

# TAS – Exit Property Condition Report



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

<b>Tenants</b>	Mark Lester
<b>Property Address</b>	200 Hampden Road, Nedlands 6009
<b>Date Report Completed</b>	Sunday, 11 October 2020 by Jeremy Emms

<b>Water Meter Reading Start</b>	120000
<b>Lease Commencement Date</b>	2 Jul 2016
<b>Vacate Date</b>	2 Jul 2017

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

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

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Bricks											
Kitchen/Meals				Pantry sensor light not working			Y	Y	N	Pantry sensor fixed	
Floor											
Skirting											
Walls											
Ceiling											
Lighting				Pantry sensor not working			Y	Y	Y	Pantry sensor working	
Points	Y	Y	Y				Y	Y	Y		
Windows/Window Safety Devices											
Bench	Y	Y	Y	No noted markings			Y	Y	Y	No noted markings	
Cupboard	Y	Y	N	Hing problems			Y	Y	Y	Hing fixed	
Drawer											
Sink											
Oven											
StoveTop											
RHood											
Pantry											
D/washer											

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Corded Blinds and Window Coverings											
Theatre				Carpet has texta stain			N	Y	Y	Stain removed	
Power Sockets	Y	Y	Y	Smart wired with cable			Y	Y	Y	Smart wired with cable	
Walls	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Lights	Y	Y	N	2 down lights need new globes			Y	Y	Y	2 down light globes replaced	
Carpets	N	Y	Y	Require a clean			Y	Y	Y	Cleaned	
Lounge				Carpet require cleaning			N	Y	Y	Carpet cleaned	
Door											
Floor	N	Y	Y	Carpet requires cleaning			Y	Y	Y	Carpet cleaned	
Skirting											
Walls	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Blinds	N	Y	Y	Require cleaning			Y	Y	Y	Cleaned	
Ceiling	Y	Y	Y	Freshly painted			Y	Y	Y	Freshly painted	
Lighting	Y	Y	Y	All lights working			Y	Y	Y	All lights working	
Points											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Ceiling Fan/Air				Requires servicing						Requires servicing	

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Conditioner	Y	Y	N				Y	Y	N		
Bathroom 1				floor tiles/tiling cracked			Y	N	Y	floor tiles/tiling cracked	
Door	Y	Y	Y				Y	Y	Y		
Floor	Y	Y	Y	All tiles wiped clean, area neatly presented.			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			Y	Y	Y	tap(s) fixed	
Toilet											
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.			Y	Y	Y	Wet areas are clean and tidy.	
Mirror/Cabinet/Vanity											
Towel Rails	Y	Y	N	Requires new rail			Y	Y	Y	Towel rail replaced	
Toilet Roll Holder											
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working			Y	Y	Y	New heat globe installed	
Corded Blinds and Window Coverings											
Bathroom 2											

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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 Window Coverings											
<b>Bedroom 1</b>							<b>Y</b>	<b>Y</b>	<b>Y</b>		
Door	<b>Y</b>	<b>Y</b>	<b>N</b>	Scrapes when closing			<b>Y</b>	<b>Y</b>	<b>N</b>	Scrapes when closing	
Floor				carpet neat and clean			<b>Y</b>	<b>Y</b>	<b>Y</b>	carpet neat and clean	

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Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings	N	Y	Y	Requires cleaning			Y	Y	Y	Blinds cleaned	
Wardrobe/Drawers/S helves											
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/S											

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helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
<b>Bedroom 3</b>											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
<b>Dining</b>											
Door											
Floor											
Skirting											

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

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Door											
Floor											
Skirting											
Walls											
Ceiling											
Untitled											
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						Security doors all working House alarm working	

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Smoke Alarms											
RCD/Safety Switch											
Keys/Other Opening Devices											
Entry Lighting											
External Door Locks											

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COMMENCEMENT	11 Oct 2019	TERMINATION	Sunday, 11 October 2020
PROPERTY INSPECTOR		PROPERTY INSPECTOR	Jeremy Emms
SIGNATURE		SIGNATURE	
DATE		DATE	Sunday, 11 October 2020
TENANT(S):		TENANT(S):	Mark Lester
SIGNATURE		SIGNATURE	
DATE		DATE	

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Our Summary  
Taken : 11/10/2019 - 13:20



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