

INSPECTION REPORT

Rental Entry Condition Report — Unit 9,
Bayview Parade

Rental Inspection

PROPERTY	REPORT NUMBER
Unit 9/14 Bayview Parade, Newcastle NSW 2300	INS-2026-NTAL01
CLIENT	INSPECTION DATE
Harbour Lettings	8 July 2026
INSPECTOR	ISSUED
Michael Chen, AIBI Certified	8 July 2026

APPROVED FOR RELEASE

3 findings recorded

01

EXECUTIVE OVERVIEW

CONDITION SCORE

88/100

Good

OVERALL RISK

LOW

Inspector assessed

TOTAL FINDINGS

3

Across 2 categories

PHOTOS ANALYSED

41

AI-assisted, inspector reviewed

FINDING DISTRIBUTION



Summary of assessment

The property is presented in good condition at the commencement of the tenancy. Three minor defects are recorded below for bond purposes. No maintenance items require action before occupancy.

This record and its photographs form the entry condition baseline against which the exit inspection will be assessed.

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PROPERTY & INSPECTION DETAIL

PROPERTY ADDRESS	CLIENT
Unit 9/14 Bayview Parade, Newcastle NSW 2300	Harbour Lettings
INSPECTION TYPE	INSPECTION DATE
Rental Inspection	8 July 2026
INSPECTOR	REPORT NUMBER
Michael Chen, AIBI Certified	INS-2026-NTAL01
REPORT STATUS	ISSUED
Approved	8 July 2026

Scope of inspection

All rooms, wet areas, balcony, and the allocated car space. Condition recorded room by room with supporting photographs.

Methodology

Evidence captured on site by the named inspector at the commencement of the tenancy. Photographs were analysed by an AI vision model to assist condition categorisation. All AI-generated content was reviewed and edited by the inspector prior to approval.

Evidence coverage

Forty-one photographs across nine areas, including close-range records of each recorded defect.

LIMITATIONS & EXCLUSIONS

Condition is recorded as presented at the time of attendance. Areas concealed by the landlord's furnishings were not inspected. This report does not assess structural adequacy or compliance.

SAMPLE
Illustrative content — not a real inspection

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DETAILED FINDINGS

INTERIOR

2 findings

F-01 | INTERIOR

LOW

Carpet staining to second bedroom

OBSERVATION

Two light stains approximately 80mm across are present on the carpet adjacent to the bedroom 2 window. Recorded at entry so they are not attributed to the incoming tenant at exit.

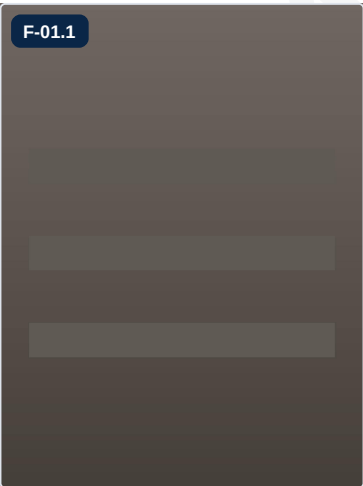
LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Bedroom 2, adjacent to window	Routine maintenance	EV-001 (Photo)

RECOMMENDATION

No action required. Recorded for bond purposes.

PHOTOGRAPHIC EVIDENCE

F-01.1



Carpet staining to second bedroom

Bedroom 2, adjacent to window

F-02 | INTERIOR

INFORMATIONAL

Scuffing to hallway wall

OBSERVATION

Light scuffing along approximately 1.2 metres of the hallway wall at skirting height, consistent with normal prior use.

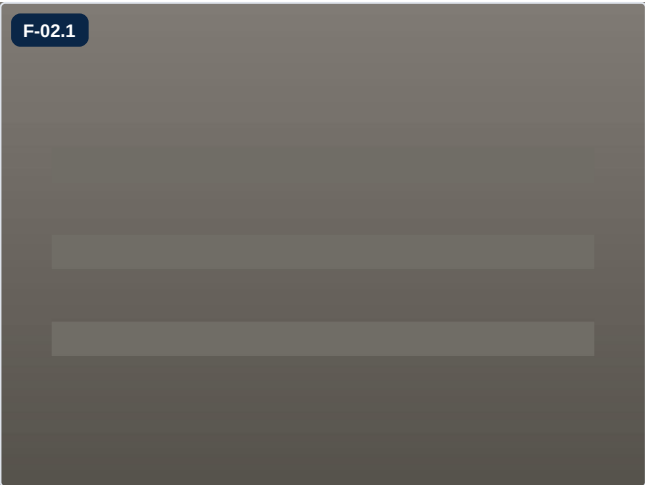
LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Hallway, eastern wall at skirting height	No action required	EV-002 (Photo)

RECOMMENDATION

No action required. Recorded for bond purposes.

PHOTOGRAPHIC EVIDENCE

F-02 (CONTINUED)



Scuffing to hallway wall
Hallway, eastern wall at skirting height

PLUMBING

1 finding

F-03 | PLUMBING

LOW

Slow drainage to ensuite basin

OBSERVATION

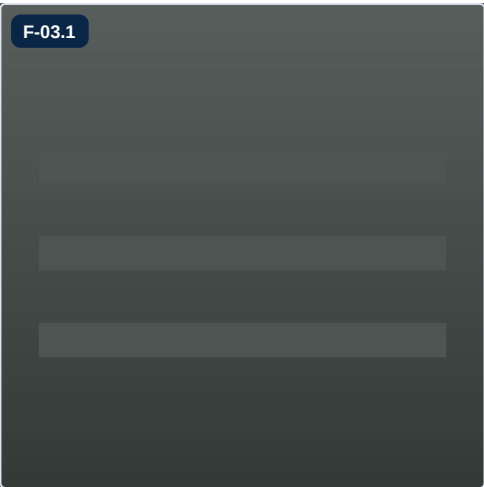
The ensuite basin drains slowly, with water pooling for approximately 15 seconds after use. Consistent with accumulated debris in the trap rather than a blockage further down the line.

LOCATION	RECOMMENDED ACTION	EVIDENCE REF
Master ensuite	Routine maintenance	EV-003 (Photo)

RECOMMENDATION

Clear the trap prior to occupancy or at the first routine inspection. Low-cost item.

PHOTOGRAPHIC EVIDENCE



Slow drainage to ensuite basin
Master ensuite

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PRIORITY ACTION PLAN

Actions are ordered by assessed risk. Timeframes are Inspectra AI recommendations based on severity and should be confirmed against the relevant trade assessment.

#	FINDING	REQUIRED ACTION	RISK	RECOMMENDED BY	EST. COST
01	F-01	No action required. Recorded for bond purposes.	LOW	Routine maintenance	Not estimated
02	F-03	Clear the trap prior to occupancy or at the first routine inspection. Low-cost item.	LOW	Routine maintenance	Not estimated

ESTIMATED RECTIFICATION COST

No cost estimates were recorded against the findings in this report. Figures are indicative only, derived from the recommendations recorded against each finding, and are not a substitute for trade quotations.

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RISK ASSESSMENT

OVERALL RISK RATING

LOW

Inspector assessed

CONDITION SCORE

88/100

Good

ACTIONABLE FINDINGS

2

Excludes informational items

Overall condition is assessed as GOOD. No item recorded affects habitability or requires action prior to occupancy.

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RECOMMENDATIONS & NEXT STEPS

Recommendations

- 01 | Clear the ensuite basin trap prior to occupancy.
- 02 | Retain this record and its photographs with the tenancy agreement.

Next steps

- 01 | Provide a copy to the incoming tenant for signature within the statutory period.

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AI ASSISTANCE & TRANSPARENCY

Inspectra AI is an assistive tool. It drafts and structures this report from evidence captured by a human inspector; it does not carry out the inspection and does not replace the judgement of a qualified inspector. Every section is reviewed by the inspector before release, and the inspector remains responsible for the content of this report.

CONTENT ORIGIN	DESCRIPTION
Inspector observations	Site notes, checklist responses, and photographs captured on site by the named inspector.
User-entered information	Property address, client details, inspection type, and scheduling data supplied by the account holder.
AI-assisted analysis	Photograph review, defect categorisation, and severity suggestions produced by an AI model from the captured evidence.
AI-generated narrative	Executive summary, scope, methodology, risk commentary, and recommendation drafting, generated from the above and edited by the inspector.
Human review	Reviewed and approved for release by Michael Chen on 8 July 2026.

IMPORTANT

AI-generated content can contain errors or omissions. This report describes conditions that were visible and accessible at the time of inspection. It is not a warranty, a guarantee, or a structural, electrical, or specialist engineering certification. Where a finding recommends specialist assessment, that assessment should be obtained before relying on this report for a purchase, insurance, or remediation decision.

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CONCLUSION

Overall condition is assessed as good, with an Inspectra AI condition score of 88 out of 100. 3 findings were recorded across 2 categories.

Highest priority risks

- 01 | F-01 - Carpet staining to second bedroom (LOW). Routine maintenance.
- 02 | F-03 - Slow drainage to ensuite basin (LOW). Routine maintenance.

PREPARED BY	APPROVED FOR RELEASE
Michael Chen, AIBI Certified	Michael Chen
Property Inspector	8 July 2026
Inspectra AI	Client acknowledged: Incoming tenant — signature pending

INS-2026-NTAL01 - end of report