



## Final Inspection Report

Address 200 Hampden Road, Nedlands 6009

Owner Grace Green

Tenant Name Mark Lester

Lease Start / Expiry 2 Jul 2016 / 2 Jul 2017

Inspection Date 11 Oct 2020

### Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance Required	Final Inspection Comments/Notes
<b>Front Gardens</b>	✓	✓	✓		gardens weeded
Paving					Clear of weeds
Garden	✓	✓	✓		Roses pruned
Grass	✓	✓	✓		Mowed
Fence	✓	✓	✓		Fence painted
Verandah	✓	✓	✓		Render fixed
Letterbox/Street Number	✓	✓	✓		Letterbox painted
<b>Rear Gardens</b>	✓	✓	✓		A lovely inspection, no problems to report
Paving					Clear of weeds
<b>Garage</b>					
<b>Entry/Exterior</b>	✓	✗	✓	✓	Veranda render fixed and painted
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting	✓	✓	✓		Security sensor light working
<b>Kitchen/Meals</b>	✓	✓	✗	✓	Pantry sensor fixed
Lighting	✓	✓	✓		Pantry sensor working
Points	✓	✓	✓		
Bench	✓	✓	✓		No noted markings
Cupboard	✓	✓	✓		Hing fixed
<b>Theatre</b>	✗	✓	✓	✓	Stain removed
Power Sockets	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted
Lights	✓	✓	✓		2 down light globes replaced
Carpets	✓	✓	✓		Cleaned
<b>Lounge</b>	✗	✓	✓		Carpet cleaned
Floor	✓	✓	✓		Carpet cleaned

Area	Clean	Undamaged	Working	Maintenance Required	Final Inspection Comments/Notes
Walls	✓	✓	✓		Freshly painted
Blinds	✓	✓	✓		Cleaned
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) fixed
Shower/Bath/Taps	✓	✓	✓		Wet areas are clean and tidy.
Towel Rails	✓	✓	✓		Towel rail replaced
Heating/Exhaust Fan/Vent	✓	✓	✓		New heat globe installed
<b>Bathroom 2</b>					
<b>Bedroom 1</b>	✓	✓	✓		
Door	✓	✓	✗		Scrapes when closing
Floor	✓	✓	✓		carpet neat and clean
Corded Blinds and Window Coverings	✓	✓	✓		Blinds cleaned
<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

## Our Summary

Taken : 11/10/2019 - 14:52

