PIM
Real Estate

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

Routine Inspection Report

Property	200 Hampden Road, Nedlands 6009
Owner	Grace Green
Tenant	Mark Lester
Inspection Date	3 Jun 2016
Lease Expires	2 Jul 2017
Rent / Week	$ 1,200.00 per month
Inspected by	Jeremy

Jeremy

Please find the result of your recent Routine Inspection. Listed below is the current condition of your property area by area. Please refer to any important maintenance item's listed and reply with your instructions. Also attached are any relevant photo's taken on the day. Please feel free to contact me in relation to this report at any time.

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 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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Detailed Observations From This Inspection

Area of Property	Clean	Undamaged	Working	Maintenance	Our Comments
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
Entry/Exterior	✓	✗	✓	✓	Veranda wall needs render and painting
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	✓	✓	✗		Hing problems
Theatre	✗	✓	✓	✓	Carpet has texta stain
Power Sockets	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted
Lights	✓	✓	✗		2 down lights need new globes
Carpets	✗	✓	✓		Require a clean
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	✓	✓	✓		

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Door	✓	✓	✗		Scrapes when closing
Floor					carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning
Bedroom 2					
Bedroom 3					
Dining					
Security/Safety					Security doors all working House alarm working

Disclaimer:

This routine inspection report is a visual inspection only and is carried out by this agency to assess the manner in which the tenants are maintaining your property and identify any maintenance required.

As your property manager our role is to manage the tenancy. We are not qualified to assess the structural aspects of areas, including but not limited to, staircases, decking and balconies, or to ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, pests (ie. termites), asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations.

This agency recommends that all landlords have regular inspections carried out by suitably qualified licensed and insured contractors and experts in the appropriate area when necessary.

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Front Gardens
Taken : 03/06/2016

Front Gardens
Taken : 03/06/2016

Rear Gardens
Taken : 03/06/2016

Rear Gardens
Taken : 03/06/2016

Entry/Exterior
Taken : 03/06/2016

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Kitchen/Meals
Taken : 08/06/2016

Our Summary
Taken : 08/06/2016