



Property Condition Report

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
Lease Expiry Date 2 Jul 2017
Lease Details 12 Months
Current rented for \$ 1,200.00 per month
Inspected By Nicky



Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance	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 : 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

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Kitchen/Meals
Taken : 08/06/2016



Our Summary
Taken : 08/06/2016

