



Stephen Cooke &lt;stephencooke.c@gmail.com&gt;

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**Assistance with Securing Replacement Blinds - 7A Bakeri Cct, Warabrook**

7 messages

**Stephen Cooke** <stephencooke.c@gmail.com>

Thu, Sep 12, 2024 at 8:34 AM

To: Courtney Simpson - JCS Real Estate Newcastle &lt;courtney@email.propertyme.com&gt;

Hi Courtney,

I hope you're doing well.

I'm in the process of replacing blinds for several rooms in the house and wanted to seek your advice on how best to proceed. Below are the measurements I've taken for both the window frames and existing blinds. I'd like to make sure we're selecting the right dimensions to ensure a proper fit, especially considering it's easier to work with blinds slightly smaller than the frame width. Additionally, I'd like to account for an extra 29 cm in height to cover the bar when the blinds are fully drawn.

**Measurements:****1. Master Bedroom (South of the Bathroom)**

- Window Frame: 180.4 cm x 200 cm (1804 mm x 2000 mm)
- Existing Blind: 181 cm x ? (1810 mm x ?)
- Recommended Blind: 180.4 cm x 229 cm (1804 mm x 2290 mm)

**2. Boys Bedroom (Across from the Master Bedroom)**

- Window Frame: 204.3 cm x 200 cm (2043 mm x 2000 mm)
- Existing Blind: 204.6 cm x ? (2046 mm x ?)
- Recommended Blind: 204.3 cm x 229 cm (2043 mm x 2290 mm)

**3. Third Bedroom (By Front Door)**

- Window Frame: 144.3 cm x 200 cm (1443 mm x 2000 mm)
- Existing Blind: 144.6 cm x ? (1446 mm x ?)
- Recommended Blind: 144.3 cm x 229 cm (1443 mm x 2290 mm)

**4. Living Room Window (Side Entrance near Backyard Gate)**

- Window Frame: 144 cm x 150 cm (1440 mm x 1500 mm)
- Existing Blind: 144.1 cm x ? (1441 mm x ?)
- Recommended Blind: 144 cm x 179 cm (1440 mm x 1790 mm)

**5. Family Room (Backyard Window - Side Entrance)**

- Window Frame: 204.7 cm x 200 cm (2047 mm x 2000 mm)
- Existing Blind: 204.5 cm x ? (2045 mm x ?)
- Recommended Blind: 204.5 cm x 229 cm (2045 mm x 2290 mm)

I've attached supporting photos of the measurements for each room as well as some images of the current blinds in an effort to color match. I did fully draw down a few of the blinds to check for any labels, but there weren't any, so I'm guessing they are custom-made. If I had to describe the color, I'd say it's a slightly off-white or light grey.

Could you please advise me on the best way to proceed in ordering the replacements, particularly whether I should provide these measurements directly to the supplier or if there's any additional adjustments we should make to ensure a snug fit?

Looking forward to your guidance.

Warm regards,

Stephen Cooke

(0412846712)

 Blinds - 7A Bakeri Cct, Warabrook NSW 2304.zip

Follow me on LinkedIn: [[www.linkedin.com/in/stephen-cooke-b853702ab](https://www.linkedin.com/in/stephen-cooke-b853702ab)]

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 **Blinds Measurements -7A Bakeri Cct, Warabrook NSW 2304.xlsx**  
10K

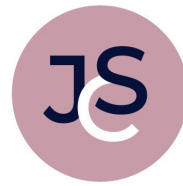
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**Courtney Simpson - JCS Real Estate Newcastle** <courtney@email.propertyme.com>

Fri, Sep 13, 2024 at 9:30 AM

Reply-To: Courtney Simpson - JCS Real Estate Newcastle <courtney@email.propertyme.com>

To: Stephen Cooke <stephencooke.c@gmail.com>



Hi Stephen,

Thank you for your email.

I'm probably not the best person to ask, the supplier would likely need to attend in person and take measurements.

It sounds like it will be a big expense to replace all the blinds, is it really necessary? Are you seeking compensation for the blinds and will you be leaving them when you vacate?

When you mentioned you might change some of the blinds, I didn't realise you were wanting to change them all, which is ok, but I'd just hate for you to spend all that money.

I've used Blinds Online before and they were a reasonable price and good quality.

I'm not able to open the link you sent me, are you able to try send it another way or via text msg? If you could please provide me with a photo of the new blinds you wish to install, I'll seek landlord approval.

Thank you, sorry I'm not much help.

Kind regards

**Courtney Simpson**

Licensee | Director

**JCS Real Estate Newcastle**

0402 337 577

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**Stephen Cooke** <[stephencooke.c@gmail.com](mailto:stephencooke.c@gmail.com)>

Sun, Sep 15, 2024 at 8:19 AM

To: Courtney Simpson - JCS Real Estate Newcastle <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

Hi Courtney,

The link I provided earlier is just a .zip archive that can be extracted in Windows, and it includes photos supporting the measurements I provided. Alternatively, here is another link you can try where none of that may be necessary: <https://cloud.cantenna.xyz/s/9XmBT6AY5MJkgPY>

If I were to move out, I would plan to leave the blinds, as they are custom-sized and made to order, and I wouldn't have any use for them in another property. Currently, there are two sets in the home: a newer set in great condition and an older set with some visible mold stains on all but one. I tried to clean the older blinds with a Britex upholstery wand, and while they are now clean, the stains still make them look like there's mold in photographs.

Given my situation—working through a semi-challenging separation and focusing on providing a healthy environment for my boys—I have to treat anything that could be perceived as mold with extra caution.

I'm happy to pay for the replacement blinds upfront. However, it would be greatly appreciated if the landlord, or the owner, could consider reimbursing the cost as we reach the maturity of the current 6-month lease. I believe that matching the new blinds would enhance the overall appearance of the property, which benefits everyone.

I also wanted to mention that I'm likely to stay beyond the initial 6-month agreement. The community here has been a wonderful surprise, and my boys have already become great friends with the kids across the street. It's truly a lovely place, especially for the children.

I hope this proposal sounds fair, but I'm open to any thoughts or suggestions you or the owner might have.

Warm regards,  
Stephen

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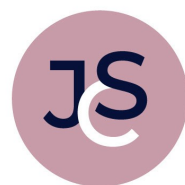
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**Courtney Simpson - JCS Real Estate Newcastle** <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

Mon, Sep 16, 2024 at 5:18 AM

Reply-To: Courtney Simpson - JCS Real Estate Newcastle <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

To: Stephen Cooke <[stephencooke.c@gmail.com](mailto:stephencooke.c@gmail.com)>



That's fair enough Stephen.

If you are able to provide us with a quote, we can provide it to the landlord for approval.

**Courtney Simpson**

Licensee | Director

**JCS Real Estate Newcastle**

0402 337 577

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**Stephen Cooke** <[stephencooke.c@gmail.com](mailto:stephencooke.c@gmail.com)>

Mon, Sep 16, 2024 at 5:39 AM

To: Courtney Simpson - JCS Real Estate Newcastle <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

Do you happen to know who the previous blind's representative was? Bunnings also offers custom blinds to order as an option. I could bring one of the good blinds to Bunnings for a color match, that may be the best option if you don't recall off hand / information not available.

Kind regards,

Stephen

Follow me on LinkedIn: [[www.linkedin.com/in/stephen-cooke-b853702ab](https://www.linkedin.com/in/stephen-cooke-b853702ab)]

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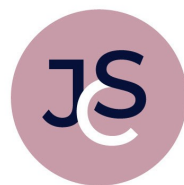
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**Courtney Simpson - JCS Real Estate Newcastle** <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

Mon, Sep 16, 2024 at 9:14 AM

Reply-To: Courtney Simpson - JCS Real Estate Newcastle <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

To: Stephen Cooke <[stephencooke.c@gmail.com](mailto:stephencooke.c@gmail.com)>



Winning blinds have replaced a couple of blinds but they are really expensive, \$600 per blind approx.

Blinds Online would be the best bet.

**Courtney Simpson**

Licensee | Director

**JCS Real Estate Newcastle**

0402 337 577

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**Stephen Cooke** <[stephencooke.c@gmail.com](mailto:stephencooke.c@gmail.com)>

Mon, Sep 16, 2024 at 10:16 AM

To: Courtney Simpson - JCS Real Estate Newcastle <[courtney@email.propertyme.com](mailto:courtney@email.propertyme.com)>

Thank you for the tip, will investigate.

Cheers,

Stephen

Follow me on LinkedIn: [[www.linkedin.com/in/stephen-cooke-b853702ab](https://www.linkedin.com/in/stephen-cooke-b853702ab)]

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