



## Property Condition Report

Page 1 of 27

- 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.
- 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

- 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.
- 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

Commencement Date:	/	/	/	
- 1 N I				

Tenant Names: \_\_\_\_\_

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.

Commencement Date: N/A Date: N/A				Date of Inspection: Monday, 1 July 2019			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Ter	nant Initials:	
Landlo	ord's / Agent's Co	mments	C D W K	⊾ Te	nant's Co	omments	
Safety Devices							
Overview		Genera	lly Y N Y				
Smoke alarm in entry, green active light Smoke alarm in passage, green active lig 2 RCD safety switches in the meter box, See Appendix 1: Images 1 to 2	ght present, appears to be in good order.						
Exterior Front							
Fences			YN				
Grey metal fencing with grey brick found See Appendix 1: Image 3	dations, some minor dust throughout, otherw	ise intact and in good orc	der.				
Gates			Y N				
Wooden fencing with built in gate, silver in good working order.	r latch lock, green metal capping and metal fr	ame/supports, some mine	or marks otherwise				
Gardens, Plants			YN				
Mulched garden beds with grass growth	n throughout with some twig and leaf litter th	roughout.					
Reticulation			Y N				
Grey plastic key-lock HUNTER reticulation	on box, appears to be in good order.						
Taps, Hoses			YN				
Single garden tap fixed securely to wall	with hose attachment, in good working order						
Paths, Paving			YN				
3 cream stepping stone in garden, in go	ood order.						
Meter Boxes			YN				
2 cream painted metal boxes, no obviou Gas meter - ATCO GAS Electricity meter - WESTERN POWER See Appendix 1: Image 4	us marks and in good order.						
Property Manager: Samuel Lyndon		C=Cl	lean, D=Damaged, W=V	Norking, K=Keys Supplied, A=		Page 2 of 2	

Commencement Date: N/A			Date of Inspection: Monday, 1 July 2019					
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:		
Landlord's / Agent's Comments 🛛 🖬			C D W K	a T	Tenant's Comments			
Exterior Front (d	continued)							
Roof			Y N					
Orange tiled roof, no obvio	ous marks or signs of damage, appears to be in g	jood order.						
Gutters, Downpipes	5		NN					
Blue metal gutters with cre	am metal downpipes, signs of leaf litter and twig	debris in gutters, may require clea	ring.					
Eaves			Y N					
Cream painted plaster boa	rds, no obvious marks and in good order.							
Building Walls			Y N					
Cream brick walls, nom and 0 nails. 0 screws. 0 fixed ho	-							
Additional			YN					
Telstra connection box, ap Sensor light fitting fixed to	pears to be in good order. gutter, no light attached, IRRITROL.							
Porch								
Ceiling, Cornices			Y N					
Cream painted plaster boa 0 nails. 0 screws. 0 fixed hc	rds, no obvious marks and in good order. ooks. 0 adhesive hooks.							
Light Fittings			NNN					
2 Bunker style lights with w	hite fixtures, insect residue build up inside shades	s, 1 light working at time of inspect	ion.					
Walls, Fixtures			Y N					
Cream brick walls, no obvio 0 nails. 0 screws. 0 fixed ho	ous marks and in good order. ooks. 0 adhesive hooks.							
Floor			NN					
Red brick paving with grey	border, scattered debris from garden and some	minor marks from exposure.						
Property Manager: Samuel L	yndon			Working, K=Keys Supplied	d, A=Tenant Agrees		ge 3 of 2	

Commencement Date: N/A Dat			Date of Inspection: Monday, 1 July 2019				
Tenant Initials:	Tenant Initials:	Tenant Initials	Э.	Tenant Initials:	-	Tenant Initials:	
Land	lord's / Agent	's Commei	nts cowk	⊾ Te	nant's C	omments	
Entry							
Security Door			YNY				
Cream timber door and metal frame no obvious marks and in good worki 0 nails. 0 screws. 0 fixed hooks. 0 adl	ing order.	dlock, minor scratch to exte	rior middle left area, otherwise				
Ceiling, Cornices			Y N				
White painted plaster ceiling and co 0 nails. 0 screws. 0 fixed hooks. 0 ad		od order.					
Light Fittings			YNY				
Single cream recessed single light so	ocket, in good working order.						
Walls, Fixtures			YN				
Some minor marks and chips to lowe 0 nails. 0 screws. 0 fixed hooks. 0 ad		marks and in good order.					
Switches			YNY				
1 triple light switch, no obvious mark	s and in good working order.						
Skirtings, Floor			NN				
Wood-look flooring with dirt and de	bris around entry, otherwise no obv	ious marks and in good orc					
Cupboard			YN				
Linen press with: cream timber door and in good working order.	and metal frame with white handle	and white laminate shelving	g internally. No obvious marks				
Master Bedroom							
Doors			YNY				
Cream timber door and metal frame 0 nails. 0 screws. 0 fixed hooks. 0 adl		ks and in good working ord	ler.				
Property Manager: Samuel Lyndon				Working, K=Keys Supplied, A=		Page 4 of 27	

Ϊù.

Commencement Date: N/A Date: N/A			Date of Inspection: Monday, 1 July 2019			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
L	andlord's / Agent's	Comments	C D W K	A T	enant's (	Comments
Master Bedroor	n (continued)					
Ceiling, Cornices			Y N			
White painted plaster ceilin 0 nails. 0 screws. 0 fixed ho	g and cornices, no obvious marks and in good c oks. 0 adhesive hooks.	order.				
Light Fittings			Y N Y			
Single cream recessed sing	le light socket, in good working order.					
Walls, Fixtures			Y N			
good order.	s, numerous minor marks and chips to lower por nt right corner above window frame and minor h oks. 0 adhesive hooks.	-	bvious marks and in			
Windows, Screens			Y N Y			
2 black framed windows wi Minor dust along window s	th black key-lock winder mechanisms and flyscre ill.	en, no obvious marks and in goo	d working order.			
Window Treatments	S		Y N Y			
2 sets of cream vertical blin loose in places.	ds with control rods, no obvious marks and in g	ood working order. Beaded cords	along lower edges			
Switches			Y N Y			
1 single light switch, no obv	vious marks and in good working order.					
Outlets			Y N Y			
2 double socket power out 1 antenna outlet, appears to 1 phone outlet, appears to						
Skirtings, Floor			Y N			
Brown coloured carpet, sor	ne minor marks and indents from previous furni	ture, otherwise no obvious marks	and in good order.			
Property Manager: Samuel Ly	yndon	C=	Clean, D=Damaged, W='	Working, K=Keys Supplied	A=Tenant Agrees	Page 5 of 2

Commencement Date: N/A D				Date of Inspection: Monday, 1 July 2019			
enant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:		
Landlord's / Agent's Comments 🛛 🕫				ı Ter	nant's Comments		
Master Bedroom (cont	tinued)						
Robe			YN				
Walk in robe with: cream painted plast to lower portions of walls and small pa White painted plaster ceiling and corni Brown carpet with no obvious marks, in	int chips to right corner edge at e ces with cream recessed downligh	ntry.					
Ensuite							
Doors			YNY				
Cream timber door and metal frame w Handle loose and requires maintenanc 0 nails. 0 screws. 0 fixed hooks. 0 adhe	e.	s and in good working order.					
Ceiling, Cornices			Y N				
White painted plaster ceiling and corni 0 nails. 0 screws. 0 fixed hooks. 0 adhe		d order.					
Light Fittings			Y N Y				
Single cream recessed single light sock	et, in good working order.						
Walls, Fixtures			Y N				
Cream painted plaster walls, some min obvious marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhe		toilet and in between vanity and entr	ry, otherwise no				
Windows, Screens			NNY				
Black framed privacy glass window with and in good order. Small hole in bottom right corner of ai	-	sill, dust and debris to sill, otherwise i	no obvious marks				
Switches			Y N Y				
1 double light switch, top switch slightly	y dunked into fitting, otherwise in g	good working order.					
roperty Manager: Samuel Lyndon		C=C	Clean, D=Damaged, W=	Working, K=Keys Supplied, A=T	enant Agrees	Page 6 of 2	

iù.

Commencement Date: N/A				Date of Inspection: Monday		
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
La	Tenant's Comments					
Ensuite (continue	ed)					
Outlets			YNY			
1 double socket power outle	t, appears to be in good order.					
Skirtings, Floor			YN			
White tiled skirting with blue obvious marks and in good	tiled floor, white grout with slight grout stain order.	s throughout and white drain cover i	near centre, no			
Exhaust Fan			YN			
1 cream plastic exhaust fan c	over, AIRFLOW, no obvious marks and in go	od working order.				
Mirror			YN			
Single white framed mirror fi	ixed securely to wall, no obvious marks and ir	n good order.				
Splashbacks			YN			
White tiled splashback with v 0 nails. 0 screws. 0 fixed hoo	white grout and blue accent, no obvious marl .ks. 0 adhesive hooks.	rs and in good order.				
Vanity Benches			YN			
Blue textured laminate bencl	h top, no obvious marks and in good order.					
Basins, Taps			YN			
	obvious marks and in good order. obvious marks and in good working order.					
Cabinets, Storage			YN			
Wood-look laminate cupboa	ards with 2 silver handles, white laminate inter	ior and shelving. No obvious marks	and in good order.			
Shower Screen			YN			
Glass screen with white fram obvious marks and in good	e and 2 sliding glass doors, some minor marl working order.	rs and discolouration along door run	ner, otherwise no			
Shower Walls			YN			
White tiling with white grout	and blue accent, no obvious marks and in g	ood order.				
Property Manager: Samuel Lyr	ndon	c=c	lean, D=Damaged, W=\	Working, K=Keys Supplied, A	=Tenant Agrees	Page 7

Commencement Date: N/A		Date of Inspection: Monday, 1 July 2019				
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Ir	itials:
La	andlord's / Agent's	Tenant's Comments				
Ensuite (continue	ed)					
Shower Walls (contin 1 cream soap dish tile, in goo 0 nails. 0 screws. 0 fixed hoo	od order.					
Shower Floor			Y N			
Blue tiled floor with white gr	out and white drain cover near centre, no obvio	ous marks and in good order.		1		
Shower Taps, Rose			Y N			
	bvious marks and in good working order.			1		
Towel Rails			Y N			
Single chrome rail affixed to	wall, slightly loose on fittings, otherwise in goo	d order.				
Toilet Cistern, Tap						
Cream dual cistern with tarn	ished chrome isolation tap, slightly dusty along	top, otherwise in good working c	order.			
Toilet Bowl						
White ceramic bowl with sor	ne minor marks internally, otherwise intact and	in good order.				
Toilet Seat, Lid						
Cream plastic seat and lid fix minor dust residue to lid.	red securely to toilet, some minor marks and di	scolouration to seat - possible sig	ns of mould - and			
Toilet Roll Holder			NN			
Single tarnished chrome hole	der fixed securely to wall, in good working orde	er.				
Lounge						
Ceiling, Cornices			Y N			
	and cornices, minor hair line crack along right	-hand side and front cornice join t	to wall, otherwise no			
obvious marks. 0 nails. 0 screws. 0 fixed hoo	uks 0 adhesive hooks					
Property Manager: Samuel Lyr	ndon	C=	Clean, D=Damaged, W= <sup>1</sup>	Working, K=Keys Supplied, A	Tenant Agrees	Page 8 of 27

Commencement Date: N/A			Date of Inspection: Monday, 1 July 2019				
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant	Initials:	
Lar	ndlord's / Agent's	🖪 Ter	nant's Cor	nments			
Lounge (continued	)						
Light Fittings			YNY				
Single cream recessed single lig	nt socket with some minor marks to fitting,	in good working order.					
Walls, Fixtures			NN				
Cream painted plaster walls, nur left corners of window frame. 0 nails. 0 screws. 0 fixed hooks.	nerous minor marks and chips to lower po ) adhesive hooks.	rtions throughout and hair line crac	ck to top right and				
Windows, Screens			ΝΝΥ				
Blue sliding frame with black key Window sill dusty at right end.	-lock slidebolt, latch-lock handle and flysc	reen, no obvious marks and in goo	d working order.				
Window Treatments			NNY				
Cream vertical blinds with contro order. Beaded cords along lowe	ol rod, some minor marks/mould spots alo r edge loose in places.	ng right half end of blinds, otherwis	se in good working				
Outlets			YNY				
2 double socket power outlets, a 1 Foxtel outlet, appears to be in							
Skirtings, Floor			Y N				
Brown coloured carpet, some m	inor wear in entry walkways, otherwise no	obvious marks and in good order.					
Bedroom 2							
Doors			YNY				
Cream timber door and metal fr 0 nails. 0 screws. 0 fixed hooks.	ame with white handle, no obvious marks ) adhesive hooks.	and in good working order.					
Ceiling, Cornices			Y N				
White painted plaster ceiling and 0 nails. 0 screws. 0 fixed hooks.	d cornices, no obvious marks and in good ) adhesive hooks.	order.					
Property Manager: Samuel Lyndor		C=C	Elean, D=Damaged, W=\	Norking, K=Keys Supplied, A=	Fenant Agrees	Page 9 of 2	

Commencement Date: N/A Da			Date of Inspection: Monday, 1 July 2019			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Те	nant Initials:
Land	lord's / Agent's	Tenant's Comments				
Bedroom 2 (continued	d)					
Light Fittings			YNY			
Single cream recessed single light soc	ket with some minor marks to fitting, in	good working order.				
Walls, Fixtures			ΥΥ			
Cream painted plaster walls, numerou good order. Minor hair line crack in wall above ba 1 cream rubber door stop for robe do		ns throughout, otherwise no obv	vious marks and in			
0 nails. 0 screws. 0 fixed hooks. 0 adh						
Windows, Screens			NNY			
Glass sliding door with black key-lock otherwise in good working order.	handle, and sliding flyscreen door with b	black latch-lock handle, slightly d	usty to exteriors,			
Window Treatments			NNY			
Cream vertical blinds with control rod mould to blinds at right-hand end, ot	, discolouration to lower edge of blinds a herwise in good working order.	at right-hand end, and some mir	nor marks/signs of			
Switches			YNY			
2 single light switches, no obvious ma 1 double light switch, minor discolour	rks and in good working order. ation around edge of faceplate, otherwis	e in good working order.				
Outlets			YNY			
1 double socket power outlet, appear: 1 phone outlet, appears to be in good	-					
Skirtings, Floor			YN			
Brown coloured carpet, some minor i and in good order.	ndents from previous furniture and minc	or wear through centre, otherwise	e no obvious marks			
Robe			YN			
Built in robe with: cream timber door in good order.	and metal frame with white handle and	white laminate shelving with chro	ome hanging rail, all			
Property Manager: Samuel Lyndon		C=C	lean, D=Damaged, W=\	Working, K=Keys Supplied, A=	Tenant Agrees	Page 10 of 2

Commencement Date: N/A				Date of Inspection: Mond	ay, 1 July 2019		
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:	
Landlo	ord's / Agent's Cor	mments 🖸	) D W K	A T	enant's C	Comments	
Bedroom 2 (continued)							
Robe (continued) Cream painted plaster walls and brown c	arpet floor, no obvious marks and in good or	der.					
Courtyard 2 - From Bec	Iroom 2						
Eaves 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv	re hooks.	Y	) N				
Light Fittings Bunker style light with white fixture, in go	od working order.	Y	) N Y				
Walls, Fixtures Cream brick walls, no obvious marks and Wasp nest to exterior of bedroom 2 wind 0 nails, 0 screws, 0 fixed hooks, 0 adhesiv	dow, may require pest controller.	Y	) 🛛				
Floor-Paving			) N				
Red brick paving, discolouration present Fences	and build up leaf litter, sand and some weed	5	) [N]	$\Box$			
	ng, metal supports and limestone foundation. od order.			]			
Semi Ensuite							
Doors		Y	NY				
2 cream timber doors and metal frames of obvious marks and in good working orde 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv		ear to handle from bedroom 2,	otherwise no				
Ceiling, Cornices		Y	) N				
White painted plaster ceiling and cornice 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv							
Property Manager: Samuel Lyndon		C=Clean, D=	Damaged, W=W	Vorking, K=Keys Supplied,	A=Tenant Agrees		Page 11 of 27

ίà.

Commencement Date: N/A			[	Date of Inspection: Monday	. 1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:	
L	andlord's / Agent'	s Comments		a Te	nant's Comm	ients
Semi Ensuite (co	ontinued)					
Light Fittings			Y N Y			
Single cream recessed sing	le light socket with some minor marks to fitting	g, in good working order.				
Walls, Fixtures			Y N			
	s, minor hair line crack above door frame, som ovious marks and in good order. oks. 0 adhesive hooks.	e minor chips below towel rail at r	ight end and around			
Windows, Screens			Y N Y			
Sliding blue frame with priv cleaning, otherwise in good	vacy glass, black key-lock slidebolt, black latch- d working order.	lock handle and flyscreen, minor r	esidue marks from			
Switches			Y N Y			
1 single light switch, no obv	ious marks and in good working order.					
Outlets			Y N Y			
1 double socket power out	et, appears to be in good order.					
Skirtings, Floor			Y N			
White tiled skirting with blu obvious marks and in good	e tiled floor, white grout with slight grout stain I order.	s throughout and white drain cove	er near bath, no			
Exhaust Fan			Y N			
1 cream plastic exhaust fan	cover, no obvious marks and in good working	order.				
Mirror			Y N			
Single white framed mirror	fixed securely to wall, no obvious marks and in	n good order.				
Splashbacks			Y N			
White tiled splashback with 0 nails. 0 screws. 0 fixed ho	white grout and blue accent, no obvious mark oks. 0 adhesive hooks.	ks and in good order.				
Property Manager: Samuel Ly	yndon	C	=Clean, D=Damaged, W=W	/orking, K=Keys Supplied, A	=Tenant Agrees	Page 12 of 2

I III Part

Commencement Date: N/A				Date of Inspection: Mond	lay, 1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
Landlc	ord's / Agent's	Comments	C D W K	A T	enant's C	Comments
Semi Ensuite (continued	()					
Vanity Benches			YN			
Blue textured laminate bench top, no ob	vious marks and in good order.					
Basins, Taps			Y N			
Cream plastic basin with white plug, no c Chrome taps and outlet, no obvious mar						
Cabinets, Storage			Y N			
Wood-look laminate cupboards with 2 si	lver handles, white laminate interior	and shelving. No obvious marks a	nd in good order.			
Bath, Taps			YN			
White bath tub with chrome taps and ou otherwise in good working order. Cracking through silicon around tub to ti		rome plug, minor dust and insect r	esidue in tub,			
Shower Screen			Y N			
Glass screen and door with white frame a	and handle, no obvious marks and i	n good working order.				
Shower Walls			Y N			
White tiling with white grout and blue ac	cent, no obvious marks and in good	d order.				
1 cream soap dish tile, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv	ve hooks.					
Shower Floor			Y N			
Blue tiled floor with white grout and white	e drain cover, no obvious marks an	d in good order.				
Shower Taps, Rose			Y N			
Chrome adjustable shower head, in good Chrome taps with no obvious marks and						
Towel Rails			Y N			
Single chrome rail fixed securely to wall, i	in good order.					
Property Manager: Samuel Lyndon		C=Cl	ean, D=Damaged, W=V	Working, K=Keys Supplied,		Page 13 of

ommencement Date: N/A			Date of Inspection: Monday, 1 July 2019			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
Landlo	rd's / Agent's C	omments	C D W K		enant's C	Comments
Kitchen						
Ceiling, Cornices			Y N			
White painted plaster ceiling and cornice: 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv						
Light Fittings			Y N Y			
Single cream recessed single light socket	with some minor marks to fitting, in good	d working order.				
Walls, Fixtures			ΝΥ			
Cream painted plaster walls, numerous m chips and discolouration to right end of a cracks to wall left of cooktop and in corne 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv	irconditioning unit, discolouration and re er left of cooktop.	nrough walkway to living-me sidue marks to wall behind c	als area, large paint ooktop and hair line			
Switches			Y N Y			
2 single light switches, no obvious marks	and in good working order.					
Outlets			Y N Y			
1 single socket power outlet, appears to b 1 double socket power outlet with switch, 1 double socket power outlet left of cook 1 phone outlet, appears to be in good or	appears to be in good order, top with hair line crack though faceplate,	otherwise appears to be in g	good order.			
Skirtings, Floor			Y N			
Wood-look flooring with wood-look skirti	ng/kickboard below cupboards, no obvic	ous marks and in good order	•			
Exhaust Fan			Y N			
1 cream plastic exhaust fan cover, no obv	ious marks and in good working order.					
Splashbacks			ΥΥ			
White tiled splashback with slight grout st join to bench. 0 nails. 0 screws. 0 fixed hooks. 0 adhesiv	-	ht of cooktop, silicon dry and	d cracking around			
Property Manager: Samuel Lyndon		C=Cl	ean, D=Damaged, W=\	Working, K=Keys Supplied, A	=Tenant Agrees	Page 14

Commencement Date: N/A				Date of Inspection: Monday, 1 July 2019		
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
Landlo	rd's / Agent's Co	mments	C D W K		nant's C	Comments
Kitchen (continued)						
Benches			YN			
Blue stone-look laminate bench tops, min	or residue marks behind sink, otherwise in g	ood order.				
Sinks, Taps			ΥΥ			
Stainless steel double basin with dish drain Silicon dry and cracking around join to be	ner, chrome flick mixer tap and 1 plug, no ob ench.	ovious marks and in good	working order.			
Cabinets, Storage			YN			
Wood-look laminate cupboards with 11 sil	ver handles, white laminate interiors and she er.	elving. No obvious marks a	and in good order.			
Cooktop			Y			
Stainless steel 4 burner gas cooktop with See Appendix 1: Image 5	metal grates, CHEF, no obvious marks and ir	n good working order.				
Oven			Y			
	n silver handle and glass faced door, 2 chrom obvious marks and in good working order.	ne racks, 1 black grill tray v	with chrome rack			
Pantry			ΝΥ			
White laminate shelving with no obvious r	white handle, no obvious marks and in good marks. merous minor marks throughout and excessi	-	r wall with cobweb			
Living Area						
Ceiling, Cornices			ΥΥ			
White painted plaster ceiling and cornices marks and in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive	s, cracking above middle window and hair lin e hooks.	e crack around airvent, of	therwise no obvious			
Property Manager: Samuel Lyndon			-	Norking, K=Keys Supplied, A=To	-	Page 15 of 2

Ϊù.

ommencement Date: N/A				Date of Inspection: Monday,	1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
Landl	ord's / Agent'	's Comments	C D W K	⊾ Te	nant's C	iomments
Living Area (continued	3)					
Light Fittings			YNY			
2 cream recessed single light sockets v	with some minor marks to fitting, in	good working order.				
Walls, Fixtures			ΝΥ			
Cream painted plaster walls, numerous right and left corners of first window fr top corner above entry to garage. 0 nails. 0 screws. 0 fixed hooks. 0 adhe	rame from kitchen, hair line crack to					
Windows, Screens			NNY			
3 blue sliding frames with black key-lo throughout, otherwise appear to be in		les and flyscreens, build up of dust to	external glass			
Window Treatments			ΝΝΥ			
4 sets of cream vertical blinds with cor Some minor marks and signs of mould Discolouration to lower edges of blind	d to first set of blinds from kitchen a	and at rear blinds.				
Switches			YNY			
1 single light switch, no obvious marks 1 double light switch, nom and in good						
Outlets			YNY			
3 double socket power outlets, appear 1 Foxtel outlet, appears to be in good 1 gas bayonet, appears to be in good	order.					
Skirtings, Floor			ΥΥ			
Wood-look flooring, multiple areas of See Appendix 1: Image 8	damage to rear half of room - see	photos with labels.				
Property Manager: Samuel Lyndon		c=c	lean, D=Damaged, W=\	Working, K=Keys Supplied, A	=Tenant Agrees	Page 16 of 2

Commencement Date: N/A				Date of Inspection: Monday	, 1 July 2019		
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	T	enant Initials:	
Land	lord's / Agent's	Comments	C D W K	a Te	enant's Co	omments	
Garage							
Garage Doors			Y N N				
Automatic garage door with motor, E 0 nails. 0 screws. 0 fixed hooks. 0 adh	ASYLIFTER, no obvious marks to door, esive hooks.	not working at time of inspection	ı.				
Doors			ΝΥΥ				
edge above middle hinge, some mind To rear: cream timber door and meta	netal frame with gold handle and deac or marks and paint chips to frame. Oth I frame with gold handle and deadlock	erwise in good working order. r, minor wear to interior deadlock,		t			
and residue marks to lower portions of nails. 0 screws. 0 fixed hooks. 0 adh	of door. Otherwise in good working or esive hooks.	der.					
Ceiling, Cornices			Y N				
Cream painted plaster boards, no obv 0 nails. 0 screws. 0 fixed hooks. 0 adho							
Light Fittings			ΥΥΥ				
Bunker style light with white fixture, in	sect residue internally, otherwise in go	od working order.					
Walls, Fixtures			YN				
Cream brick walls, no obvious marks a 0 nails. 0 screws. 0 fixed hooks. 0 adh							
Switches			NNY				
1 single light switch with some minor i	marks and discolouration to faceplate,	otherwise in good working order.					
Outlets			Y N Y				
1 double socket power outlet, appears 1 single socket power outlet, appears							
Floor			NN				
Concrete floor with numerous minor i	marks and scattered leaf litter.						
Property Manager: Samuel Lyndon		C=C	Iean, D=Damaged, W='	Working, K=Keys Supplied, A	=Tenant Agrees		Page 17 of 2

Commencement Date: N/A				Date of Inspection: N	e of Inspection: Monday, 1 July 2019 nant Initials: Tenant Initials:			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:		
Landlo	rd's / Agent's Co	mments	C D W K	A	Tenant's (	Comments		
Garage (continued)								
Additional			NN					
Telstra backup battery, dusty, otherwise a	ppears to be in good order.							
Passage								
Ceiling, Cornices			Y N					
White painted plaster ceiling and cornices 0 nails. 0 screws. 0 fixed hooks. 0 adhesive								
Light Fittings			YNY					
Single cream recessed single light socket,	in good working order.							
Walls, Fixtures			YN					
Cream painted plaster walls, some minor 0 nails. 0 screws. 0 fixed hooks. 0 adhesive	marks and chips to lower portions, otherwis e hooks.	e no obvious marks and i	n good order.					
Switches			YNY					
Skirtings, Floor			YN					
Wood-look flooring, no obvious marks ar	id in good order.							
Cupboard			YN					
Linen press with: cream timber door and a and in good working order.	metal frame with white handle and white lar	ninate shelving internally.	No obvious marks					
Bedroom 3								
Doors			ΥΥΥ					
Cream timber door and metal frame with handle, otherwise in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive	white handle, minor scrape to top right of e e hooks.	external side, and minor n	narks to frame near					
Property Manager: Samuel Lyndon		-	ean, D=Damaged, W=V			Page 18 of 27		

ià.

Commencement Date: N/A				Date of Inspection: Monday,	1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
Landlo	brd's / Agent's Co	mments	C D W K	⊾ Te	nant's C	Comments
Bedroom 3 (continued)						
Ceiling, Cornices			ΥΥ			
White painted plaster ceiling and cornice 0 nails. 0 screws. 0 fixed hooks. 0 adhesi	es, large area of discolouration with signs of w ve hooks.	ater damage to front m	iddle cornice.			
Light Fittings			YNY			
Single cream recessed single light socke	t with some minor marks to fitting, in good we	orking order.				
Walls, Fixtures			ΥΥ			
Cream painted plaster walls, numerous r damage left of window.	minor marks and chips to lower portions throu	ighout, discolouration a	nd signs of moisture			
1 cream rubber door stop for robe door, 0 nails. 0 screws. 0 fixed hooks. 0 adhesi	-					
Windows, Screens			YNY			
Glass sliding door with black key-lock ha otherwise in good working order.	andle, and sliding flyscreen door with black late	ch-lock handle, slightly c	dusty to exteriors,			
Window Treatments			YNY			
Cream vertical blinds with control rod, n	o obvious marks and in good working order.					
Switches			YNY			
2 single light switches, no obvious marks	s and in good working order.					
Outlets			Y N Y			
1 double socket power outlet, appears to	o be in good order.					
Skirtings, Floor			YN			
Brown coloured carpet, some minor inde	ents from previous furniture, otherwise no obv	vious marks and in good				
Robe			ΥΥ			
	d metal frame with white handle and white lar	ninate shelving with chr	ome hanging rail,			
worn patch to top of shelving. Cream painted plaster walls and brown of	carpet floor, numerous minor marks and chips	to lower				
Property Manager: Samuel Lyndon		C=C	Elean, D=Damaged, W=\	Working, K=Keys Supplied, A=	Tenant Agrees	Page 19 of J

Commencement Date: N/A				Date of Inspection: Monday, 1	I July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:	
Lan	dlord's / Agent'	s Comments	C D W K	🖪 Tei	nant's Commen	ts
Bedroom 3 (continu	ied)					
Robe (continued) portions of walls, no obvious mark	is to carpet.					
Laundry						
Ceiling, Cornices			YN			
White painted plaster ceiling and 0 0 nails. 0 screws. 0 fixed hooks. 0 a	cornices, no obvious marks and in good adhesive hooks.	order.				
Light Fittings			Y N Y			
Single cream recessed single light	socket, in good working order.					
Walls, Fixtures			YN			
Cream painted plaster walls, no ol 0 nails. 0 screws. 0 fixed hooks. 0 a						
Windows, Screens			YNY			
Glass sliding door with black key-le good order.	ock handle, and sliding flyscreen door w	ith black latch-lock handle, no obvio	us marks and in			
Window Treatments			Y N Y			
Cream vertical blinds with control	rod, no obvious marks and in good wor	king order.				
Switches			YNY			
1 single light switch, no obvious m	arks and in good working order.					
Outlets			YNY			
1 double socket power outlet, app	ears to be in good order.					
Skirtings, Floor			Y N			
White tiled skirting with blue tiled and in good order.	floor, white grout with slight grout stains	s throughout and white drain cover,	no obvious marks			
Property Manager: Samuel Lyndon		C=C	lean, D=Damaged, W=\	Norking, K=Keys Supplied, A=	Tenant Agrees	Page 20 of 2

ommencement Date: N/A				Date of Inspection: Monday, 1 July 2019			
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:		
Landlo	rd's / Agent's Co	omments	C D W K	ı Ter	nant's Comments		
Laundry (continued)							
Splashbacks			Y N				
White tiled splashback with white grout an 0 nails. 0 screws. 0 fixed hooks. 0 adhesive		good order.					
Trough, Taps			Y N				
Cream plastic wash trough with cream dra Chrome taps and outlet, no obvious mark		od order,					
Cabinets, Storage			Y N				
White plastic cabinet built into trough bas	e with interior shelving off doors, white in	terior with no obvious mark	s, in good order.				
W. Machine Taps			Y N				
2 chrome taps securely fixed to wall, no o	bvious marks and appear to be in good c	order.					
Toilet							
Doors			Y N Y				
Cream timber door and metal frame with 0 nails. 0 screws. 0 fixed hooks. 0 adhesive		narks and in good working o	order.				
Ceiling, Cornices			Y N				
White painted plaster ceiling and cornices 0 nails. 0 screws. 0 fixed hooks. 0 adhesive							
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 1 rubber door stop, in good order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive		otherwise no obvious marks	and in good order.				
Property Manager: Samuel Lyndon				Norking, K=Keys Supplied, A=	Tenant Agrees	Page 21 of 27	

Commencement Date: N/A				Date of Inspection: Monday,	1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:	
Lanc	llord's / Agent's	s Comments	C D W K	🔺 Te	nant's Comm	ients
Toilet (continued)						
Windows, Screens			YNY			
Black framed privacy glass window v	with flyscreen air vent and white tiled si	II, no obvious marks and in good or	der.			
Switches			YNY			
1 single light switch, no obvious mar	ks and in good working order.					
Skirtings, Floor			YN			
White tiled skirting with blue tiled flo and in good order.	por, white grout with slight grout stains	throughout and white drain cover,	no obvious marks			
Toilet Cistern, Tap						
Cream dual cistern with chrome isol working order.	ation tap, slightly dusty along top, sign	s of wear to cistern unit and buttons	s, otherwise in good			
Toilet Bowl						
White ceramic bowl with some mind	or marks internally, otherwise intact and	d in good order.				
Toilet Seat, Lid						
Cream plastic seat and lid fixed secu	rrely to toilet, slightly dusty with some r	minor marks and signs of wear, othe	rwise in good order.			
Toilet Roll Holder			NN			
Single tarnished chrome holder fixed	d securely to wall, in good working ord	er.				
Courtyard - Off Laun	ldry					
Light Fittings			YNY			
Bunker style light with white fixture,	in good working order.					
Walls, Fixtures			YN			
Cream brick walls, no obvious marks 0 nails. 0 screws. 0 fixed hooks. 0 ad						
Property Manager: Samuel Lyndon		c=c	lean, D=Damaged, W=\	Working, K=Keys Supplied, A=	Tenant Agrees	Page 22 of 2

bì.

Commencement Date: N/A				Date of Inspection: I	Monday, 1 July 2019		
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:	
La	andlord's / Agent'	s Comments	C D W K	A	Tenant's (	Comments	
Courtyard - Off I	_aundry (continued)						
Floor-Paving			Y N				
Red brick paving, no obvious	s marks, some minor sand build up, otherwise	in good order.					
Fences			YN				
Wooden fencing with green otherwise appears to be in g	metal capping, metal supports and limestone ood order.	foundation. Green mossy discoloura	ation to limestone,				
Clothesline			YN				
Cream free standing, fold aw	ay clothesline, in good working order.						
Bedroom 4							
Doors			YNY				
Cream timber door and met 0 nails. 0 screws. 0 fixed hoo	al frame with white handle, no obvious marks ks. 0 adhesive hooks.	and in good working order.					
Ceiling, Cornices			YN				
White painted plaster ceiling 0 nails. 0 screws. 0 fixed hoo	and cornices, no obvious marks and in good ks. 0 adhesive hooks.	order.					
Light Fittings			YNY				
Single cream recessed single	light socket with some minor marks to fitting	, in good working order.					
Walls, Fixtures			ΥΥ				
Cream painted plaster walls,	numerous minor marks and chips to lower po	prtions throughout.					
1 cream rubber door stop fo 0 nails. 0 screws. 0 fixed hoo							
Windows, Screens			YNY				
Blue sliding frame with black	key-lock slidebolt, latch-lock handle and flyst	reen, no obvious marks and in good	d working order.				
Window Treatments			NNY				
Cream vertical blinds with co	ntrol rod, some minor marks/mould spots alc	ong right half end of					
Property Manager: Samuel Lyn	don		lean, D=Damaged, W=V		plied, A=Tenant Agrees		23 of 2

Commencement Date: N/A			Date of Inspection: Monday, 7	1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	Tenant Initials:	
Landlo	rd's / Agent's Cor	nments com	Te	nant's Comments	
Bedroom 4 (continued)					
Window Treatments (continue	,				
	Beaded cords along lower edge loose in plac				
Switches		YNY			
1 single light switch, no obvious marks and	d in good working order.				
Outlets		Y N Y			
1 double socket power outlet, appears to	be in good order.				
Skirtings, Floor		YN			
Brown coloured carpet, circular area of di	scolouration at window, otherwise no obviou	s marks and in good order.			
Rear Porch					
Door		YNY			
From living area: Glass sliding door with b marks and in good working order. 0 nails. 0 screws. 0 fixed hooks. 0 adhesive	olack key-lock handle and sliding flyscreen do e hooks.	or with black latch-lock handle, no obviou	S		
Ceiling, Cornices		Y N			
Cream painted plaster boards, no obviou 0 nails. 0 screws. 0 fixed hooks. 0 adhesive					
Light Fittings		Y N N			
Bunker style light with white fixture, with c	obweb build up.				
Walls, Fixtures		Y N			
Cream brick walls, no obvious marks and 0 nails. 0 screws. 0 fixed hooks. 0 adhesive	-				
Outlets		NNY			
1 double socket power outlet, dusty, appe	ears to be in good order.				
Property Manager: Samuel Lyndon		C=Clean, D=Damaged, V	/=Working, K=Keys Supplied, A=	Tenant Agrees Page	e 24 of 2

Commencement Date: N/A				Date of Inspection:	Monday, 1 July 2019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:		Tenant Initials:
La	andlord's / Agent's	Comments	C D W K	A	Tenant's	Comments
Rear Porch (con	tinued)					
Floor			ΝΝ			
Red brick paving with grey l	border, minor discolouration present and signs o	of pest activity.				
Exterior Rear						
Fences			Y N			
	n metal capping, no obvious marks and in good k capping, excessive signs of wear and capping					
Lawns			Y N			
The lawn is green and slight	tly overgrown, otherwise appears to be well main	ntained and in good order.				
Gardens, Plants			Y N			
	attered grass and moss growth, generally neat an opear healthy and in good order.	nd tidy.				
Reticulation			Y N			
Irrigation present through s	andy area down side of house, appears to be in	good order.				
Mailbox			Y N			
Silver box with access hatch	built into grey concrete wall, in good working o	rder.				
Taps, Hoses			Y N			
Single garden tap fixed secu	urely to wall with dual timer fitting, appears to be	e in good order.				
Paths, Paving			NN			
Sandy walk way along side	of house with scattered grass and mossy growth	present.				
Hot Water System			YN			
VULCAN gas storage hot w	ater system, appears to be in good order.					
Additional			Y N			
Airconditioning fan unit, AC	TRON AIR, appears to be in good order.					
Property Manager: Samuel Ly	ndon	C=C	ilean, D=Damaged, W=	Working, K=Keys Su	oplied, A=Tenant Agrees	Page 25 of 2

Commencement Date: N/A				Date of Inspection: Monday, 1 July 20	019	
Tenant Initials:	Tenant Initials:	Tenant Initials:		Tenant Initials:	Tenant Initials:	
Landlo	rd's / Agent's Co	mments	C D W K	🛛 Tena	nt's Commer	nts
APPROXIMATE DATES WHE	n work last done on re	SIDENTIAL PREMIS	ES			
Painting of premises (external): Painting of premises (internal): Floorcoverings laid: Floorcoverings professionally cleaned: Note: Further items and comments may be recorreport.	rded on a separate sheet, signed by the lessor/pro	perty manager and the tenant, a	nd attached to this			
Landlord/Agent's Signature:	Tenants' Signat	ures:				
Date: / /						
	Date: / /					
Received from Tenants by:	Signature:	Date: /	/			
Property Manager: Samuel Lyndon				Vorking, K=Keys Supplied, A=Tenant	t Agrees	Page 26 of 27

Ϊù.

brliaiter. Ni

## Commencement Date: N/A

Date of Inspection: Monday, 1 July 2019 Tenant Initials: Tenant Initials: , Tenant Initials: Tenant Initials: Tenant Initials:

## Appendix 1: Images







Image: 2



Image: 3





Image: 5



Image: 6



Image: 7

Image: 4



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