



## Inventory Inspection Report

Address	200 Hampden Road, Nedlands 6009
Landlord	Grace Green
Tenant Name	Mark Lester
Lease Start / Expiry	11 Oct 2019 / 11 Oct 2020
Lease Details	12 Months
Current rented for	\$ 1,200.00 per month
Inspection Date	11 Oct 2019

*I write to advise that a visual Inventory 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 Inventory Inspection Report, please do not hesitate to contact me on [Support@propertyinspectionmanager.com](mailto:Support@propertyinspectionmanager.com).*

Regards  
Jeremy Emms

### Maintenance Required

1. Render on front veranda required
2. Paint front fence/letterbox
3. Replace heat globe in bathroom
4. Sensor in pantry not working

### Suggested Improvements

At this stage we suggest the repairs to the exterior veranda are carried out within 3 months. Overall the property is in good condition for its age.

### Our Summary

Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed.

We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern.

We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.

**Address of Premises:**

200 Hampden Road, Nedlands 6009



## Detailed Observations From This Inspection

Area / Room	Clean	Undamaged	Working	Maintenance Required	Inventory Notes
<b>Front Gardens</b>	✓	✓	✓		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
<b>Rear Gardens</b>	✓	✓	✓		A lovely inspection, no problems to report
Paving					Clear of weeds
<b>Garage</b>					
<b>Entry/Exterior</b>	✓	✗	✓	✓	Veranda wall needs render and painting
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting					Security sensor light working
<b>Kitchen/Meals</b>	✓	✓	✗	✓	Pantry sensor light not working
Lighting					Pantry sensor not working
Points	✓	✓	✓		
Bench	✓	✓	✓		No noted markings
Cupboard	✓	✓	✗		Hing problems
<b>Theatre</b>	✗	✓	✓	✓	Carpet has texta stain
Power Sockets	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted
Lights	✓	✓	✗		2 down lights need new globes
Carpets	✗	✓	✓		Require a clean

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## Detailed Observations From This Inspection

<b>Lounge</b>	✗	✓	✓		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
<b>Bathroom 1</b>	✓	✗	✓		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
<b>Bathroom 2</b>					
<b>Bedroom 1</b>	✓	✓	✓		
Door	✓	✓	✗		Scrapes when closing
Floor					carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning
<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

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**Photos**

**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 - 14:24



**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 - 14:24

