



Bond Inspection Report

Date: 3 Jun 2016
Owner Name: Grace Green

Property Details

Address	200 Hampden Road, Nedlands 6009
Tenant Name	Mark Lester
Lease Start Date	2 Jul 2016
Lease Expiry Date	2 Jul 2017
Lease Details	12 Months
Current rented for	\$ 1,200.00 per month
Inspected By	Nicky



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.

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

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

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

Regards
Nicky



Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance	Comments/Notes
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
Garage					
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
Bathroom 2				
Bedroom 1	✓	✓	✓	
Door	✓	✓	✗	Scrapes when closing
Floor				carpet neat and clean
Corded Blinds and Window Coverings	✗	✓	✓	Requires cleaning
Bedroom 2				
Bedroom 3				
Dining				
Toilet				
Laundry				
Security/Safety				Security doors all working House alarm working



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



Entry/Exterior
Taken : 03/06/2016





PIM
Real Estate

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Phone: 1300 668 594
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Kitchen/Meals
Taken : 08/06/2016



Our Summary
Taken : 08/06/2016

