



## INSPECTION SHEET

At the time that a residential tenancy agreement is entered into, the landlord (or his or her agent) must complete and provide to the tenant two signed copies of an inspection sheet. This sheet should be used to record the condition of the premises and the fixtures, furniture and other contents as described by both the landlord and the tenant. If the tenant disagrees with any of the landlord's assessments he/she can put his/her assessment in the column provided. Use the codes listed below to indicate the condition of the premises.

C = Clean

D = Dirty

F = Fair

G = Good

B = Broken/Damaged

S = Scratched/Marked

N = Not working

This form should be used for a comparison check when the tenant vacates the premises. If any dispute arises about the condition of the premises that cannot be resolved, either party may contact the Tenancies Branch of Consumer and Business Services on 131 882 for information and advice.

<b>Inspection Date:</b>	Friday, 3 June 2016
<b>Address of rental premises:</b>	200 Hampden Road, Nedlands, Western Australia
<b>Postcode:</b>	6009



L = Landlord or Agent  T = Tenant	L			T	Commencement Comments	L			T	Termination Comments
	Clean	Undamaged	Working			Clean	Undamaged	Working		
<b>Front Gardens</b>					gardens require weeding					
Driveway										
Paving					Clear of weeds					
Garden	✓	✓	✓		Prune roses					
Grass	✓	✓	✓		Mowed					
Fence	✓	✗	✓		Requires painting					
Verandah	✓	✗	✓		Render crumbling					
Carport										
Letterbox/Street Number	✓	✗	✓		Requires painting. See photo					
Gutters/Downpipes										
<b>Rear Gardens</b>					A lovely inspection, no problems to report					
Paving					Clear of weeds					
<b>Garage</b>										
Outside										
Floor										
Walls										
Ceiling										
Lighting										
Points										
<b>Entry/Exterior</b>					Veranda wall needs render and painting					
Door										
Screen Door/Security Door	✓	✓	✓		Secure and working					
Windows/Window Safety Devices										
Floor										
Skirting										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Walls										
Ceiling										
Entry Lighting					Security sensor light working					
Points										
Corded Blinds and Window Coverings										
Bricks										
<b>Kitchen/Meals</b>					Pantry sensor light not working					
Floor										
Skirting										
Walls										
Ceiling										
Lighting					Pantry sensor not working					
Points	✓	✓	✓							
Windows/Window Safety Devices										
Bench	✓	✓	✓		No noted markings					
Cupboard	✓	✓	✗		Hing problems					
Drawer										
Sink										
Oven										
StoveTop										
RHood										
Pantry										
D/washer										
Corded Blinds and Window Coverings										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
<b>Theatre</b>					Carpet has texta stain					
Power Sockets	✓	✓	✓		Smart wired with cable					
Walls	✓	✓	✓		Freshly painted					
Lights	✓	✓	✗		2 down lights need new globes					
Carpets	✗	✓	✓		Require a clean					
<b>Lounge</b>					Carpet require cleaning					
Door										
Floor	✗	✓	✓		Carpet requires cleaning					
Skirting										
Walls	✓	✓	✓		Freshly painted					
Blinds	✗	✓	✓		Require cleaning					
Ceiling	✓	✓	✓		Freshly painted					
Lighting	✓	✓	✓		All lights working					
Points										
Corded Blinds and Window Coverings										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner	✓	✓	✗		Requires servicing					
<b>Bathroom 1</b>					floor tiles/tiling cracked					
Door	✓	✓	✓							
Floor	✓	✓	✓		All tiles wiped clean, area neatly presented.					
Walls										
Ceiling										
Lighting										
Points										
Windows/Window Safety										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Devices										
Sink/Taps	✓	✓	✗		tap(s) leaking					
Toilet										
Shower/Bath/Taps	✓	✓	✓		Wet areas are clean and tidy.					
Mirror/Cabinet/Vanity										
Towel Rails	✓	✓	✗		Requires new rail					
Toilet Roll Holder										
Heating/Exhaust Fan/Vent	✓	✓	✗		Heat globe not working					
Corded Blinds and Window Coverings										
<b>Bathroom 2</b>										
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										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Window Coverings										
<b>Bedroom 1</b>										
Door	✓	✓	✗		Scrapes when closing					
Floor					carpet neat and clean					
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning					
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
<b>Bedroom 2</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
<b>Bedroom 3</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shel ves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
<b>Dining</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Windows/Window Safety Devices										
Corded Blinds and Window Coverings										
Ceiling Fan/Air Conditioner										
<b>Toilet</b>										
Door										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Floor										
Walls										
Toilet										
Roll Holder										
Ceiling										
Lighting										
Windows/Window Safety Devices										
Sink										
Corded Blinds and Window Coverings										
<b>Laundry</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Untitled										
Lighting										
Points										
Cupboard										
Bench										
Trough										
Washing Machine Taps										
Exhaust Fan/Vent										
Toilet										





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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Outside Door										
Corded Blinds and Window Coverings										
Windows/Window Safety Devices										
Security/Safety					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					
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.					
Our Summary					Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed.  We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern.  We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.					



**WATER READING**

**AT COMMENCEMENT:** ..... KL

**AT TERMINATION:** ..... KL

**TOTAL CONSUMPTION:** ..... KL

No of keys provided to the tenant at the commencement of the tenancy

An information brochure has been provided to the tenant


I have noted the condition of the premises at the commencement of the tenancy:

LANDLORD/S OR AGENT'S SIGNATURE: ..... Dated: .....

TENANT/S SIGNATURE ..... Dated: .....

I have noted the condition of the premises at the termination of the tenancy:

LANDLORD/S OR AGENT'S SIGNATURE: ..... Dated: .....

TENANT/S SIGNATURE ..... Dated: .....



Front Gardens  
Taken : 03/06/2016



Front Gardens  
Taken : 03/06/2016



Rear Gardens  
Taken : 03/06/2016



Rear Gardens  
Taken : 03/06/2016



Entry/Exterior  
Taken : 03/06/2016



Entry/Exterior  
Taken : 03/06/2016





**PIM**  
**Real Estate**

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

**Kitchen/Meals**  
Taken : 08/06/2016



**Our Summary**  
Taken : 08/06/2016

