



# Move In Condition Report

**Move In Date:** 3 Jun 2016

**Move Out Date:**

**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



	Clean	Undamaged	Working	Maintenance	Move-In Notes	Clean	Undamaged	Working	Maintenance	Move-Out Notes
<b>Front Gardens</b>	✓	✓	✓		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					
<b>Rear Gardens</b>	✓	✓	✓		A lovely inspection, no problems to report					
Paving					Clear of weeds					
<b>Garage</b>										
<b>Entry/Exterior</b>	✓	✗	✓	✓	Veranda wall needs render and painting					
Screen Door/Security Door	✓	✓	✓		Secure and working					
Entry Lighting					Security sensor light working					
<b>Kitchen/Meals</b>	✓	✓	✗	✓	Pantry sensor light not working					
Lighting					Pantry sensor not working					
Points	✓	✓	✓							



Bench	✓	✓	✓		No noted markings				
Cupboard	✓	✓	✗		Hing problems				
<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				
Floor	✗	✓	✓		Carpet requires cleaning				
Walls	✓	✓	✓		Freshly painted				
Blinds	✗	✓	✓		Require cleaning				
Ceiling	✓	✓	✓		Freshly painted				
Lighting	✓	✓	✓		All lights working				
Ceiling Fan/Air Conditioner	✓	✓	✗		Requires servicing				
<b>Bathroom 1</b>	✓	✗	✓		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				
<b>Bathroom 2</b>									
<b>Bedroom 1</b>	✓	✓	✓						
Door	✓	✓	✗		Scrapes when closing				
Floor					carpet neat and clean				
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning				
<b>Bedroom 2</b>									
<b>Bedroom 3</b>									
<b>Dining</b>									
<b>Toilet</b>									
<b>Laundry</b>									
<b>Security/Safety</b>					Security doors all working House alarm working				
<b>Maintenance Required</b>					1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom				



				4. Sensor in pantry not working				
<b>Suggested Improvements</b>				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.				
<b>Our Summary</b>				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.				



I (we) have read and understood the Condition Report and acknowledge receiving copy:

_____	_____
<b>Move In Date</b>	<b>Move Out Date</b>
_____	_____
<b>Resident</b>	<b>Resident</b>
_____	_____
<b>Resident</b>	<b>Resident</b>
_____	_____
<b>Resident</b>	<b>Resident</b>
_____	_____
<b>Agent</b>	<b>Agent</b>



**Front Gardens**  
Taken : 03/06/2016 - 11:56



**Front Gardens**  
Taken : 03/06/2016 - 11:58



**Rear Gardens**  
Taken : 03/06/2016 - 12:06



**Rear Gardens**  
Taken : 03/06/2016 - 12:06



**Entry/Exterior**  
Taken : 03/06/2016 - 12:01



**Entry/Exterior**  
Taken : 03/06/2016 - 12:02





**PIM**  
**Real Estate**

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

**Kitchen/Meals**  
Taken : 08/06/2016 - 10:58



**Our Summary**  
Taken : 08/06/2016 - 11:25

