



Exit Inspection Report

Address	200 Hampden Road, Nedlands 6009
Landlord	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	11 Oct 2020

I write to advise that a visual Exit 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 Exit Inspection Report, please do not hesitate to contact me on 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	Check In Notes	Clean	Undamaged	Working	Maintenance	Check Out Notes
Front Gardens					gardens require weeding	✓	✓	✓		gardens weeded
Paving					Clear of weeds					Clear of weeds
Garden	✓	✓	✓		Prune roses	✓	✓	✓		Roses pruned
Grass	✓	✓	✓		Mowed	✓	✓	✓		Mowed
Fence	✓	✗	✓		Requires painting	✓	✓	✓		Fence painted
Verandah	✓	✗	✓		Render crumbling	✓	✓	✓		Render fixed
Letterbox/Street Number	✓	✗	✓		Requires painting. See photo	✓	✓	✓		Letterbox painted
Rear Gardens					A lovely inspection, no problems to report	✓	✓	✓		A lovely inspection, no problems to report
Paving					Clear of weeds					Clear of weeds
Garage										
Entry/Exterior					Veranda wall needs render and painting	✓	✗	✓	✓	Veranda render fixed and painted
Screen Door/Security Door	✓	✓	✓		Secure and working	✓	✓	✓		Secure and working
Entry Lighting					Security sensor light working	✓	✓	✓		Security sensor light working
Kitchen/Meals					Pantry sensor light not working	✓	✓	✗	✓	Pantry sensor fixed
Lighting					Pantry sensor not working	✓	✓	✓		Pantry sensor working
Points	✓	✓	✓			✓	✓	✓		
Bench	✓	✓	✓		No noted markings	✓	✓	✓		No noted markings
Cupboard	✓	✓	✗		Hing problems	✓	✓	✓		Hing fixed
Theatre					Carpet has texta stain	✗	✓	✓	✓	Stain removed
Power Sockets	✓	✓	✓		Smart wired with cable	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Lights	✓	✓	✗		2 down lights need new globes	✓	✓	✓		2 down light globes replaced
Carpets	✗	✓	✓		Require a clean	✓	✓	✓		Cleaned
Lounge					Carpet require cleaning	✗	✓	✓		Carpet cleaned
Floor	✗	✓	✓		Carpet requires cleaning	✓	✓	✓		Carpet cleaned
Walls	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Blinds	✗	✓	✓		Require cleaning	✓	✓	✓		Cleaned
Ceiling	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Lighting	✓	✓	✓		All lights working	✓	✓	✓		All lights working
Ceiling Fan/Air Conditioner	✓	✓	✗		Requires servicing	✓	✓	✗		Requires servicing
Bathroom 1					floor tiles/tiling cracked	✓	✗	✓		floor tiles/tiling cracked
Door	✓	✓	✓			✓	✓	✓		
Floor	✓	✓	✓		All tiles wiped clean, area neatly presented.	✓	✓	✓		All tiles wiped clean, area neatly presented.

Address of Premises:

200 Hampden Road, Nedlands 6009



Detailed Observations From This Inspection

Sink/Taps	✓	✓	✗	tap(s) leaking	✓	✓	✓	tap(s) fixed
Shower/Bath/Taps	✓	✓	✓	Wet areas are clean and tidy.	✓	✓	✓	Wet areas are clean and tidy.
Towel Rails	✓	✓	✗	Requires new rail	✓	✓	✓	Towel rail replaced
Heating/Exhaust Fan/Vent	✓	✓	✗	Heat globe not working	✓	✓	✓	New heat globe installed
Bathroom 2								
Bedroom 1					✓	✓	✓	
Door	✓	✓	✗	Scrapes when closing	✓	✓	✗	Scrapes when closing
Floor				carpet neat and clean	✓	✓	✓	carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓	Requires cleaning	✓	✓	✓	Blinds cleaned
Bedroom 2								
Bedroom 3								
Dining								
Toilet								
Laundry								
Security/Safety				Security doors all working House alarm working				Security doors all working House alarm working

Address of Premises:

200 Hampden Road, Nedlands 6009

Photos

Our Summary

Taken : 11/10/2019 - 14:24

