



Property Condition Report

Address	200 Hampden Road, Nedlands 6009
Owner Name	Grace Green
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

Detailed Observations From This Inspection

Area of Property	Clean	Undamaged	Working	Maintenance Required	Inspector Notes
Front Gardens	✓	✓	✓		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
Rear Gardens	✓	✓	✓		A lovely inspection, no problems to report
Paving					Clear of weeds
Garage					
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

Address of Premises:

200 Hampden Road, Nedlands 6009



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
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

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Photos

Front Gardens

Taken : 10/09/2019 - 16:54



Rear Gardens

Taken : 10/09/2019 - 16:54



Rear Gardens

Taken : 10/09/2019 - 16:54



Entry/Exterior

Taken : 10/09/2019 - 16:54



Kitchen/Meals

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Our Summary

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