



Property Condition Report (Entry)

Date: 3 Jun 2016

Owner Name: Grace Green

Property Details

Address 200 Hampden Road,
Nedlands 6009

Tenant Name Mark Lester

Lease Start Date 2 Jul 2016

Inspected By Nicky Lester



Please find enclosed your property condition report.

Please return a copy within 7 days to this office with any additions/changes you may note.

If there is any urgent maintenance please note this down but ALSO let your property manager know verbally.

It is important that you send this report back as it is used as the basis for your final inspection, it will be no good telling us 'it was like that when we moved in' if you did not note it here initially.

Although we do hold extensive photos on file, please also feel free to take your own photos for your records.

If you have any queries in relation to this report, please do not hesitate to contact me on Support@propertyinspectionmanager.com.

Kind regards,

Nicky Lester



Detailed Observations From This Inspection

Area	Clean	Undamaged	Tenant Agree	N/A	Entry Comments/Notes
Front Gardens	✓	✓	✓		gardens require weeding
Paving					Clear of weeds
Garden	✓	✓	✓		Prune roses
Grass	✓	✓	✓		Mowed
Fence	✓	✗	✓		Requires painting
Verandah	✓	✗	✓		Render crumbling
Letterbox/Street Number	✓	✗	✓		Requires painting. See photo
Rear Gardens	✓	✓	✓		A lovely inspection, no problems to report
Paving					Clear of weeds
Garage					
Entry/Exterior	✓	✗	✓	✓	Veranda wall needs render and painting
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting					Security sensor light working
Kitchen/Meals	✓	✓	✗	✓	Pantry sensor light not working
Lighting					Pantry sensor not working
Points	✓	✓	✓		
Bench	✓	✓	✓		No noted markings
Cupboard	✓	✓	✗		Hing problems
Theatre	✗	✓	✓	✓	Carpet has texta stain
Power Sockets	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted
Lights	✓	✓	✗		2 down lights need new globes
Carpets	✗	✓	✓		Require a clean
Lounge	✗	✓	✓		Carpet require cleaning
Floor	✗	✓	✓		Carpet requires cleaning
Walls	✓	✓	✓		Freshly painted
Blinds	✗	✓	✓		Require cleaning
Ceiling	✓	✓	✓		Freshly painted
Lighting	✓	✓	✓		All lights working
Ceiling Fan/Air Conditioner	✓	✓	✗		Requires servicing
Bathroom 1	✓	✗	✓		floor tiles/tiling cracked
Door	✓	✓	✓		
Floor	✓	✓	✓		All tiles wiped clean, area neatly presented.
Sink/Taps	✓	✓	✗		tap(s) leaking



Shower/Bath/Taps	✓	✓	✓		Wet areas are clean and tidy.
Towel Rails	✓	✓	✗		Requires new rail
Heating/Exhaust Fan/Vent	✓	✓	✗		Heat globe not working
Bathroom 2					
Bedroom 1	✓	✓	✓		
Door	✓	✓	✗		Scrapes when closing
Floor					carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning
Bedroom 2					
Bedroom 3					
Dining					
Toilet					
Laundry					
Security/Safety					Security doors all working House alarm working



Front Gardens
Taken : 14/12/2017



Front Gardens
Taken : 14/12/2017



Rear Gardens
Taken : 14/12/2017



Rear Gardens
Taken : 14/12/2017



Entry/Exterior
Taken : 14/12/2017



Entry/Exterior
Taken : 14/12/2017





Kitchen/Meals
Taken : 14/12/2017



Our Summary
Taken : 14/12/2017

