PO Box 999, Perth WA 6000



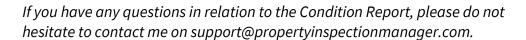
Property Condition Report



Address	19 Van Kleef Circuit, Mount Claremont 6000
Owner Name	Mark John
Tenant Name Lease Start / Expiry	Mrs Mary Lewis 29 Aug 2023 / 29 Aug 2024
Lease Details	12 Months
Rented for	\$ 1,500.00 per week
Inspection Date	14 Sep 2023

I write to advise that a visual Condition Inspection was conducted at your property.

Please refer to this inspection for any important notes, photos or maintenance issues. Please reply with your instructions on any maintenance issues raised in the report.



View your photos/videos online via Gallery Link

Regards Jeremy Emms



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Detailed Observations From This Inspection

Detailed Observation			11115	Порс	
Area of Property	Clean	Undamaged	Working	Maintenance Required	Inspector Notes
Front Gardens	✓	✓	✓		Garden neat and tidy. Lawn could do with weed spray and fertiliser. Refer to media: 1 2
Driveway	×	✓	✓		Some oil stains which could be jet cleaned
Paving	✓	~	~		Clear of weeds
Garden	✓	✓	✓		Black mulch laid which looks good
Grass	✓	✓	✓		Mowed and edged
Verandah	✓	✓	✓		Gutter replaced last winter no further leaking reported
Letterbox/Street Number	✓	✓	✓		Numbering, clear and letterbox all good
Gutters/Downpipes	✓	~	~		Clear of leaves, no problems to report
Watering System	~	✓	~	~	Retic needs to be serviced this summer
Entry/Exterior	~	×	~	~	Render chipped on front pillar Refer to media: 3 4
Door	~	~	~		Frosting film installed on front door
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting	✓	✓	✓		Single downlights at entrance, tested and working
Bricks	✓	✓	✓		Issues with render on front pillar. Refer photo.
Garage	✓	✓	✓		Roller door working and three remotes tested Refer to media: 5
Outside	✓	✓	✓		
Floor	✓	✓	✓		Clean, no oil marks
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		No cobwebs
Lighting	✓	✓	✓		Fluro light with cover

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19 Van Kleef Circuit, Mount Claremont 6000



Points	✓	~	✓	
Other	✓	~	✓	
Lounge	✓	~	✓	Neat and tidy
Door	✓	~	✓	Double doors painted white
Floor	✓	✓	✓	Carpet freshly cleaned
Skirting	~	~	✓	
Walls	~	~	✓	Painted white
Blinds	~	~	✓	Wiped clean
Ceiling	✓	~	✓	Painted white with no marks
Lighting	~	~	✓	4 down lights all working, dimmer working
Points	~	~	✓	
Corded Blinds and Window Coverings	✓	~	✓	
Windows/Window Safety Devices	~	✓	✓	
Ceiling Fan/Air Conditioner	✓	~	✓	Tested and working
Other	✓	✓	✓	
Bathroom 1	~	✓	✓	Clean and tiles wiped clean Refer to media: 6
Door	✓	~	✓	Towel hook behind door
Floor	✓	✓	✓	Tiles clean
Walls	✓	~	✓	Painted white
Ceiling	✓	✓	✓	freshly painted white
Lighting	✓	~	✓	
Points	~	~	✓	
Windows/Window Safety Devices	~	~	✓	
Sink/Taps	✓	✓	✓	

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19 Van Kleef Circuit, Mount Claremont 6000



Toilet Shower/Bath/Taps Mirror/Cabinet/Vanity Toilet Mirror/Cabinet/Vanity
Mirror/Cabinet/Vanity 🗸 🗸
Towel Rails Rail loose, handle requires tightening
Toilet Roll Holder
Heating/Exhaust
Corded Blinds and Window Coverings
Other
Bathroom 2
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
Other

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19 Van Kleef Circuit, Mount Claremont 6000



	✓	✓	✓	
Bedroom 1	✓	~	~	Neat and tidy Refer to media: 7
Door	~	~	~	painted white
Floor	✓	~	~	carpet clean, no stains
Lighting	✓	✓	~	tested and working
Windows/Window Safety Devices	×	✓	~	Windows need cleaning
Bedroom 2	✓	~	~	
Door	✓	✓	~	
Floor	✓	~	~	
Skirting	✓	~	~	
Walls	✓	~	~	
Ceiling	✓	✓	✓	
Lighting	~	~	~	
Points	~	~	~	
Corded Blinds and Window Coverings	~	~	~	
Wardrobe/Drawers/ Shelves	✓	✓	✓	
Windows/Window Safety Devices	✓	✓	~	
Ceiling Fan/Air Conditioner	~	~	~	
Other	~	~	~	
Bedroom 3	~	~	~	
Door	✓	✓	~	
Floor	✓	✓	~	
Skirting	~	~	~	
Walls	✓	✓	✓	
Ceiling				

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19 Van Kleef Circuit, Mount Claremont 6000



	~	✓	✓		
Lighting	~	~	~		
Points	~	~	~		
Corded Blinds and Window Coverings	~	~	~		
Wardrobe/Drawers/ Shelves	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Ceiling Fan/Air Conditioner	✓	✓	✓		
Other	✓	~	~		
Kitchen/Meals	✓	×	×		Pantry sensor light, not working and pantry door, scraping on floor Refer to media: 8
Bench	✓	✓	~		No noted marks
Oven	✓	✓	~		Well cleaned
RHood	✓	✓	~		Free from grease
Pantry	✓	×	×	✓	Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting
Theatre Room	~	~	~		Carpet clean, no stains
Door	~	~	~		Double doors painted white
Floor	~	✓	~		Carpet has no stains
Walls	~	~	~		No marks
Ceiling	~	~	~		Painted white
Lighting	✓	✓	✓		Dimmers installed
Dining	✓	~	~		A lovely inspection, no problems to report
Door	✓	✓	~		
Floor	✓	~	~		
Skirting	~	~	~		
Walls	✓	~	~		

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19 Van Kleef Circuit, Mount Claremont 6000



Ceiling	~	✓	~	
Lighting	~	~	~	
Points	~	~	~	
Windows/Window Safety Devices	✓	✓	✓	
Corded Blinds and Window Coverings	✓	✓	✓	
Ceiling Fan/Air Conditioner	✓	~	✓	
Other	~	~	~	
Toilet	~	✓	~	No problems to report
Door	~	✓	~	
Floor	✓	~	✓	
Walls	✓	~	✓	
Toilet	✓	~	✓	
Roll Holder	✓	✓	✓	
Ceiling	✓	~	~	
Lighting	~	~	~	
Windows/Window Safety Devices	~	~	~	
Sink	✓	~	✓	
Corded Blinds and Window Coverings	~	~	~	
Other	~	~	✓	
Laundry	~	×	✓	The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated. Refer to media: 9
Walls	✓	✓	✓	Paint peeling and requires repainting
Trough	✓	×	✓	Showing signs of rust
Rear Gardens	~	×	~	Neat and tidy <u>Refer to media:</u> 10 11 12
Paving	~	✓	✓	Clear of weeds

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19 Van Kleef Circuit, Mount Claremont 6000



Grass	✓	~	~	Some holes where the dog has dug, but otherwise very neat the grass has been mowed and edged.
Security/Safety	~	✓	~	Security doors or working House alarm tested and working
Smoke Alarms	✓	✓	✓	tested and working
RCD/Safety Switch	✓	~	✓	Compliant with regulations
Landlord/Lessor/Agent: Jer Signature	remy Emms			Tenant: Mrs Mary Lewis Signature
Date: < <cs_{\$hasmedia}></cs_{\$hasmedia}>				Date:

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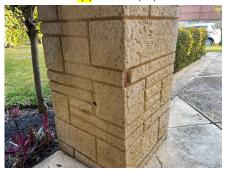
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Media

Front Gardens : Photo: (1) Taken : 09/08/2023



Entry/Exterior: Photo: (4) Taken: 09/08/2023



Bedroom 1: Photo: (7) Taken: 09/08/2023



Rear Gardens:
Photo: (10) Taken: 09/08/2023



Front Gardens:
Video: (2) Taken: 01/09/2023



Garage:
Photo: (5) Taken: 09/08/2023



Kitchen/Meals: Photo: (8) Taken: 09/08/2023



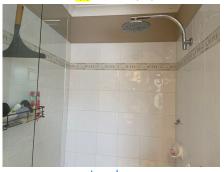
Rear Gardens:
Photo: (11) Taken: 09/08/2023



Entry/Exterior:
Photo: (3) Taken: 30/09/2022



Bathroom 1: Photo: (6) Taken: 09/08/2023



<u>Laundry</u>: Photo: (9) Taken: 09/08/2023



Rear Gardens:
Video: (12) Taken: 09/08/2023



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