



CONTACT INFORMATION

The Blindman Broome
PO BOX 3459
Broome, WA 6725
sales@blindmanbroome.com.au
1300 911 101

CLIENT DETAILS



REPORT DATE: 29th August 2023
INSPECTION DATE 10TH August 2023
PROPERTY: Fairway Drive, Cable Beach
CONTACT:

To Whom It May Concern,

I write to you following a detailed inspection and report on a set of Venetian blinds at Fairway Drive, Cable Beach, occupied by Mr. a tenant under GROH. The inspection was conducted on 10th August around midday.

My assessment, supported by photographs and detailed observations, concludes that the damage to the blinds **is not a result of misuse or negligence by the occupants**. The evidence is documented in the attached [estimate](#), and further corroborated by original and edited photos accessible via the following [Google Drive Link](#). Key findings from the inspection are outlined below:

Location: Residential property, Bedroom at the right-hand side, end of the hallway. The window in question is South Facing.
Description of Damage: An inspection of the Rhapsody aluminium Venetian blind installed in July 2008 during the time of home construction, has revealed wear and tear of the nylon-coated cord ladder. This wear resulted in fraying, and eventually, the cord ladder broke apart. A missing plastic clip appears to have contributed to this deterioration.
Condition of Blinds: The blinds overall are in good condition. The fraying and subsequent breakage of the cord do not appear to result from misuse or negligence by the tenants. Rather, it seems to be a direct consequence of normal wear and tear over time.
Recommendation: Replacement of the blind is advised. The identified damage, although not attributed to tenant liability, necessitates action to ensure continued function. The attached photos provide visual documentation of the fraying and broken cord, as well as the missing plastic clip.
Conclusion: This damage is typical of prolonged usage and does not reflect poorly on the current occupants.

Notably, The Blindman Broome installed these blinds in 2008, making them approximately 15 years old, which exceeds the standard 10-year lifespan for such window coverings. Other Venetian blinds in the same property are functional, further substantiating my evaluation.

In light of this information, I kindly request that you acknowledge the observed damage as fair wear and tear. This will ensure that no undue financial or other burdens are placed on Mr.

Your prompt attention to this matter would be appreciated. Should you require any further clarification, please do not hesitate to contact me.

Thank you for your time, and I look forward to your acknowledgment.

Regards,

David Lambert
Owner – The Blindman Broome

Kimberley Maintenance Pty Ltd
T/a Blindman Broome
sales@blindmanbroome.com.au
www.blindmanbroome.com.au

PH:1300 911 101
ABN: 32 651 307 587 ACN: 651 307 587