

# TAS – Entry Property Condition Report



PIM  
Real Estate

**PIM Real Estate**  
200 Infinity Loop Perth WA 6000  
Phone: 1300 668 594  
Support@propertyinspectionmanager.com

<b>Tenants</b>	Mark Lester
<b>Property Address</b>	200 Hampden Road, Nedlands 6009
<b>Date Report Completed</b>	Friday, 3 June 2016 by Nicky

<b>Water Meter Reading Start</b>	120000
<b>Lease Commencement Date</b>	2 Jul 2016
<b>Vacate Date</b>	2 Jul 2017

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Front Gardens	Y	Y	Y	gardens require weeding							
Driveway											
Paving				Clear of weeds							
Garden	Y	Y	Y	Prune roses							
Grass	Y	Y	Y	Mowed							
Fence	Y	N	Y	Requires painting							
Verandah	Y	N	Y	Render crumbling							
Carport											
Letterbox/Street Number	Y	N	Y	Requires painting. See photo							
Gutters/Downpipes											
Rear Gardens	Y	Y	Y	A lovely inspection, no problems to report							
Paving				Clear of weeds							

Tenant's signature \_\_\_\_\_

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
<b>Garage</b>											
Outside											
Floor											
Walls											
Ceiling											
Lighting											
Points											
<b>Entry/Exterior</b>	<b>Y</b>	<b>N</b>	<b>Y</b>	<b>Veranda wall needs render and painting</b>							
Door											
Screen Door/Security Door	Y	Y	Y	Secure and working							
Windows/Window Safety Devices											
Floor											
Skirting											
Walls											
Ceiling											
Entry Lighting				Security sensor light working							
Points											
Corded Blinds and											

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Window Coverings											
Bricks											
Kitchen/Meals	Y	Y	N	Pantry sensor light not working							
Floor											
Skirting											
Walls											
Ceiling											
Lighting				Pantry sensor not working							
Points	Y	Y	Y								
Windows/Window Safety Devices											
Bench	Y	Y	Y	No noted markings							
Cupboard	Y	Y	N	Hing problems							
Drawer											
Sink											
Oven											
StoveTop											
RHood											
Pantry											

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D/washer											
Corded Blinds and Window Coverings											
Theatre	N	Y	Y	Carpet has texta stain							
Power Sockets	Y	Y	Y	Smart wired with cable							
Walls	Y	Y	Y	Freshly painted							
Lights	Y	Y	N	2 down lights need new globes							
Carpets	N	Y	Y	Require a clean							
Lounge	N	Y	Y	Carpet require cleaning							
Door											
Floor	N	Y	Y	Carpet requires cleaning							
Skirting											
Walls	Y	Y	Y	Freshly painted							
Blinds	N	Y	Y	Require cleaning							
Ceiling	Y	Y	Y	Freshly painted							
Lighting	Y	Y	Y	All lights working							
Points											
Corded Blinds and Window Coverings											
Windows/Window											

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Safety Devices											
Ceiling Fan/Air Conditioner	Y	Y	N	Requires servicing							
<b>Bathroom 1</b>	Y	N	Y	floor tiles/tiling cracked							
Door	Y	Y	Y								
Floor	Y	Y	Y	All tiles wiped clean, area neatly presented.							
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps	Y	Y	N	tap(s) leaking							
Toilet											
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.							
Mirror/Cabinet/Vanity											
Towel Rails	Y	Y	N	Requires new rail							
Toilet Roll Holder											
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working							
Corded Blinds and Window Coverings											

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<b>Bathroom 2</b>											
Door											
Floor											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps											
Toilet											
Shower/Bath/Taps											
Mirror/Cabinet/Vanity											
Towel Rails											
Toilet Roll Holder											
Heating/Exhaust Fan/Vent											
Corded Blinds and Window Coverings											
<b>Bedroom 1</b>	Y	Y	Y								
Door	Y	Y	N	Scrapes when closing							

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Floor				carpet neat and clean							
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings	N	Y	Y	Requires cleaning							
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
<b>Bedroom 2</b>											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											

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Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
<b>Bedroom 3</b>											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/S helves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
<b>Dining</b>											

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Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Corded Blinds and Window Coverings											
Ceiling Fan/Air Conditioner											
<b>Toilet</b>											
Door											
Floor											
Walls											
Toilet											
Roll Holder											
Ceiling											

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Lighting											
Windows/Window Safety Devices											
Sink											
Corded Blinds and Window Coverings											
Laundry											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Untitled											
Lighting											
Points											
Cupboard											
Bench											
Trough											
Washing Machine											
Taps											
Exhaust Fan/Vent											

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Toilet											
Outside Door											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Security/Safety				Security doors all working House alarm working							
Smoke Alarms											
RCD/Safety Switch											
Keys/Other Opening Devices											
Entry Lighting											
External Door Locks											
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 in 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							

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			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.								

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COMMENCEMENT	/ /	TERMINATION	/ /
PROPERTY INSPECTOR	Nicky	PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE	Friday, 3 June 2016	DATE	/ /
TENANT(S):	Mark Lester	TENANT(S):	
SIGNATURE		SIGNATURE	
DATE	/ /	DATE	/ /

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Front Gardens

Taken : 03/06/2016 - 11:56



Front Gardens

Taken : 03/06/2016 - 11:58



Rear Gardens

Taken : 03/06/2016 - 12:06



Rear Gardens

Taken : 03/06/2016 - 12:06



Entry/Exterior

Taken : 03/06/2016 - 12:01



Entry/Exterior

Taken : 03/06/2016 - 12:02



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Kitchen/Meals

Taken : 08/06/2016 - 10:58



Our Summary

Taken : 08/06/2016 - 11:25



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