



Commencement Date: __ / __ / __

Tenant Names: _____

HOW TO COMPLETE

1. Before the tenancy begins, the lessor or the property manager should inspect the residential premises and record the condition of the premises by indicating whether the particular room item is clean, undamaged and working by placing "Y" (YES) or "N" (NO) in the appropriate column. Where necessary, comments should be included in the report.
2. Two copies of the report, which has been filled out and signed by the lessor or the property manager, must be given to the tenant within 7 days of the tenant moving into the premises.
3. As soon as possible after the tenant receives the property condition report, the tenant should inspect the residential premises and complete the tenant section on both copies of the report. The tenant indicates agreement or disagreement with the condition indicated by the lessor or the property manager by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form.
4. The tenant must return one copy of the completed property condition report to the lessor or the property manager within 7 days after receiving it. The tenant should keep the second copy of the property condition report.
5. If photographs or video recordings are taken at the time the property inspection is carried out, it is recommended that all photographs or video recordings are signed and dated by all parties. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the property.
6. As soon as practicable, and in any event within 14 days after the termination of the tenancy agreement, the lessor or the property manager should complete a property condition report, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the tenant, unless the tenant has been given a reasonable opportunity to be present and has not attended the inspection.

IMPORTANT NOTES ABOUT THIS REPORT

1. This property condition report is an important record of the condition of the residential premises when the tenancy begins. It may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy. If there is a dispute, particularly about the return of the security bond money and any damage to the premises. It is important to complete the property condition report.
2. A property condition report must be filled out whether or not a security bond is paid.
3. At the end of the tenancy the premises must be inspected and the condition of the premises at that time will be compared to that stated in the original property condition report.
4. A tenant is not responsible for fair wear and tear to the premises. Fair wear and tear is a general term for anything that occurs through ordinary use such as the carpet becoming worn in frequently used areas. Wilful and intentional damage, or damage caused by negligence is not fair wear and tear.
5. If you do not have enough space on the report, attach a separate sheet.
6. All attachments should be signed and dated by all of the parties to the residential tenancy agreement.
7. Information about the rights and responsibilities of lessors and tenants may be obtained by contacting the Department of Commerce on 1300 30 40 54 or visiting www.commerce.wa.gov.au/ConsumerProtection

Property Address:

1 Reportally PCR Street
PERTH WA
Australia

Landlord/Agent's Signature:

Date: / /

Tenants' Signatures:

Date: / /

Tenants' Phone Numbers:

Tenants' Emails:

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.

Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Tenant's Comments				
Safety Devices				
Overview			Generally	Y N Y
Smoke alarm in entry, green active light present, appears to be in good order. Smoke alarm in passage, green active light present, appears to be in good order. 2 RCD safety switches in the meter box, appear to be in good order. See Appendix 1: Images 1 to 2				
Exterior Front				
Fences			Y N	
Grey metal fencing with grey brick foundations, some minor dust throughout, otherwise intact and in good order. See Appendix 1: Image 3				
Gates			Y N	
Wooden fencing with built in gate, silver latch lock, green metal capping and metal frame/supports, some minor marks otherwise in good working order.				
Gardens, Plants			Y N	
Mulched garden beds with grass growth throughout with some twig and leaf litter throughout.				
Reticulation			Y N	
Grey plastic key-lock HUNTER reticulation box, appears to be in good order.				
Taps, Hoses			Y N	
Single garden tap fixed securely to wall with hose attachment, in good working order.				
Paths, Paving			Y N	
3 cream stepping stone in garden, in good order.				
Meter Boxes			Y N	
2 cream painted metal boxes, no obvious marks and in good order. Gas meter - ATCO GAS Electricity meter - WESTERN POWER See Appendix 1: Image 4				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Exterior Front (continued)				
Roof	Y N			
Orange tiled roof, no obvious marks or signs of damage, appears to be in good order.				
Gutters, Downpipes	N N			
Blue metal gutters with cream metal downpipes, signs of leaf litter and twig debris in gutters, may require clearing.				
Eaves	Y N			
Cream painted plaster boards, no obvious marks and in good order.				
Building Walls	Y N			
Cream brick walls, nom and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Additional	Y N			
Telstra connection box, appears to be in good order. Sensor light fitting fixed to gutter, no light attached, IRRITROL.				
Porch				
Ceiling, Cornices	Y N			
Cream painted plaster boards, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings	N N N			
2 Bunker style lights with white fixtures, insect residue build up inside shades, 1 light working at time of inspection.				
Walls, Fixtures	Y N			
Cream brick walls, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Floor	N N			
Red brick paving with grey border, scattered debris from garden and some minor marks from exposure.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Entry			Tenant's Comments	
Security Door			Y N Y	<input type="checkbox"/>
Cream timber door and metal frame with gold key-lock handle and deadlock, minor scratch to exterior middle left area, otherwise no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Some minor marks and chips to lower left corner, otherwise no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Switches			Y N Y	<input type="checkbox"/>
1 triple light switch, no obvious marks and in good working order.				
Skirtings, Floor			N N	<input type="checkbox"/>
Wood-look flooring with dirt and debris around entry, otherwise no obvious marks and in good order.				
Cupboard			Y N	<input type="checkbox"/>
Linen press with: cream timber door and metal frame with white handle and white laminate shelving internally. No obvious marks and in good working order.				
Master Bedroom				
Doors			Y N Y	<input type="checkbox"/>
Cream timber door and metal frame with white handle, no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Master Bedroom (continued)				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream painted plaster walls, numerous minor marks and chips to lower portions throughout, otherwise no obvious marks and in good order. Minor hair line crack in front right corner above window frame and minor hair line cracks along cornices. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			Y N Y	<input type="checkbox"/>
2 black framed windows with black key-lock winder mechanisms and flyscreen, no obvious marks and in good working order. Minor dust along window sill.				
Window Treatments			Y N Y	<input type="checkbox"/>
2 sets of cream vertical blinds with control rods, no obvious marks and in good working order. Beaded cords along lower edges loose in places.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
2 double socket power outlets, appear to be in good order. 1 antenna outlet, appears to be in good order. 1 phone outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Brown coloured carpet, some minor marks and indents from previous furniture, otherwise no obvious marks and in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Master Bedroom (continued)				
Robe			Y N	<input type="checkbox"/>
Walk in robe with: cream painted plaster walls, white laminate shelving and 2 chrome hanging rails, some minor marks and scuffs to lower portions of walls and small paint chips to right corner edge at entry. White painted plaster ceiling and cornices with cream recessed downlight and single light socket, all in good order. Brown carpet with no obvious marks, in good order.				
Ensuite				
Doors			Y N Y	<input type="checkbox"/>
Cream timber door and metal frame with white handle, no obvious marks and in good working order. Handle loose and requires maintenance. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream painted plaster walls, some minor marks and chips to wall behind toilet and in between vanity and entry, otherwise no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			N N Y	<input type="checkbox"/>
Black framed privacy glass window with flyscreen air vent and white tiled sill, dust and debris to sill, otherwise no obvious marks and in good order. Small hole in bottom right corner of air vent.				
Switches			Y N Y	<input type="checkbox"/>
1 double light switch, top switch slightly dunked into fitting, otherwise in good working order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Ensuite (continued)				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
White tiled skirting with blue tiled floor, white grout with slight grout stains throughout and white drain cover near centre, no obvious marks and in good order.				
Exhaust Fan			Y N	<input type="checkbox"/>
1 cream plastic exhaust fan cover, AIRFLOW, no obvious marks and in good working order.				
Mirror			Y N	<input type="checkbox"/>
Single white framed mirror fixed securely to wall, no obvious marks and in good order.				
Splashbacks			Y N	<input type="checkbox"/>
White tiled splashback with white grout and blue accent, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Vanity Benches			Y N	<input type="checkbox"/>
Blue textured laminate bench top, no obvious marks and in good order.				
Basins, Taps			Y N	<input type="checkbox"/>
Cream plastic basin with no obvious marks and in good order. Chrome taps and outlet, no obvious marks and in good working order.				
Cabinets, Storage			Y N	<input type="checkbox"/>
Wood-look laminate cupboards with 2 silver handles, white laminate interior and shelving. No obvious marks and in good order.				
Shower Screen			Y N	<input type="checkbox"/>
Glass screen with white frame and 2 sliding glass doors, some minor marks and discolouration along door runner, otherwise no obvious marks and in good working order.				
Shower Walls			Y N	<input type="checkbox"/>
White tiling with white grout and blue accent, no obvious marks and in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Tenant's Comments				
Ensuite (continued)				
Shower Walls (continued)				
1 cream soap dish tile, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Shower Floor			Y N	
Blue tiled floor with white grout and white drain cover near centre, no obvious marks and in good order.				
Shower Taps, Rose			Y N	
Chrome taps and rose, no obvious marks and in good working order.				
Towel Rails			Y N	
Single chrome rail affixed to wall, slightly loose on fittings, otherwise in good order.				
Toilet Cistern, Tap			N	
Cream dual cistern with tarnished chrome isolation tap, slightly dusty along top, otherwise in good working order.				
Toilet Bowl			N	
White ceramic bowl with some minor marks internally, otherwise intact and in good order.				
Toilet Seat, Lid			N	
Cream plastic seat and lid fixed securely to toilet, some minor marks and discolouration to seat - possible signs of mould - and minor dust residue to lid.				
Toilet Roll Holder			N N	
Single tarnished chrome holder fixed securely to wall, in good working order.				
Lounge				
Ceiling, Cornices			Y N	
White painted plaster ceiling and cornices, minor hair line crack along right-hand side and front cornice join to wall, otherwise no obvious marks. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Lounge (continued)				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures			N N	<input type="checkbox"/>
Cream painted plaster walls, numerous minor marks and chips to lower portions throughout and hair line crack to top right and left corners of window frame. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			N N Y	<input type="checkbox"/>
Blue sliding frame with black key-lock slidebolt, latch-lock handle and flyscreen, no obvious marks and in good working order. Window sill dusty at right end.				
Window Treatments			N N Y	<input type="checkbox"/>
Cream vertical blinds with control rod, some minor marks/mould spots along right half end of blinds, otherwise in good working order. Beaded cords along lower edge loose in places.				
Outlets			Y N Y	<input type="checkbox"/>
2 double socket power outlets, appear to be in good order. 1 Foxtel outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Brown coloured carpet, some minor wear in entry walkways, otherwise no obvious marks and in good order.				
Bedroom 2				
Doors			Y N Y	<input type="checkbox"/>
Cream timber door and metal frame with white handle, no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Bedroom 2 (continued)				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures			Y Y	<input type="checkbox"/>
Cream painted plaster walls, numerous minor marks and chips to lower portions throughout, otherwise no obvious marks and in good order. Minor hair line crack in wall above bathroom door. 1 cream rubber door stop for robe door, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			N N Y	<input type="checkbox"/>
Glass sliding door with black key-lock handle, and sliding flyscreen door with black latch-lock handle, slightly dusty to exteriors, otherwise in good working order.				
Window Treatments			N N Y	<input type="checkbox"/>
Cream vertical blinds with control rod, discolouration to lower edge of blinds at right-hand end, and some minor marks/signs of mould to blinds at right-hand end, otherwise in good working order.				
Switches			Y N Y	<input type="checkbox"/>
2 single light switches, no obvious marks and in good working order. 1 double light switch, minor discolouration around edge of faceplate, otherwise in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order. 1 phone outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Brown coloured carpet, some minor indents from previous furniture and minor wear through centre, otherwise no obvious marks and in good order.				
Robe			Y N	<input type="checkbox"/>
Built in robe with: cream timber door and metal frame with white handle and white laminate shelving with chrome hanging rail, all in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Bedroom 2 (continued)			Tenant's Comments	
Robe (continued)				
Cream painted plaster walls and brown carpet floor, no obvious marks and in good order.				
Courtyard 2 - From Bedroom 2				
Eaves			Y N	
0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	
Bunker style light with white fixture, in good working order.				
Walls, Fixtures			Y N	
Cream brick walls, no obvious marks and in good order.				
Wasp nest to exterior of bedroom 2 window, may require pest controller.				
0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Floor-Paving			N N	
Red brick paving, discolouration present and build up leaf litter, sand and some weed growth.				
Fences			Y N	
Wooden fencing with green metal capping, metal supports and limestone foundation. Minor green mossy discolouration to limestone, otherwise appears to be in good order.				
Semi Ensuite				
Doors			Y N Y	
2 cream timber doors and metal frames with white handles, some minor marks and wear to handle from bedroom 2, otherwise no obvious marks and in good working order.				
0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	
White painted plaster ceiling and cornices, no obvious marks and in good order.				
0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Semi Ensuite (continued)			Tenant's Comments	
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream painted plaster walls, minor hair line crack above door frame, some minor chips below towel rail at right end and around lightswitch, otherwise no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			Y N Y	<input type="checkbox"/>
Sliding blue frame with privacy glass, black key-lock slidebolt, black latch-lock handle and flyscreen, minor residue marks from cleaning, otherwise in good working order.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
White tiled skirting with blue tiled floor, white grout with slight grout stains throughout and white drain cover near bath, no obvious marks and in good order.				
Exhaust Fan			Y N	<input type="checkbox"/>
1 cream plastic exhaust fan cover, no obvious marks and in good working order.				
Mirror			Y N	<input type="checkbox"/>
Single white framed mirror fixed securely to wall, no obvious marks and in good order.				
Splashbacks			Y N	<input type="checkbox"/>
White tiled splashback with white grout and blue accent, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Semi Ensuite (continued)			Tenant's Comments	
Vanity Benches			Y N	<input type="checkbox"/>
Blue textured laminate bench top, no obvious marks and in good order.				
Basins, Taps			Y N	<input type="checkbox"/>
Cream plastic basin with white plug, no obvious marks and in good order. Chrome taps and outlet, no obvious marks and in good working order.				
Cabinets, Storage			Y N	<input type="checkbox"/>
Wood-look laminate cupboards with 2 silver handles, white laminate interior and shelving. No obvious marks and in good order.				
Bath, Taps			Y N	<input type="checkbox"/>
White bath tub with chrome taps and outlet, tarnished chrome drain and chrome plug, minor dust and insect residue in tub, otherwise in good working order. Cracking through silicon around tub to tile join.				
Shower Screen			Y N	<input type="checkbox"/>
Glass screen and door with white frame and handle, no obvious marks and in good working order.				
Shower Walls			Y N	<input type="checkbox"/>
White tiling with white grout and blue accent, no obvious marks and in good order. 1 cream soap dish tile, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Shower Floor			Y N	<input type="checkbox"/>
Blue tiled floor with white grout and white drain cover, no obvious marks and in good order.				
Shower Taps, Rose			Y N	<input type="checkbox"/>
Chrome adjustable shower head, in good working order. Chrome taps with no obvious marks and in good working order.				
Towel Rails			Y N	<input type="checkbox"/>
Single chrome rail fixed securely to wall, in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Kitchen			Tenant's Comments	
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures			N Y	<input type="checkbox"/>
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. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Switches			Y N Y	<input type="checkbox"/>
2 single light switches, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
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.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Wood-look flooring with wood-look skirting/kickboard below cupboards, no obvious marks and in good order.				
Exhaust Fan			Y N	<input type="checkbox"/>
1 cream plastic exhaust fan cover, no obvious marks and in good working order.				
Splashbacks			Y Y	<input type="checkbox"/>
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. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Kitchen (continued)				
Benches			Y N	<input type="checkbox"/>
Blue stone-look laminate bench tops, minor residue marks behind sink, otherwise in good order.				
Sinks, Taps			Y Y	<input type="checkbox"/>
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.				
Cabinets, Storage			Y N	<input type="checkbox"/>
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.				
Cooktop			Y <input type="checkbox"/>	<input type="checkbox"/>
Stainless steel 4 burner gas cooktop with metal grates, CHEF, no obvious marks and in good working order. See Appendix 1: Image 5				
Oven			Y <input type="checkbox"/>	<input type="checkbox"/>
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. See Appendix 1: Images 6 to 7				
Pantry			N Y	<input type="checkbox"/>
Cream timber door and metal frame with white handle, no obvious marks and in good working order. White laminate shelving with no obvious marks. Cream painted plaster walls internally, numerous minor marks throughout and excessive discolouration to lower wall with cobweb build up and signs of water damage.				
Living Area				
Ceiling, Cornices			Y Y	<input type="checkbox"/>
White painted plaster ceiling and cornices, cracking above middle window and hair line crack around airvent, otherwise no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Living Area (continued)			Tenant's Comments	
Light Fittings			Y N Y	<input type="checkbox"/>
2 cream recessed single light sockets with some minor marks to fitting, in good working order.				
Walls, Fixtures			N Y	<input type="checkbox"/>
Cream painted plaster walls, numerous marks, chips and scuffs to lower portions throughout area, hair line cracks below and to top right and left corners of first window frame from kitchen, hair line crack to lower portions of wall to right of entry to garage and in top corner above entry to garage. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			N N Y	<input type="checkbox"/>
3 blue sliding frames with black key-lock slidebolts, black latch-lock handles and flyscreens, build up of dust to external glass throughout, otherwise appear to be in good working order.				
Window Treatments			N N Y	<input type="checkbox"/>
4 sets of cream vertical blinds with control rods, in good working order. Some minor marks and signs of mould to first set of blinds from kitchen and at rear blinds. Discolouration to lower edges of blinds at rear glass sliding door.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order. 1 double light switch, nom and in good order.				
Outlets			Y N Y	<input type="checkbox"/>
3 double socket power outlets, appear to be in good order. 1 Foxtel outlet, appears to be in good order. 1 gas bayonet, appears to be in good order.				
Skirtings, Floor			Y Y	<input type="checkbox"/>
Wood-look flooring, multiple areas of damage to rear half of room - see photos with labels. See Appendix 1: Image 8				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Garage				
Garage Doors			Y N N	<input type="checkbox"/>
Automatic garage door with motor, EASYLIFTER, no obvious marks to door, not working at time of inspection. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Doors			N Y Y	<input type="checkbox"/>
From living: cream timber door and metal frame with gold handle and deadlock, barrel loose in deadlock, some wear to inside edge above middle hinge, some minor marks and paint chips to frame. Otherwise in good working order.				
To rear: cream timber door and metal frame with gold handle and deadlock, minor wear to interior deadlock, build up of dust, dirt and residue marks to lower portions of door. Otherwise in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
Cream painted plaster boards, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y Y Y	<input type="checkbox"/>
Bunker style light with white fixture, insect residue internally, otherwise in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream brick walls, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Switches			N N Y	<input type="checkbox"/>
1 single light switch with some minor marks and discolouration to faceplate, otherwise in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order. 1 single socket power outlet, appears to be in good order.				
Floor			N N	<input type="checkbox"/>
Concrete floor with numerous minor marks and scattered leaf litter.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Garage (continued)				
Additional			N N	
Telstra backup battery, dusty, otherwise appears to be in good order.				
Passage				
Ceiling, Cornices			Y N	
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	
Cream painted plaster walls, some minor marks and chips to lower portions, otherwise no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Switches			Y N Y	
Skirtings, Floor			Y N	
Wood-look flooring, no obvious marks and in good order.				
Cupboard			Y N	
Linen press with: cream timber door and metal frame with white handle and white laminate shelving internally. No obvious marks and in good working order.				
Bedroom 3				
Doors			Y Y Y	
Cream timber door and metal frame with white handle, minor scrape to top right of external side, and minor marks to frame near handle, otherwise in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Bedroom 3 (continued)				
Ceiling, Cornices			Y Y	<input type="checkbox"/>
White painted plaster ceiling and cornices, large area of discolouration with signs of water damage to front middle cornice. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures			Y Y	<input type="checkbox"/>
Cream painted plaster walls, numerous minor marks and chips to lower portions throughout, discolouration and signs of moisture damage left of window. 1 cream rubber door stop for robe door, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			Y N Y	<input type="checkbox"/>
Glass sliding door with black key-lock handle, and sliding flyscreen door with black latch-lock handle, slightly dusty to exteriors, otherwise in good working order.				
Window Treatments			Y N Y	<input type="checkbox"/>
Cream vertical blinds with control rod, no obvious marks and in good working order.				
Switches			Y N Y	<input type="checkbox"/>
2 single light switches, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Brown coloured carpet, some minor indents from previous furniture, otherwise no obvious marks and in good order.				
Robe			Y Y	<input type="checkbox"/>
Built in robe with: cream timber door and metal frame with white handle and white laminate shelving with chrome hanging rail, worn patch to top of shelving. Cream painted plaster walls and brown carpet floor, numerous minor marks and chips to lower				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Bedroom 3 (continued)				
Robe (continued)			<input type="checkbox"/>	
portions of walls, no obvious marks to carpet.				
Laundry				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream painted plaster walls, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens			Y N Y	<input type="checkbox"/>
Glass sliding door with black key-lock handle, and sliding flyscreen door with black latch-lock handle, no obvious marks and in good order.				
Window Treatments			Y N Y	<input type="checkbox"/>
Cream vertical blinds with control rod, no obvious marks and in good working order.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
White tiled skirting with blue tiled floor, white grout with slight grout stains throughout and white drain cover, no obvious marks and in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Laundry (continued)				
Splashbacks			Y N	<input type="checkbox"/>
White tiled splashback with white grout and blue accent, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Trough, Taps			Y N	<input type="checkbox"/>
Cream plastic wash trough with cream drain and plug, no obvious marks and in good order, Chrome taps and outlet, no obvious marks and in good working order.				
Cabinets, Storage			Y N	<input type="checkbox"/>
White plastic cabinet built into trough base with interior shelving off doors, white interior with no obvious marks, in good order.				
W. Machine Taps			Y N	<input type="checkbox"/>
2 chrome taps securely fixed to wall, no obvious marks and appear to be in good order.				
Toilet				
Doors			Y N Y	<input type="checkbox"/>
Cream timber door and metal frame with white handle, handle loose, no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N Y	<input type="checkbox"/>
Single cream recessed single light socket, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream painted plaster walls, some minor chips above toilet and below roll holder, otherwise no obvious marks and in good order. 1 rubber door stop, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Toilet (continued)				
Windows, Screens			Y N Y	<input type="checkbox"/>
Black framed privacy glass window with flyscreen air vent and white tiled sill, no obvious marks and in good order.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
White tiled skirting with blue tiled floor, white grout with slight grout stains throughout and white drain cover, no obvious marks and in good order.				
Toilet Cistern, Tap			N <input type="checkbox"/>	<input type="checkbox"/>
Cream dual cistern with chrome isolation tap, slightly dusty along top, signs of wear to cistern unit and buttons, otherwise in good working order.				
Toilet Bowl			N <input type="checkbox"/>	<input type="checkbox"/>
White ceramic bowl with some minor marks internally, otherwise intact and in good order.				
Toilet Seat, Lid			N <input type="checkbox"/>	<input type="checkbox"/>
Cream plastic seat and lid fixed securely to toilet, slightly dusty with some minor marks and signs of wear, otherwise in good order.				
Toilet Roll Holder			N N	<input type="checkbox"/>
Single tarnished chrome holder fixed securely to wall, in good working order.				
Courtyard - Off Laundry				
Light Fittings			Y N Y	<input type="checkbox"/>
Bunker style light with white fixture, in good working order.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream brick walls, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Tenant's Comments				
Courtyard - Off Laundry (continued)				
Floor-Paving	Y N			
Red brick paving, no obvious marks, some minor sand build up, otherwise in good order.				
Fences	Y N			
Wooden fencing with green metal capping, metal supports and limestone foundation. Green mossy discolouration to limestone, otherwise appears to be in good order.				
Clothesline	Y N			
Cream free standing, fold away clothesline, in good working order.				
Bedroom 4				
Doors	Y N Y			
Cream timber door and metal frame with white handle, no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices	Y N			
White painted plaster ceiling and cornices, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings	Y N Y			
Single cream recessed single light socket with some minor marks to fitting, in good working order.				
Walls, Fixtures	Y Y			
Cream painted plaster walls, numerous minor marks and chips to lower portions throughout. 1 cream rubber door stop for door, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Windows, Screens	Y N Y			
Blue sliding frame with black key-lock slidebolt, latch-lock handle and flyscreen, no obvious marks and in good working order.				
Window Treatments	N N Y			
Cream vertical blinds with control rod, some minor marks/mould spots along right half end of				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Bedroom 4 (continued)				
Window Treatments (continued)			<input type="checkbox"/>	
blinds, otherwise in good working order. Beaded cords along lower edge loose in places.				
Switches			Y N Y	<input type="checkbox"/>
1 single light switch, no obvious marks and in good working order.				
Outlets			Y N Y	<input type="checkbox"/>
1 double socket power outlet, appears to be in good order.				
Skirtings, Floor			Y N	<input type="checkbox"/>
Brown coloured carpet, circular area of discolouration at window, otherwise no obvious marks and in good order.				
Rear Porch				
Door			Y N Y	<input type="checkbox"/>
From living area: Glass sliding door with black key-lock handle and sliding flyscreen door with black latch-lock handle, no obvious marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Ceiling, Cornices			Y N	<input type="checkbox"/>
Cream painted plaster boards, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Light Fittings			Y N N	<input type="checkbox"/>
Bunker style light with white fixture, with cobweb build up.				
Walls, Fixtures			Y N	<input type="checkbox"/>
Cream brick walls, no obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive hooks.				
Outlets			N N Y	<input type="checkbox"/>
1 double socket power outlet, dusty, appears to be in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			C D W K	A
Rear Porch (continued)				
Floor			N N	<input type="checkbox"/>
Red brick paving with grey border, minor discolouration present and signs of pest activity.				
Exterior Rear				
Fences			Y N	<input type="checkbox"/>
Wooden fencing with green metal capping, no obvious marks and in good order. Grey concrete wall with brick capping, excessive signs of wear and capping above mailbox.				
Lawns			Y N	<input type="checkbox"/>
The lawn is green and slightly overgrown, otherwise appears to be well maintained and in good order.				
Gardens, Plants			Y N	<input type="checkbox"/>
Sandy garden beds with scattered grass and moss growth, generally neat and tidy. Trees along fence line all appear healthy and in good order.				
Reticulation			Y N	<input type="checkbox"/>
Irrigation present through sandy area down side of house, appears to be in good order.				
Mailbox			Y N	<input type="checkbox"/>
Silver box with access hatch built into grey concrete wall, in good working order.				
Taps, Hoses			Y N	<input type="checkbox"/>
Single garden tap fixed securely to wall with dual timer fitting, appears to be in good order.				
Paths, Paving			N N	<input type="checkbox"/>
Sandy walk way along side of house with scattered grass and mossy growth present.				
Hot Water System			Y N	<input type="checkbox"/>
VULCAN gas storage hot water system, appears to be in good order.				
Additional			Y N	<input type="checkbox"/>
Airconditioning fan unit, ACTRON AIR, appears to be in good order.				



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
Landlord's / Agent's Comments			<div>C</div> <div>D</div> <div>W</div> <div>K</div> <div>A</div>	Tenant's Comments

APPROXIMATE DATES WHEN WORK LAST DONE ON RESIDENTIAL PREMISES	
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Painting of premises (external):
Painting of premises (internal):
Floorcoverings laid:
Floorcoverings professionally cleaned:
Note: Further items and comments may be recorded on a separate sheet, signed by the lessor/property manager and the tenant, and attached to this report.

Landlord/Agent's Signature:	Tenants' Signatures:
<div></div>	<div></div>
Date: / /	<div></div>
	<div></div>
	Date: / /
Received from Tenants by: <div></div>	Signature: <div></div> Date: / /



Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:
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Appendix 1: Images

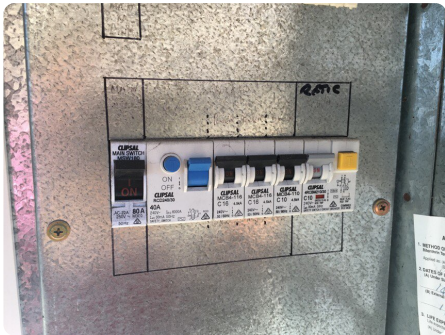


Image: 1



Image: 2



Image: 3



Image: 4



Image: 5



Image: 6

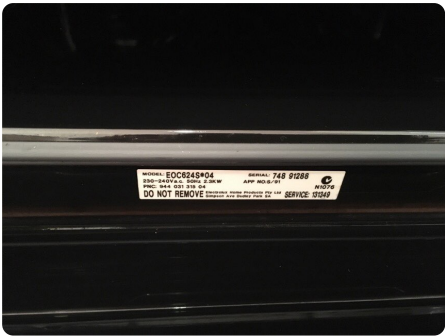


Image: 7



Image: 8
1: Damage and wear to wood-look flooring along left side of area