



# Final Bond Inspection

This report records the change in the condition of the property over the course of the lease. The pre-lease signed Property Condition Report comments can be found under the Original Condition half of the report. The current observations of the inspector can be found under the Current Condition half of the report. Photos connected by an arrow in the report body show the original photo with the date of the inspection it was taken for and any comments on the left and a current updated photo of the same scene on the right. Additional photos are compiled into Appendix 1. In the event of a dispute both this report and the original signed Property Condition Report should be used as evidence.

Original Condition	Current Condition
<div>Exterior Front</div> <div>Fences<div>Grey metal fencing with grey brick foundations, some minor dust throughout, otherwise intact and in good order.</div><div><div>Monday, 1 July 2019:</div><div><div><div><div></div></div></div></div></div></div> <div>Gates<div>Wooden fencing with built in gate, silver latch lock, green metal capping and metal frame/supports, some minor marks otherwise in good working order.</div><div><div></div></div></div> <div>Gardens, Plants<div>Mulched garden beds with grass growth throughout with some twig and leaf litter throughout.</div><div><div></div></div></div>	<div><div><div></div></div></div> <div><div>Any comments that we make against an item that are not identical to the original PCR comment get automatically highlighted in red.</div><div><div><div><div></div></div></div></div><div><div>Current Photo:</div><div>1: If any damage or wear has been incurred</div><div>2: We would be able to note it here</div><div>3: And make direct photo comparisons</div></div></div> <div>Gates<div>Wooden fencing with built in gate, silver latch lock, green metal capping and metal frame/supports, some minor marks otherwise in good working order.</div><div><div></div></div></div> <div>Gardens, Plants<div>Mulched garden beds with grass growth throughout with some twig and leaf litter throughout.</div><div><div></div></div></div>







Original Condition <span>C D W K</span>	Current Condition <span>C D W K</span>
Exterior Front (continued)	
Reticulation <span>Y N</span> Grey plastic key-lock HUNTER reticulation box, appears to be in good order.	<span>Y N</span> Grey plastic key-lock HUNTER reticulation box, appears to be in good order.
Taps, Hoses <span>Y N</span> Single garden tap fixed securely to wall with hose attachment, in good working order.	<span>Y N</span> Single garden tap fixed securely to wall with hose attachment, in good working order.
Paths, Paving <span>Y N</span> 3 cream stepping stone in garden, in good order.	<span>Y N</span> 3 cream stepping stone in garden, in good order.
Meter Boxes <span>Y N</span> 2 cream painted metal boxes, no obvious marks and in good order. Gas meter - ATCO GAS Electricity meter - WESTERN POWER	<span>Y N</span> 2 cream painted metal boxes, no obvious marks and in good order. Gas meter - ATCO GAS Electricity meter - WESTERN POWER If we commented on damage here, the whole new condition statement turns red.
Roof <span>Y N</span> Orange tiled roof, no obvious marks or signs of damage, appears to be in good order.	<span>Y N</span> Orange tiled roof, no obvious marks or signs of damage, appears to be in good order.
Gutters, Downpipes <span>N N</span> Blue metal gutters with cream metal downpipes, signs of leaf litter and twig debris in gutters, may require clearing.	<span>N N</span> Blue metal gutters with cream metal downpipes, signs of leaf litter and twig debris in gutters, may require clearing.
Eaves <span>Y N</span> Cream painted plaster boards, no obvious marks and in good order.	<span>Y N</span> Cream painted plaster boards, no obvious marks and in good order.
Building Walls <span>Y N</span> Cream brick walls, nom and in good order.	<span>Y N</span> Cream brick walls, nom and in good order.
Additional <span>Y N</span> Telstra connection box, appears to be in good order. Sensor light fitting fixed to gutter, no light attached, IRRITROL.	<span>Y N</span> Telstra connection box, appears to be in good order. Sensor light fitting fixed to gutter, no light attached, IRRITROL.
Kitchen	
Ceiling, Cornices <span>Y N</span> White painted plaster ceiling and cornices, no obvious marks and in good order.	<span>Y N</span> White painted plaster ceiling and cornices, no obvious marks and in good order.
Light Fittings <span>Y N Y</span> Single cream recessed single light socket with some minor marks to fitting, in good working order.	<span>Y N Y</span> Single cream recessed single light socket with some minor marks to fitting, in good working order.

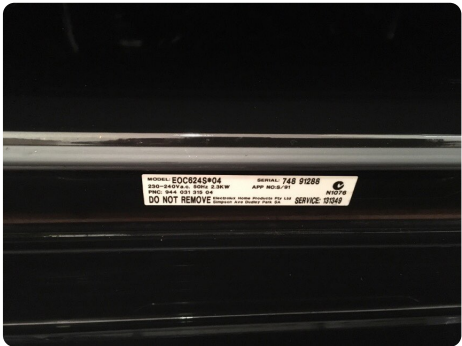
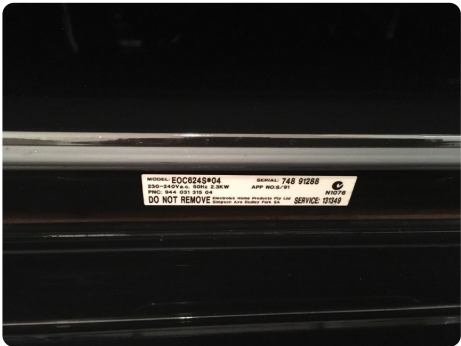


Original Condition <span>C</span> <span>D</span> <span>W</span> <span>K</span>	Current Condition <span>C</span> <span>D</span> <span>W</span> <span>K</span>
Kitchen (continued)	
<b>Walls, Fixtures</b> <span>N</span> <span>Y</span> Cream painted plaster walls, numerous minor marks and chips to lower portions through walkway to living-meals area, large paint chips and discolouration to right end of airconditioning unit, discolouration and residue marks to wall behind cooktop and hair line cracks to wall left of cooktop and in corner left of cooktop.	<span>N</span> <span>Y</span> Cream painted plaster walls, numerous minor marks and chips to lower portions through walkway to living-meals area, large paint chips and discolouration to right end of airconditioning unit, discolouration and residue marks to wall behind cooktop and hair line cracks to wall left of cooktop and in corner left of cooktop.
<b>Switches</b> <span>Y</span> <span>N</span> <span>Y</span> 2 single light switches, no obvious marks and in good working order.	<span>Y</span> <span>N</span> <span>Y</span> 2 single light switches, no obvious marks and in good working order.
<b>Outlets</b> <span>Y</span> <span>N</span> <span>Y</span> 1 single socket power outlet, appears to be in good order. 1 double socket power outlet with switch, appears to be in good order, 1 double socket power outlet left of cooktop with hair line crack though faceplate, otherwise appears to be in good order. 1 phone outlet, appears to be in good order.	<span>Y</span> <span>N</span> <span>Y</span> 1 single socket power outlet, appears to be in good order. 1 double socket power outlet with switch, appears to be in good order, 1 double socket power outlet left of cooktop with hair line crack though faceplate, otherwise appears to be in good order. 1 phone outlet, appears to be in good order.
<b>Skirtings, Floor</b> <span>Y</span> <span>N</span> Wood-look flooring with wood-look skirting/kickboard below cupboards, no obvious marks and in good order.	<span>Y</span> <span>N</span> Wood-look flooring with wood-look skirting/kickboard below cupboards, no obvious marks and in good order.
<b>Exhaust Fan</b> <span>Y</span> <span>N</span> 1 cream plastic exhaust fan cover, no obvious marks and in good working order.	<span>Y</span> <span>N</span> 1 cream plastic exhaust fan cover, no obvious marks and in good working order.
<b>Splashbacks</b> <span>Y</span> <span>Y</span> White tiled splashback with slight grout stains and blue accent, 1 cracked tile to right of cooktop, silicon dry and cracking around join to bench.	<span>Y</span> <span>Y</span> White tiled splashback with slight grout stains and blue accent, 1 cracked tile to right of cooktop, silicon dry and cracking around join to bench.
<b>Benches</b> <span>Y</span> <span>N</span> Blue stone-look laminate bench tops, minor residue marks behind sink, otherwise in good order.	<span>Y</span> <span>N</span> Blue stone-look laminate bench tops, minor residue marks behind sink, otherwise in good order.
<b>Sinks, Taps</b> <span>Y</span> <span>Y</span> Stainless steel double basin with dish drainer, chrome flick mixer tap and 1 plug, no obvious marks and in good working order. Silicon dry and cracking around join to bench.	<span>Y</span> <span>Y</span> Stainless steel double basin with dish drainer, chrome flick mixer tap and 1 plug, no obvious marks and in good working order. Silicon dry and cracking around join to bench.
<b>Cabinets, Storage</b> <span>Y</span> <span>N</span> Wood-look laminate cupboards with 11 silver handles, white laminate interiors and shelving. No obvious marks and in good order. Cutlery divider in top drawer in good order.	<span>Y</span> <span>N</span> Wood-look laminate cupboards with 11 silver handles, white laminate interiors and shelving. No obvious marks and in good order. Cutlery divider in top drawer in good order.
<b>Cooktop</b> <span>Y</span> <span>N</span> Stainless steel 4 burner gas cooktop with metal grates, CHEF, no obvious marks and in good working order.	<span>Y</span> <span>N</span> Stainless steel 4 burner gas cooktop with metal grates, CHEF, no obvious marks and in good working order.



Original Condition		Current Condition	
<div>C</div> <div>D</div> <div>W</div> <div>K</div>		<div>C</div> <div>D</div> <div>W</div> <div>K</div>	
Kitchen (continued)			
Cooktop (continued)			
<div></div> <div>Monday, 1 July 2019:</div>		<div></div> <div>Current Photo:</div>	
<div><div>Y</div><div>N</div></div>		<div><div>Y</div><div>N</div></div>	
Oven			
Stainless steel fan forced oven, CHEF, with silver handle and glass faced door, 2 chrome racks, 1 black grill tray with chrome rack and 1 roasting tray with chrome rack, no obvious marks and in good working order.		<div>Loose oven door may require maintenance.</div> <div>Stainless steel fan forced oven, CHEF, with silver handle and glass faced door, 2 chrome racks, 1 black grill tray with chrome rack and 1 roasting tray with chrome rack, no obvious marks and in good working order.</div>	
<div></div> <div>Monday, 1 July 2019:</div>		<div></div> <div>Current Photo: 1: Wear to hinges, door is slightly loose on oven</div>	



Original Condition		Current Condition	
<div>C</div> <div>D</div> <div>W</div> <div>K</div>		<div>C</div> <div>D</div> <div>W</div> <div>K</div>	
Kitchen (continued)			
Oven (continued)			
<div></div> <div>Monday, 1 July 2019:</div>		<div></div> <div>Current Photo:</div>	
Pantry			
<div>N</div> <div>Y</div>		<div>N</div> <div>Y</div>	
<p>Cream timber door and metal frame with white handle, no obvious marks and in good working order.</p> <p>White laminate shelving with no obvious marks.</p> <p>Cream painted plaster walls internally, numerous minor marks throughout and excessive discolouration to lower wall with cobweb build up and signs of water damage.</p>		<p>Cream timber door and metal frame with white handle, no obvious marks and in good working order.</p> <p>White laminate shelving with no obvious marks.</p> <p>Cream painted plaster walls internally, numerous minor marks throughout and excessive discolouration to lower wall with cobweb build up and signs of water damage.</p>	

Property Manager:

C=Clean, D=Damaged, W=Working, K=Keys Supplied, A=Tenant Agrees



## Appendix 1: Images



Image: 1

- 1: If any damage or wear has been incurred
- 2: We would be able to note it here
- 3: And make direct photo comparisons



Image: 2



Image: 3

- 1: Wear to hinges, door is slightly loose on oven

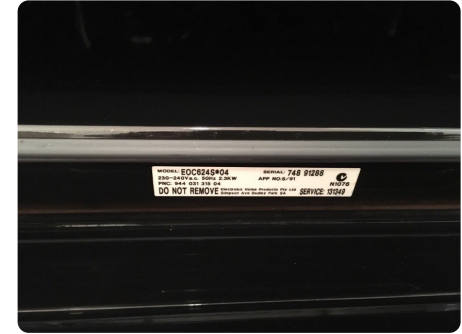


Image: 4