

Final Bond Inspection Report

Property Address:	Sample Final Inspection Report
Final Bond Inspection Date:	1 st February 2023
Owner:	
Completed by:	Jodie Sallie – Property Reports Perth

This report has been produced from direct observation and notation at the scheduled Final Bond Inspection of this tenancy. This report is to be accompanied with the original Property Condition Report and hand-written notations completed at time of inspection. Dated photographs of all items outlined below have been provided with this report.

The below areas were found to have discrepancies in comparison to the Property Condition Report.

Please review each item in correlation to the respective area.

Please note that only areas with difference in condition are listed below, non-listed areas are held to the same condition as the ingoing PCR.

AREA	Sub-Area	Comment / Description
Front of property	Lawn	Needs edging. Minor dry patches by the driveway and to the far left hand side.
	Fence	Cobwebs to colorbond fencing to the right hand side of the driveway.
	Garden	Weeds to the garden bed to the right hand side of the driveway.
	Ceiling/eaves	Cobwebs.
Entry/hallway	Gutters/downpipes	Minor cobwebs.
	Front door	Slightly dusty. Door frame has 2 chips to the left hand side.
	Skirtings	Very minor marks.
	Walls	Some very faint marks.
Garage	Floor	Many marks and stains.
	Door	Door to house the frame has approximately 3 small chips. The rubber to the right hand side is damaged to the lower half.
	Window	Frame needs wiping. Blinds are slightly dusty.
	Door	Frame has several chips to the left hand side.
Toilet	Door	Frame has very minor marks to the left hand side at the bottom.
	Toilet	Toilet bowl needs cleaning.
Hallway	Walls	Very minor marks to the corner near the cupboard above the skirting.
	Linen cupboard	Door frame has 2 small chips to the left hand side at the bottom.
Laundry	Doors	A few very faint marks.
	Cupboard	Needs wiping inside the cupboard under the trough.
Bedroom 1	Door	Minor hair to the bottom of the frame. Left hand side door has a small chip to the right hand side edge lower half.
	Skirtings	Very minor marks.
	Walls	A few very minor marks.
Bathroom	Door	Frame has a small chip to the left hand side bottom. Hair to the bottom of the frame.
	Ceiling	Patched area by the light.
Bedroom 2	Skirtings	Very minor marks.
	Walls	A few very faint marks.
	Robe	Ceiling has a lot of scuff marks. Walls have many marks.
Lounge	Door	Left hand side door has 4 chips to the left hand side edge lower half and 2 chips to the right hand side edge lower half. Right hand side door has one chip to the right hand side edge lower half. Frame is slightly dusty. One chip to the top of the frame.
	Skirtings	Minor hair. Very minor marks.
	Walls	Very faint marks and possible rub marks where the walls have been washed down. A few minor scuff marks to the left of the glass door.
	Glass door	Tracks are slightly dusty and have minor hair. Glass door has some minor residue marks, however generally clean.
	Cupboard	Door has a few very minor marks. Frame has minor hair to the bottom.

Bedroom 3 – master	Door	Many chips to the door frame. Hair to the bottom of the frame.
	Floor	2 very faint marks in front of the window.
	Skirtings	Minor hair. A few very faint marks.
	Robe	Walls have minor marks. Skirtings need wiping.
Ensuite	Door	Frame is slightly dusty and has minor hair to the bottom.
	Walls	There are 2 stick on hooks to the tiles by the vanity.
	Cupboards/drawers	Interiors of the drawers need cleaning.
	Basin	Needs a wipe over.
Kitchen	Walls	A few very faint marks.
	Bench top	Needs a wipe over.
	Cupboards/drawers	Some very minor washable marks.
	Pantry	Door frame has several chips to the left hand side lower quarter. Slightly dusty. Walls have many marks.
	Dishwasher	Minor water marking to the interior.
Dining	Skirtings	A few very faint marks.
	Walls	A few very faint marks.
	Door	Glass sliding door racks need cleaning.
Study	Door	Doors are slightly dusty and have minor hair.
	Skirtings	A few very faint marks.
	Walls	Two small chips to the left hand side corner. Walls have a few very faint marks.
	Window	Sills need wiping.
Rear of property	Gardens	Some dead leaves to plants need removing/pruning.
	Alfresco ceiling	Minor cobwebs, dusty and weather marking to the cream metal area of the ceiling.
	Fencing	Very minor cobwebs.
	Paving	Needs sweeping to the side of the house.
Overall Comment	The home was presented in an overall clean manner, however minor items to be rectified to provide a comparable condition to the ingoing Property Condition Report. Very minor light marks to walls and skirtings would be considered fair wear and tear. Minor weeds to front garden bed and lawn needs edging.	

Suggested Lessor Maintenance

Area	Description
Lounge	Area of paint peeling to the cream painted bulkhead section of the ceiling by the doors from the entry.
Bedroom 2	In the robe the painted wooden under the shelf and rail is cracking and loose at the front on the left hand side.
Throughout	Minor settlement cracking under cornices to some rooms.