



## Virtual Routine Inspection Report

Address	200 Hampden Road, Nedlands 6009
Owner Name	Grace Green
Tenant Name	Mark Lester
Lease Start / Expiry	7 Apr 2020 / 7 Apr 2021
Lease Details	12 Months
Current rented for	\$ 1,200.00 per month
Inspection Date	7 Apr 2020

*I write to advise that this inspection has been carried out via a virtual inspection. We have not physically entered the property due to the current COVID-19 crisis. We take no responsibility for any issues not detected as we are reliant on tenants showing us through the property.*

*Please refer to this inspection for any important notes 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 Virtual Routine Inspection Report, please do not hesitate to contact me on Support@propertyinspectionmanager.com.*

Regards  
Nicky Lester

### 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.

**Address of Premises:**

200 Hampden Road, Nedlands 6009



## Detailed Observations From This Inspection

Area of Property	Clean	Undamaged	Working	Maintenance	Inspector Notes
Front Gardens	✓	✓	✓		gardens require weeding
Rear Gardens	✓	✓	✓		A lovely inspection, no problems to report
Garage					
Entry/Exterior	✓	✗	✓	✓	Veranda wall needs render and painting
Kitchen/Meals	✓	✓	✗	✓	Pantry sensor light not working
Theatre	✗	✓	✓	✓	Carpet has texta stain
Lounge	✗	✓	✓		Carpet require cleaning
Bathroom 1	✓	✗	✓		floor tiles/tiling cracked
Bathroom 2					
Bedroom 1	✓	✓	✓		
Bedroom 2					
Bedroom 3					
Dining					
Toilet					
Laundry					
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.

**Address of Premises:**

200 Hampden Road, Nedlands 6009

**Photos**

Front Gardens  
Taken : 07/04/2020



Front Gardens  
Taken : 07/04/2020



Rear Gardens  
Taken : 16/04/2020



Rear Gardens  
Taken : 16/04/2020



Entry/Exterior  
Taken : 16/04/2020



Entry/Exterior  
Taken : 16/04/2020





**Address of Premises:**

200 Hampden Road, Nedlands 6009

Kitchen/Meals  
Taken : 16/04/2020



Our Summary  
Taken : 16/04/2020

