

Property Condition Report



Address	19 Van Kleeft Circuit, Mount Claremont 6000
Owner Name	Mark John
Tenant Name	Mrs Mary Lewis
Lease Start / Expiry	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.

If you have any questions in relation to the Condition Report, please do not hesitate to contact me on support@propertyinspectionmanager.com.

View your photos/videos online via [Gallery Link](#)

Regards
Jeremy Emms



Address of Premises:

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Detailed Observations From This Inspection

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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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 <u>Refer to media:</u> 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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Toilet	✓	✓	✓		
Shower/Bath/Taps	✓	✓	✓		
Mirror/Cabinet/Vanity	✓	✓	✓		
Towel Rails	✓	✓	✗	✓	Rail loose, handle requires tightening
Toilet Roll Holder	✓	✓	✓		
Heating/Exhaust Fan/Vent	✓	✓	✓		Tested and working
Corded Blinds and Window Coverings	✓	✓	✓		
Other	✓	✓	✓		
Bathroom 2	✓	✓	✓		A lovely inspection, no problems to report
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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	✓	✓	✓		
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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	✓	✓	✓		
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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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 Refer to media: 10 11 12
Paving	✓	✓	✓		Clear of weeds

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Grass	✓	✓	✓	Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.
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Security/Safety	✓	✓	✓	Security doors or working
				House alarm tested and working

Smoke Alarms	✓	✓	✓	tested and working
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RCD/Safety Switch	✓	✓	✓	Compliant with regulations
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Landlord/Lessor/Agent: Jeremy Emms
SignatureTenant: Mrs Mary Lewis
SignatureDate:
<<cs_{\$hasMedia}>

Date:

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View your photos/videos online via [Gallery Link](#)

Media

Front Gardens:

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



Front Gardens:

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



Entry/Exterior:

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



Entry/Exterior:

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



Garage:

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



Bathroom 1:

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



Bedroom 1:

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



Kitchen/Meals:

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



Laundry:

Photo: (9) Taken : 09/08/2023



Rear Gardens:

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



Rear Gardens:

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



Rear Gardens:

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

