

NT – Exit Property Condition Report



PIM
Real Estate

PIM Real Estate
200 Infinity Loop Perth WA 6000
Phone: 1300 668 594
Support@propertyinspectionmanager.com

Tenants	Mark Lester
Property Address	200 Hampden Road, Nedlands 6009
Date Report Completed	Wednesday, 8 June 2016 by Nicky

Water Meter Reading Start	120000
Lease Commencement Date	2 Jul 2016
Vacate Date	2 Jul 2017

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Front Gardens				gardens require weeding			Y	Y	Y	gardens weeded	
Driveway											
Paving				Clear of weeds						Clear of weeds	
Garden	Y	Y	Y	Prune roses			Y	Y	Y	Roses pruned	
Grass	Y	Y	Y	Mowed			Y	Y	Y	Mowed	
Fence	Y	N	Y	Requires painting			Y	Y	Y	Fence painted	
Verandah	Y	N	Y	Render crumbling			Y	Y	Y	Render fixed	
Carport											
Letterbox/Street Number	Y	N	Y	Requires painting. See photo			Y	Y	Y	Letterbox painted	
Gutters/Downpipes											
Rear Gardens				A lovely inspection, no problems to report			Y	Y	Y	A lovely inspection, no problems to report	
Paving				Clear of weeds						Clear of weeds	

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Garage											
Outside											
Floor											
Walls											
Ceiling											
Lighting											
Points											
Entry/Exterior				Veranda wall needs render and painting			Y	N	Y	Veranda render fixed and painted	
Door											
Screen Door/Security Door	Y	Y	Y	Secure and working			Y	Y	Y	Secure and working	
Windows/Window Safety Devices											
Floor											
Skirting											
Walls											
Ceiling											
Entry Lighting				Security sensor light working			Y	Y	Y	Security sensor light working	
Points											
Corded Blinds and											

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Window Coverings											
Bricks											
Kitchen/Meals				Pantry sensor light not working			Y	Y	N	Pantry sensor fixed	
Floor											
Skirting											
Walls											
Ceiling											
Lighting				Pantry sensor not working			Y	Y	Y	Pantry sensor working	
Points	Y	Y	Y				Y	Y	Y		
Windows/Window Safety Devices											
Bench	Y	Y	Y	No noted markings			Y	Y	Y	No noted markings	
Cupboard	Y	Y	N	Hing problems			Y	Y	Y	Hing fixed	
Drawer											
Sink											
Oven											
StoveTop											
RHood											
Pantry											

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D/washer											
Corded Blinds and Window Coverings											
Theatre				Carpet has texta stain			N	Y	Y	Stain removed	
Power Sockets	Y	Y	Y	Smart wired with cable			Y	Y	Y	Smart wired with cable	
Walls	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Lights	Y	Y	N	2 down lights need new globes			Y	Y	Y	2 down light globes replaced	
Carpets	N	Y	Y	Require a clean			Y	Y	Y	Cleaned	
Lounge				Carpet require cleaning			N	Y	Y	Carpet cleaned	
Door											
Floor	N	Y	Y	Carpet requires cleaning			Y	Y	Y	Carpet cleaned	
Skirting											
Walls	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Blinds	N	Y	Y	Require cleaning			Y	Y	Y	Cleaned	
Ceiling	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Lighting	Y	Y	Y	All lights working			Y	Y	Y	All lights working	
Points											
Corded Blinds and Window Coverings											
Windows/Window											

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Safety Devices											
Ceiling Fan/Air Conditioner	Y	Y	N	Requires servicing			Y	Y	N	Requires servicing	
Bathroom 1				floor tiles/tiling cracked			Y	N	Y	floor tiles/tiling cracked	
Door	Y	Y	Y				Y	Y	Y		
Floor	Y	Y	Y	All tiles wiped clean, area neatly presented.			Y	Y	Y	All tiles wiped clean, area neatly presented.	
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps	Y	Y	N	tap(s) leaking			Y	Y	Y	tap(s) fixed	
Toilet											
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.			Y	Y	Y	Wet areas are clean and tidy.	
Mirror/Cabinet/Vanity											
Towel Rails	Y	Y	N	Requires new rail			Y	Y	Y	Towel rail replaced	
Toilet Roll Holder											
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working			Y	Y	Y	New heat globe installed	
Corded Blinds and Window Coverings											

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Bathroom 2											
Door											
Floor											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps											
Toilet											
Shower/Bath/Taps											
Mirror/Cabinet/Vanity											
Towel Rails											
Toilet Roll Holder											
Heating/Exhaust Fan/Vent											
Corded Blinds and Window Coverings											
Bedroom 1							Y	Y	Y		
Door	Y	Y	N	Scrapes when closing			Y	Y	N	Scrapes when closing	

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Floor				carpet neat and clean			Y	Y	Y	carpet neat and clean	
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings	N	Y	Y	Requires cleaning			Y	Y	Y	Blinds cleaned	
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
Bedroom 2											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											

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Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
Bedroom 3											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
Dining											

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Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Corded Blinds and Window Coverings											
Ceiling Fan/Air Conditioner											
Toilet											
Door											
Floor											
Walls											
Toilet											
Roll Holder											
Ceiling											

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Lighting											
Windows/Window Safety Devices											
Sink											
Corded Blinds and Window Coverings											
Laundry											
Door											
Floor											
Skirting											
Walls											
Untitled											
Ceiling											
Lighting											
Points											
Cupboard											
Bench											
Trough											
Washing Machine											
Taps											
Exhaust Fan/Vent											

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Toilet											
Outside Door											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Security/Safety				Security doors all working House alarm working						Security doors all working House alarm working	
Smoke Alarms											
RCD/Safety Switch											
Keys/Other Opening Devices											
Entry Lighting											
External Door Locks											
Maintenance Required				1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working						1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working	
Suggested Improvements				At this stage we suggest the repairs to the exterior veranda are carried out within 3 months. Overall the property in in good condition for its age.						At this stage we suggest the repairs to the exterior veranda are carried out within 3 months. Overall the property in in good condition for its age.	
Our Summary				Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed.						Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed.	

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			<p>We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern.</p> <p>We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.</p>						<p>We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern.</p> <p>We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.</p>	

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COMMENCEMENT	/ /	TERMINATION	/ /
PROPERTY INSPECTOR	Nicky	PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE	Wednesday, 8 June 2016	DATE	/ /
TENANT(S):	Mark Lester	TENANT(S):	
SIGNATURE		SIGNATURE	
DATE	/ /	DATE	/ /

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