
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Ref # 3.2	Ref # 3.2	Ref # 3.3
 02 May 2019 14:52	 02 May 2019 14:52	 02 May 2019 14:52
Ref # 3.3	Ref # 3.3	Ref # 3.4
 02 May 2019 14:52	 02 May 2019 14:52	 02 May 2019 14:52
Ref # 3.4	Ref # 3.4	Ref # 3.4
 02 May 2019 14:52	 02 May 2019 14:51	 02 May 2019 14:51
Ref # 3.4	Ref # 3.5	Ref # 3.5
 02 May 2019 14:51	 02 May 2019 14:51	 02 May 2019 14:50
Ref # 3.5	Ref # 3.5	Ref # 3.6

3. OFFICE (CONT.)		
 02 May 2019 14:50	 02 May 2019 14:50	 02 May 2019 14:50
Ref # 3.6	Ref # 3.6	Ref # 3.6
 02 May 2019 14:50	 02 May 2019 14:51	 02 May 2019 14:49
Ref # 3.6	Ref # 3.6	Ref # 3.7
 02 May 2019 14:49	 02 May 2019 14:49	 02 May 2019 14:49
Ref # 3.7	Ref # 3.7	Ref # 3.7
 02 May 2019 14:49	 02 May 2019 14:49	 02 May 2019 14:49
Ref # 3.8	Ref # 3.8	Ref # 3.8
 02 May 2019 14:49	 02 May 2019 14:49	 02 May 2019 14:48
Ref # 3.8	Ref # 3.8	Ref # 3.9

3. OFFICE (CONT.)		
 02 May 2019 14:49	 02 May 2019 14:48	 02 May 2019 14:48
Ref # 3.9	Ref # 3.10	Ref # 3.11
 02 May 2019 14:48	 02 May 2019 14:48	 02 May 2019 14:48
Ref # 3.11	Ref # 3.11	Ref # 3.11
 02 May 2019 14:47	 02 May 2019 14:47	 02 May 2019 14:47
Ref # 3.12	Ref # 3.12	Ref # 3.12
 02 May 2019 14:47	 02 May 2019 14:46	 02 May 2019 14:47
Ref # 3.12	Ref # 3.13	Ref # 3.13
 02 May 2019 14:47	 02 May 2019 14:45	 02 May 2019 14:45
Ref # 3.13	Ref # 3.14	Ref # 3.14

4. KITCHEN	
Item	Condition
4.1 Floor/ Carpet/ Tiles	Evidence of heavy usage. Carpets are stained and marked. Needs Replacing
4.2 Skirting	BIC skirting is damaged and soiled. Needs Maintenance
4.3 Wall 1 (left)	In fair condition.
4.4 Wall 2 (ahead)	In fair condition with scuffs and marks. Needs Maintenance
4.5 Wall 3 (right)	Heavily scuffed and marked. Needs Maintenance
4.6 Ceiling & cornice	In good condition.
4.7 Lights/Fixtures	In good condition and working.
4.8 Light Switches	In good condition and working.
4.9 Power sockets/Plugs	In good condition. Total: 2
4.10 Windows/Frames/Handles	In good condition. Opens, closes and locks.
4.11 Kitchen counter top/s	Chipped in places on the edges. Needs Maintenance
4.12 Basin/s & tap/s	In good condition. Taps open and close. Basin plug present. Waterproof sealing is soiled. Needs Maintenance
4.13 BIC's	In fair condition with a few light marks and rust marks inside the cupboard. X 1 hinge is loose. Opens and closes. Needs Maintenance
4.14 Shelving	In fair condition.
 02 May 2019 14:26 Ref #4	

4. KITCHEN (CONT.)		
 02 May 2019 14:33	 02 May 2019 14:33	 02 May 2019 14:33
Ref # 4.1	Ref # 4.1	Ref # 4.2
 02 May 2019 14:33	 02 May 2019 14:32	 02 May 2019 14:32
Ref # 4.2	Ref # 4.3	Ref # 4.3
 02 May 2019 14:32	 02 May 2019 14:32	 02 May 2019 14:32
Ref # 4.4	Ref # 4.4	Ref # 4.4
 02 May 2019 14:31	 02 May 2019 14:31	 02 May 2019 14:31
Ref # 4.5	Ref # 4.5	Ref # 4.5
 02 May 2019 14:32	 02 May 2019 14:31	 02 May 2019 14:31
Ref # 4.5	Ref # 4.6	Ref # 4.7

4. KITCHEN (CONT.)

 02 May 2019 14:45	 02 May 2019 14:30	 02 May 2019 14:30
Ref # 4.8	Ref # 4.9	Ref # 4.9
 02 May 2019 14:30	 02 May 2019 14:29	 02 May 2019 14:29
Ref # 4.10	Ref # 4.11	Ref # 4.11
 02 May 2019 14:29	 02 May 2019 14:29	 02 May 2019 14:31
Ref # 4.12	Ref # 4.12	Ref # 4.12
 02 May 2019 14:31	 02 May 2019 14:27	 02 May 2019 14:27
Ref # 4.12	Ref # 4.13	Ref # 4.13
 02 May 2019 14:27	 02 May 2019 14:27	 02 May 2019 14:29
Ref # 4.13	Ref # 4.13	Ref # 4.13

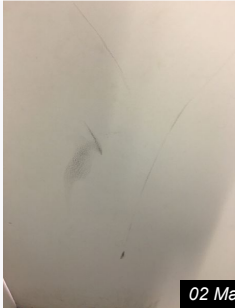
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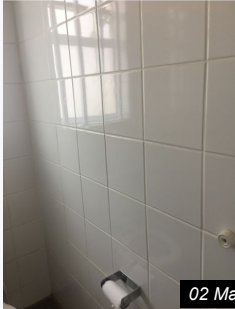
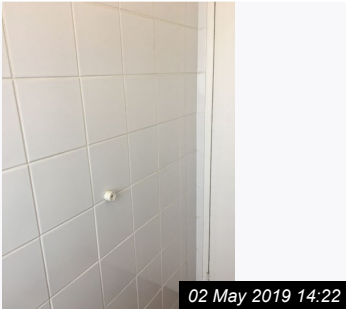
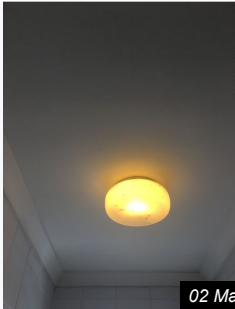
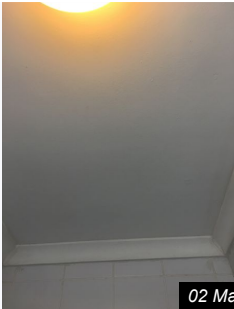


Ref # 4.14

5. BATHROOM

Item	Condition
5.1 Door, handles & locks	Door in fair condition with scuffs and dirt marks. Opens, closes and locks. Needs Maintenance
5.2 Door key/s	Present. Serial number: Y5
5.3 Floor/ Carpet/ Tiles	In fair condition.
5.4 Wall 1 (left)	In good condition.
5.5 Wall 2 (ahead)	In fair condition. X 4 tiles cracked. Needs Maintenance
5.6 Wall 3 (right)	In good condition.
5.7 Wall 4 (behind)	In good condition.
5.8 Ceiling & cornice	In good condition.
5.9 Lights/Fixtures	In good condition and working.
5.10 Light Switches	In good condition and working.
5.11 Windows/Frames/Handles	In good condition. Opens, closes and locks.
5.12 Basin & tap/s	In good condition. Taps open and close. No basin plug present. Needs Replacing
5.13 Vanity cabinet/ Mirror	In good condition. Needs Replacing
5.14 Toilet bowl/cistern/seal	Toilet bowl seal repaired but marked in places. Needs Cleaning
5.15 Toilet roll holder	In good condition.

5. BATHROOM (CONT.)	
5.16 Skirting	In fair condition.
5.17 Towel rail	In good condition.
5.18 Soap dish	In good condition.
 02 May 2019 14:18 Ref #5	
 02 May 2019 14:24 Ref # 5.1	 02 May 2019 14:24 Ref # 5.1
 02 May 2019 14:25 Ref # 5.1	 02 May 2019 14:25 Ref # 5.1
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 02 May 2019 14:24 Ref # 5.2	 02 May 2019 14:24 Ref # 5.2
 02 May 2019 14:23 Ref # 5.3	 02 May 2019 14:23 Ref # 5.4
 02 May 2019 14:22 Ref # 5.5	 02 May 2019 14:22 Ref # 5.5

5. BATHROOM (CONT.)		
 02 May 2019 14:22	 02 May 2019 14:22	 02 May 2019 14:22
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 02 May 2019 14:22	 02 May 2019 14:21	 02 May 2019 14:21
Ref # 5.6	Ref # 5.7	Ref # 5.8
 02 May 2019 14:21	 02 May 2019 14:21	 02 May 2019 14:45
Ref # 5.8	Ref # 5.9	Ref # 5.10
 02 May 2019 14:20	 02 May 2019 14:19	 02 May 2019 14:19
Ref # 5.11	Ref # 5.12	Ref # 5.13
 02 May 2019 14:19	 02 May 2019 14:18	 02 May 2019 14:18
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5. BATHROOM (CONT.)



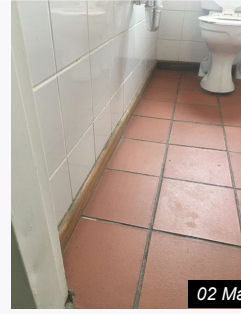
02 May 2019 14:18

Ref # 5.14



02 May 2019 14:18

Ref # 5.15



02 May 2019 14:24

Ref # 5.16



02 May 2019 14:24

Ref # 5.16



02 May 2019 14:26

Ref # 5.17



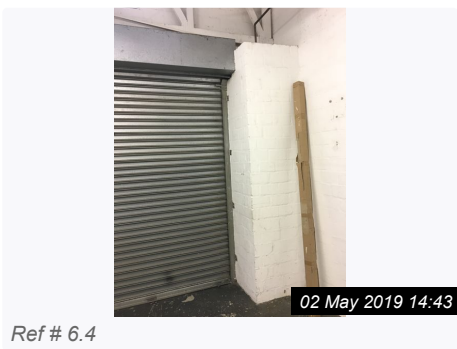
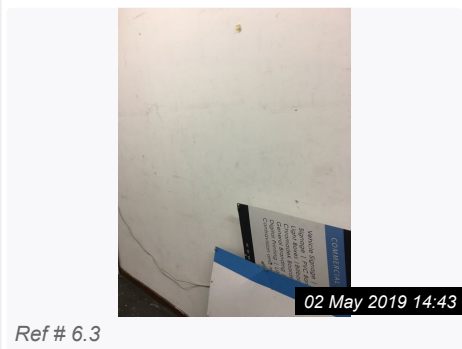
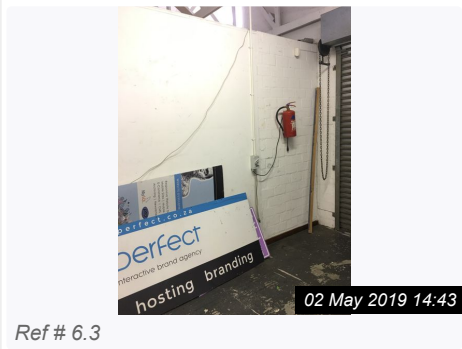
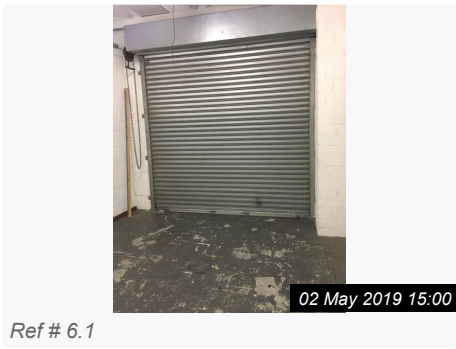
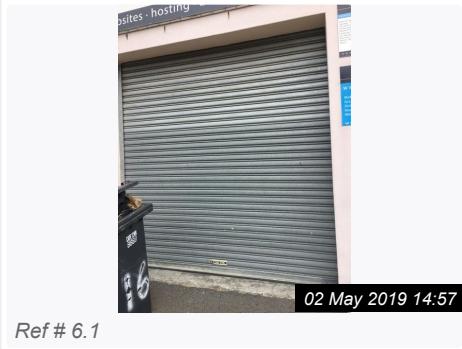
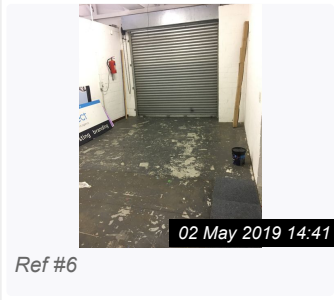
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Ref # 5.18

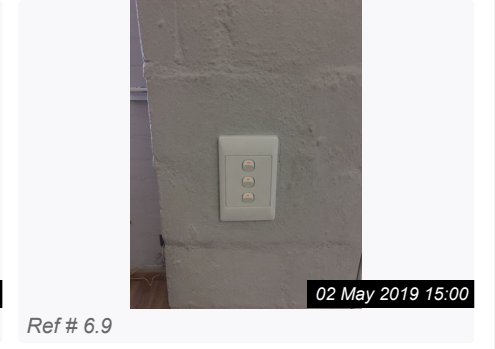
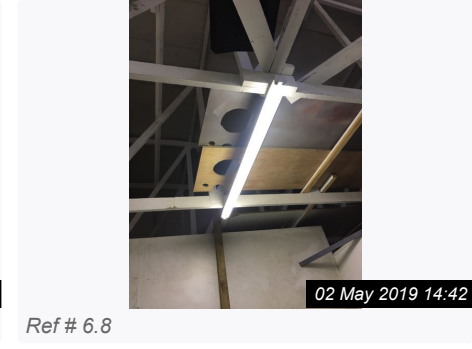
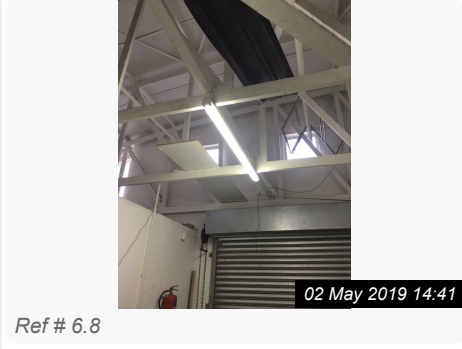
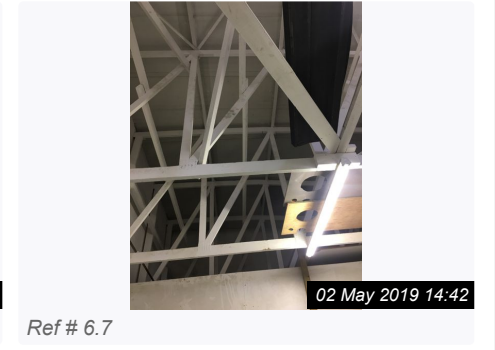
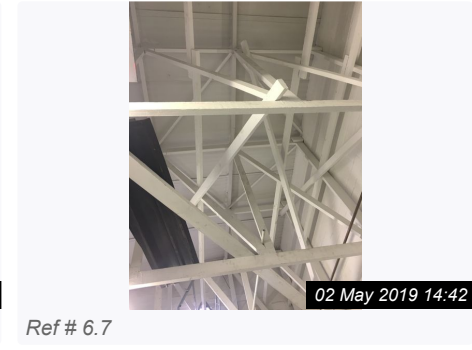
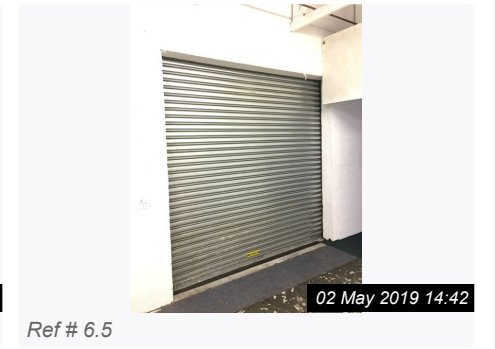
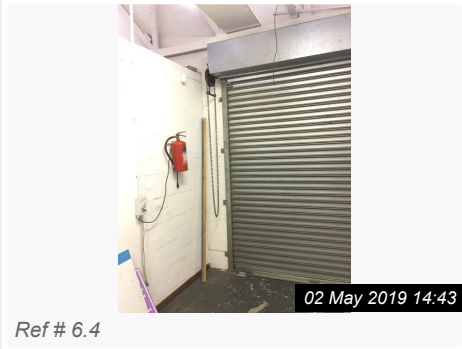
6. DELIVERY AREA

Item	Condition
6.1 Roller Door	In good condition.
6.2 Floor/Carpets/Tiles	Evidence of heavy usage. Needs Maintenance
6.3 Wall 1 (left)	Heavy scuffs and marks from use. Needs Maintenance
6.4 Wall 2 (ahead)	Scuffed and marked. Needs Maintenance
6.5 Wall 3 (right)	Scuffed and marked. X 4 bolt holes in wall. X 3 sticker remains left on wall. Roller door in good condition. Needs Maintenance
6.6 Wall 4 (behind)	Drywall not attached properly to the wall. Scuffed and marked. Needs Maintenance
6.7 Ceiling & cornice	In good condition.
6.8 Lights/Fixtures	In good condition and working.
6.9 Light Switches	In good condition and working.
6.10 Power sockets/Plugs	In fair condition, marked and chipped. Total: 1 Needs Maintenance

6. DELIVERY AREA (CONT.)



6. DELIVERY AREA (CONT.)

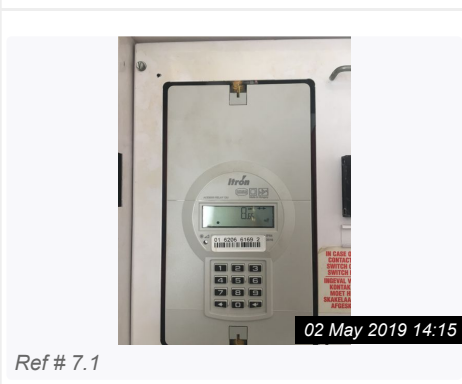
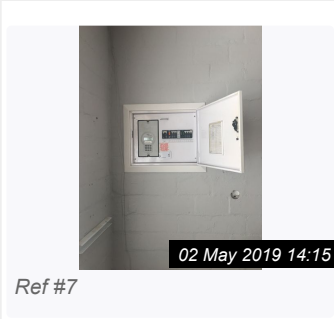


6. DELIVERY AREA (CONT.)



7. METERS

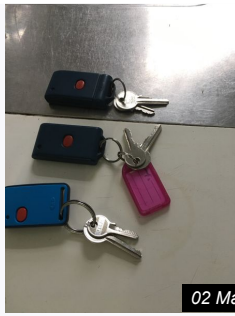
Item	Serial Number	Reading
7.1 Electric Meter	01620661692 Office	8.65 kWH



8. KEYS

Item	Description
8.1 Warehouse keys	X 3 sets.
8.2 Remotes/Security disks	X 3 remotes.

8. KEYS (CONT.)



02 May 2019 14:54

Ref # 8.1



02 May 2019 14:54

Ref # 8.2

9. KEY HAND OVER

Item	Condition
Take a photo of ALL keys handed over	
Collect signature of whom keys are handed to	
9.1 Date and time of hand over	02 May 2019 15:34
9.2 Name of person keys/ remotes/discs handed to	Ian McDonald
9.3 Description of keys/remotes/ discs	X 3 sets



02 May 2019 15:35

Ref # 9.3

Miscellaneous Responsibilities

Ref	Action Required	Comments
1.1 Entrance area » Door, handles & locks	Needs Maintenance	Marked and scuffed. Opens, closes and locks.
1.3 Entrance area » Security gate & locks	Needs Maintenance	In good condition and working. Remains of stickers on the front part of the gate. Opens, closes and locks.
1.6 Entrance area » Wall 1 (left)	Needs Maintenance	In fair condition with paint peeling and chipped towards the floor.
2.1 Passage » Floor/ Carpet/ Tiles	Needs Replacing	Evidence of wear and stains present in the carpet.

Miscellaneous Responsibilities		
2.4 Passage » Wall 1 (left)	Needs Maintenance	Heavily scuffed and marked from use. The paint is peeling and chipped in sections. Drywall is not attached to the wall properly. X 4 holes.
2.5 Passage » Wall 2 (ahead)	Needs Maintenance	Scuffed and marked. X 2 nail holes in wall.
2.6 Passage » Wall 3 (right)	Needs Maintenance	Heavily scuffed and marked from use. X 30 nail holes in the wall. X 1 cable clip in the wall.
2.7 Passage » Wall 4 (behind)	Needs Maintenance	Scuffed and marked.
3.4 Office » Wall 1 (left)	Needs Maintenance	In fair condition with a few light marks. Exposed wiring in the corner. Remains of stickers left above the door.
3.5 Office » Wall 2 (ahead)	Needs Maintenance	In good condition. X 14 holes in wall.
3.6 Office » Wall 3 (right)	Needs Maintenance	In fair condition. X 13 holes in wall. X 4 bolts left in wall. X 1 nail in wall.
3.7 Office » Wall 4 (behind)	Needs Maintenance	A few light marks. X 8 holes in wall.
3.8 Office » Ceiling & cornice	Needs Replacing	Marked and scuffed. A few suspended ceiling tiles are bent.
4.1 Kitchen » Floor/ Carpet/ Tiles	Needs Replacing	Evidence of heavy usage. Carpets are stained and marked.
4.2 Kitchen » Skirting	Needs Maintenance	BIC skirting is damaged and soiled.
4.4 Kitchen » Wall 2 (ahead)	Needs Maintenance	In fair condition with scuffs and marks.
4.5 Kitchen » Wall 3 (right)	Needs Maintenance	Heavily scuffed and marked.
4.11 Kitchen » Kitchen counter top/s	Needs Maintenance	Chipped in places on the edges.
4.12 Kitchen » Basin/s & tap/s	Needs Maintenance	In good condition. Taps open and close. Basin plug present. Waterproof sealing is soiled.
4.13 Kitchen » BIC's	Needs Maintenance	In fair condition with a few light marks and rust marks inside the cupboard. X 1 hinge is loose. Opens and closes.

Miscellaneous Responsibilities		
5.1 Bathroom » Door, handles & locks	Needs Maintenance	Door in fair condition with scuffs and dirt marks. Opens, closes and locks.
5.5 Bathroom » Wall 2 (ahead)	Needs Maintenance	In fair condition. X 4 tiles cracked.
5.12 Bathroom » Basin & tap/s	Needs Replacing	In good condition. Taps open and close. No basin plug present.
5.13 Bathroom » Vanity cabinet/ Mirror	Needs Replacing	In good condition.
5.14 Bathroom » Toilet bowl/ cistern/seat	Needs Cleaning	Toilet bowl seat repaired but marked in places.
6.2 Delivery area » Floor/ Carpets/Tiles	Needs Maintenance	Evidence of heavy usage.
6.3 Delivery area » Wall 1 (left)	Needs Maintenance	Heavy scuffs and marks from use.
6.4 Delivery area » Wall 2 (ahead)	Needs Maintenance	Scuffed and marked.
6.5 Delivery area » Wall 3 (right)	Needs Maintenance	Scuffed and marked. X 4 bolt holes in wall. X 3 sticker remains left on wall. Roller door in good condition.
6.6 Delivery area » Wall 4 (behind)	Needs Maintenance	Drywall not attached properly to the wall. Scuffed and marked.
6.10 Delivery area » Power sockets/Plugs	Needs Maintenance	In fair condition, marked and chipped. Total: 1

Declaration

I/we undersigned, confirm receipt of this e-signable inspection and agree that it is a true record of the property and its contents at the time of the inspection. It is the tenant/landlords responsibility on receipt of this inspection report, to note any specific discrepancies to which they do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are made by either party, within 7 days of receipt, the inspection will be deemed to have been read and accepted as the true condition of the property.

Signed by the Inspector



SULEIMAN MANUEL

02 / 05 / 2019 21:12

Signed by the Tenant(s)



IAN MCDONALD

03 / 05 / 2019 11:44

Signed by the _____

Signature _____

Print Name _____

Date / /