



Bond Inspection Report

Address	200 Hampden Road, Nedlands 6009
Owner Name	Grace Green
<hr/>	
Tenant Name	Mark Lester
Lease Start / Expiry	2 Jul 2016 / 2 Jul 2017
Lease Details	12 Months
Current rented for	\$ 1,200.00 per month
Inspection Date	10 Sep 2019

I write to advise that a visual Bond Inspection was conducted at your property.

Please refer to this inspection for any important notes or maintenance issues. Please reply with your instructions on any maintenance issues raised in the report.

If you have any questions in relation to the Bond Inspection Report, please do not hesitate to contact me on Support@propertyinspectionmanager.com.

Regards
Jeremy Emms

Address of Premises:

200 Hampden Road, Nedlands 6009



Detailed Observations From This Inspection

Area of Property	Clean	Undamaged	Working	Maintenance Required	Inspector Notes
Front Gardens	✓	✓	✓		Gardens require weeding Air conditioner ok
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					Air conditioner air conditioning needs attention/service
Entry/Exterior	✓	✓	✓	✓	All ok
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	✓	✓	✗		Hinge problems
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

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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
Bedroom 1	✓	✓	✓	
Door	✓	✓	✗	Scrapes when closing
Floor				Carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓	Requires cleaning
Security/Safety				Security doors all working House alarm working
Garage				

Landlord/Lessor/Agent: Jeremy Emms

Tenant: Mark Lester
Signature

Date: 11 Sep 2019

Date: 11 Sep 2019

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Photos

Front Gardens
Taken : 16/09/2019



Rear Gardens
Taken : 10/09/2019



Rear Gardens
Taken : 10/09/2019



Garage
Taken : 18/09/2019



Entry/Exterior
Taken : 10/09/2019



Kitchen/Meals
Taken : 10/09/2019



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Our Summary
Taken : 10/09/2019

