

TAS – Entry Property Condition Report



PIM Real Estate
 200 Infinity Loop Hobart TAS 7000
 Phone: 1300 668 594
 Support@propertyinspectionmanager.com

Tenants	Mark Lester
Property Address	200 Hampden Road, Nedlands 6009
Date Report Completed	Friday, 11 October 2019 by Jeremy Emms

Water Meter Reading Start	120000
Lease Commencement Date	11 Oct 2019
Vacate Date	11 Oct 2020

	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	Y	Y	Y	gardens require weeding							
Driveway											
Paving				Clear of weeds							
Garden	Y	Y	Y	Prune roses							
Grass	Y	Y	Y	Mowed							
Fence	Y	N	Y	Requires painting							
Verandah	Y	N	Y	Render crumbling							
Carport											
Letterbox/Street Number	Y	N	Y	Requires painting. See photo							
Gutters/Downpipes											
Rear Gardens	Y	Y	Y	A lovely inspection, no problems to report							
Paving				Clear of weeds							
Garage											

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

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Kitchen/Meals	Y	Y	N	Pantry sensor light not working							
Floor											
Skirting											
Walls											
Ceiling											
Lighting				Pantry sensor not working							
Points	Y	Y	Y								
Windows/Window Safety Devices											
Bench	Y	Y	Y	No noted markings							
Cupboard	Y	Y	N	Hing problems							
Drawer											
Sink											
Oven											
StoveTop											
RHood											
Pantry											
D/washer											
Corded Blinds and Window Coverings											

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Theatre	N	Y	Y	Carpet has texta stain							
Power Sockets	Y	Y	Y	Smart wired with cable							
Walls	Y	Y	Y	Freshly painted							
Lights	Y	Y	N	2 down lights need new globes							
Carpets	N	Y	Y	Require a clean							
Lounge	N	Y	Y	Carpet require cleaning							
Door											
Floor	N	Y	Y	Carpet requires cleaning							
Skirting											
Walls	Y	Y	Y	Freshly painted							
Blinds	N	Y	Y	Require cleaning							
Ceiling	Y	Y	Y	Freshly painted							
Lighting	Y	Y	Y	All lights working							
Points											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner	Y	Y	N	Requires servicing							

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Bathroom 1	Y	N	Y	floor tiles/tiling cracked							
Door	Y	Y	Y								
Floor	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							
Toilet											
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.							
Mirror/Cabinet/Vanity											
Towel Rails	Y	Y	N	Requires new rail							
Toilet Roll Holder											
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working							
Corded Blinds and Window Coverings											
Bathroom 2											
Door											

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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							
Floor				carpet neat and clean							
Skirting											
Walls											

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

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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											
Door											
Floor											
Skirting											
Walls											
Ceiling											

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

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Floor											
Skirting											
Walls											
Untitled											
Ceiling											
Lighting											
Points											
Cupboard											
Bench											
Trough											
Washing Machine											
Taps											
Exhaust Fan/Vent											
Toilet											
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											

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Keys/Other Opening Devices											
Entry Lighting											
External Door Locks											

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COMMENCEMENT	Friday, 11 October 2019	TERMINATION	/ /
PROPERTY INSPECTOR	Jeremy Emms	PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE	Friday, 11 October 2019	DATE	/ /
TENANT(S):	Mark Lester	TENANT(S):	
SIGNATURE		SIGNATURE	
DATE		DATE	/ /

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Front Gardens
Taken : 11/10/2019 - 12:25



Front Gardens
Taken : 11/10/2019 - 12:25



Rear Gardens
Taken : 11/10/2019 - 12:25



Rear Gardens
Taken : 11/10/2019 - 12:25



Entry/Exterior
Taken : 11/10/2019 - 12:25



Entry/Exterior
Taken : 11/10/2019 - 12:25



Kitchen/Meals
Taken : 11/10/2019 - 13:19



Bathroom 1
Taken : 11/10/2019 - 12:50



Bathroom 1
Taken : 11/10/2019 - 12:50



Bathroom 1
Taken : 11/10/2019 - 12:50



Toilet
Taken : 11/10/2019 - 12:50



Our Summary
Taken : 11/10/2019 - 13:19

