



PROPERTY CONDITION REPORT

STREET ADDRESS



Lease Start Date :
Tenant/s :
Property Manager :
Notes :

PROPERTY CONDITION REPORT FOR THE PURPOSES OF SECTION 27C OF THE RESIDENTIAL TENANCIES ACT 1987

HOW TO COMPLETE THIS FORM

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 taking possession of the premises.
3. As soon as possible after the tenant receives the 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.
6. The tenant must return one copy of completed condition report to the lessor or the property manager within 7 days after receiving it. The tenant should keep the second copy of the report. 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.
4. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the property.
5. 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.

	CLEAN	DAMAGED	WORKING	NOT WORKING
CEILING	Y	Y	Y	Y
LIGHT FITT	N	Y	N	N
WALLS	Y	N	Y	Y
POWER POINT	Y	Y	Y	N
INTERNAL DOOR/FRAME	N	Y	Y	Y

SAMPLE CONDITION REPORT

IMPORTANT NOTES ABOUT THIS REPORT

1. This 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 condition report accurately. Residential Tenancies Amendment Regulations 2013 Part 3 Other matters r. 20 page 44 Draft 4
3. A condition report must be filled out whether or not a security bond is paid.
6. 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 condition report. 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 negligence, is not fair wear and tear.
4. If you do not have enough space on the report, attach a separate sheet. All attachments should be signed and dated by all of the parties to the tenancy agreement.
5. 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

Property address

Tenant's name(s)

Tenant's signature

Note: Mark with "X" if the condition applies	1	2	3	4	1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees	1	2	3	4	1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees
EXTERIOR FRONT										
Fences	Y	Y	Y		Cream rendered – clean, undamaged & working One number 4 plaque w/ seahorse & blue tiles to front left hand side of gate – clean, undamaged & working					
Gates	N	Y	Y		Black wrought iron – few minor cobwebs to base; lock, latch & handle are all fully operational					
Letterbox	Y	Y	Y		To the front exterior of the complex					
Lawns					None					
Gardens & Plants					None					
Paths & Paving	Y	Y	Y		Paving – has a gray concrete Telstra box access point which is clean, undamaged & working; galvanized metal iron water meter access box to front left hand side					
Driveway	N	N	Y		Cream brick w/ single feature row of red bricks to edge – bricks have minor discolouration from weathering; front curving to edge of driveway has a few minor settlement cracks					
Meter Boxes	N	Y	Y		Cream aluminium to front left hand side – minor cobwebs to base & internal but appears intact & in sound condition					
Roof					Not visible					
Gutters	Y	Y	Y		Painted blue aluminium – clean, undamaged & working					
Downpipes	Y	Y	Y		Cream aluminium – clean, undamaged & working					
Earnings	Y	Y	Y		Rendered cream – clean, undamaged & working					
Building Walls	N	Y	Y		Rendered cream – few minor cobwebs to top exterior of the walls & above the garage					
Tenant Comments										

GARAGE					
Doors & Frames	Y	Y	Y		Timber-look aluminium door – clean, undamaged & working Timber-look aluminium door w/ silver stainless steel beams – clean, undamaged & working
Garage Door Controller	Y	Y	Y		Guardian 21230L – has a clear plastic light cover to front & all appears clean, undamaged & working
Ceiling & Cornices	N	N	Y		Painted white – few minor cobwebs to front left hand side corner; front right hand side corner has minor paint discolouration & paint peeling; previous water damage is present to top right hand side corner
Light Fittings	Y	Y	Y		Exposed socket -- clean, undamaged & working
Walls	N	Y	Y		Cream concrete rendered surround to exterior – few minor cobwebs to top Painted cream to interior – minor scuff marks to base; few minor cobwebs otherwise undamaged & working
Switches	Y	Y	Y		One single wall mounted to left hand side wall – clean, undamaged & working
Power Points	Y	Y	Y		One single to ceiling & one double to rear wall – clean, undamaged & working
Floor	N	Y	Y		Gray concrete – multiple oil stains & discolouration marks throughout
Additional	Y	Y	Y		Garage remote holder to left hand side wall – clean, undamaged & working Two Sulo bins (one green lid & one yellow lid) – clean, undamaged & working One green broom, one bag of fertilizer & one container of fertilizer to front right hand side corner – clean, undamaged & working
Tenant Comments					
FRONT COURTYARD					
Walls	Y	Y	Y		Rendered cream – clean, undamaged & working Two rendered cream to patio walls – clean, undamaged & working

				Start of Tenancy	End of Tenancy
				Limestone block to front right hand side of patio walls – clean, undamaged & working	
Windows/Frames	Y	Y	Y	Six glass windows – clean, undamaged & working Painted blue aluminium frames – clean, undamaged & working	
Taps/Hoses	Y	Y	Y	One tap – clean, undamaged & working	
Inspection Grates	Y	Y	Y	Two black drain inspection grates – clean, undamaged & working	
Floor	N	N	Y	Cream pavers – slightly weathered w/ one sunken paver to centre; single row of red pavers to border of courtyard area w/ a few minor circular discolouration marks to edges; slightly sandy in corners	
Tenant Comments					
FRONT PORCH					
Doors & Frames	N	N	Y	Painted blue timber door w/ 2 insert panels – minor scuff marks to centre & base Painted blue timber frame – clean, undamaged & working Painted blue door step w/ a concrete lift to front – slightly sandy Silver aluminium weather strip to base of door – clean, undamaged & working One silver stainless door knocker & spy hole – slightly corroded to centre Silver stainless steel door handle & lock – clean, undamaged & working	
Ceiling & Cornices	N	Y	Y	Painted white – few minor cobwebs to top left hand side	
Light Fittings	Y	Y	Y	Silver stainless steel light fitting w/ frosted plastic insert – clean, undamaged & working One sensor light – clean, undamaged & working	
Walls	Y	Y	Y	Rendered cream – clean, undamaged & working	
Windows/Frames	Y	Y	Y	Side windows to left hand side of door – glass appears clean, undamaged & working to both panels; top panel has a security alarm sticker to base of glass	

				Start of Tenancy	End of Tenancy
				Painted blue timber frame – clean, undamaged & working	
Power Points	Y	Y	Y	One power point to ceiling – clean, undamaged & working	
Pillars/Beams	N	Y	Y	One rendered cream pillar to front right hand side – few minor cobwebs to exterior at top	
Floor Coverings	Y	Y	Y	Beige bricks w/ single row of red bricks to border – clean, undamaged & working	
Additional	N	N	Y	Cream plastic w/ blue plastic to base alarm box – slightly dusty w/ a few minor cobwebs One fray koi mat to front exterior – very old	
Tenant Comments					
ENTRY					
Front Door & Frame	Y	Y	Y	Painted cream timber door w/ 2 insert panels – clean, undamaged & working One spy hole to centre – clean, undamaged & working Painted brown timber frame – clean, undamaged & working Silver stainless steel door handle w/ locking device to internal – clean, undamaged & working	
Windows/Frames	Y	Y	Y	Two glass panels – clean, undamaged & working Painted brown timber frame – clean, undamaged & working	
Ceiling & Cornices	Y	N	Y	Painted white – ceiling to front right hand side has a fine hairline settlement crack 20cm in length	
Light Fittings	Y	Y	Y	Circular frosted glass w/ three silver stainless steel clips – clean, undamaged & working One further circular glass fitting w/ 3 stainless steel clips – clean, undamaged & working	
Walls	N	N	Y	Painted cream – top of wall has a fine hairline settlement crack to top right hand side; few minor scuffs to rear wall w/ 2 white picture hook to top of wall; left hand side wall has a few minor chips that have been painted & patched but still visible; paint is	

				Start of Tenancy	End of Tenancy
				peeling to entire surround of window at edge of timber frame; one 50cm in length settlement crack above door	
Power Points				None	
Switches	Y	Y	Y	One white single & one white double – both clean, undamaged & working	
Floor Coverings	Y	Y	Y	Cream marble-look tiles w/ cream grout – clean, undamaged & working	
Additional	Y	Y	Y	Painted cream timber door w/ 2 cream insert panels (at entry to side) – clean, undamaged & working Silver stainless steel dead lock & door handle – clean, undamaged & working Painted brown timber frame – clean,, undamaged & working One silver stainless steel weather strip to base of door – clean, undamaged & working One visible white hardwired smoke alarm – green light is visible	
Tenant Comments					
UNDERSTAIRS CUPBOARD					
Doors & Frames	Y	Y	Y	Painted cream timber door w/ 2 insert panels – clean, undamaged & working to internal & external Silver stainless steel door handle – clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working	
Ceiling & Cornices	Y	Y	Y	Painted beige – clean, undamaged & working	
Light Fittings	Y	Y	Y	Exposed socket – clean, undamaged & working	
Walls	Y	N	Y	Painted cream – few minor chips to base & centre	
Floor	N	Y	Y	Gray concrete – paint & marks throughout	
Additional	Y	N	N	One metal aluminium shelf w/ 5 cream aluminium shelves – clean, undamaged & working One spare set of broken cream Holland blinds stored to right hand side corner & one	

					Start of Tenancy	End of Tenancy					
					air deodorizer to 2 nd shelf down						
Tenant Comments											
STAIRWAY											
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working						
Light Fittings	Y	Y	Y		Circular frosted glass w/ 3 silver stainless clips – clean, undamaged & working						
Walls	N	N	Y		Painted beige – bottom half has a large 2m settlement crack running through centre; wash marks to base; few minor scuffs to top left hand side of wall & paint patch marks; 1 settlement crack running through the top half of the left hand side wall; further minor settlement cracks to half wall at top edge of stairwell; large settlement crack to top right hand side edge above stairwell						
Railings	N	Y	Y		Silver stainless steel – few minor surface scratches otherwise undamaged & working						
Floor	Y	N	Y		Beige carpet – slightly worn through traffic area otherwise professionally cleaned						
Windows & Frames	Y	Y	Y		Two glass panels w/ blue aluminium frame – clean, undamaged & working Flyscren w/ blue aluminium frame – clean, undamaged & working Tracks – clean, undamaged & working Lock, latch & handle – clean, undamaged & working Cream plaster window sill – clean, undamaged & working						
Window Treatments	Y	Y	Y		One white Roman blind – clean, undamaged & working Cords, pulls & lips – clean, undamaged & working						
Tenant Comments											
KITCHEN											
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working						
Light Fittings	Y	N	N		Four circular down lights – three are						

	Start of Tenancy			End of Tenancy		
				operational & one is not working One circular frosted glass w/ 3 silver stainless steel clips – clean, undamaged & working		
Walls	N	N	Y	Painted cream – wall to left hand side of windows at edge of glass sliding door above light switch has a settlement crack running the entire width of the wall behind the light switch & wall mounted telephone; further settlement crack to top right hand side corner above cupboards approx 1m in length; wall between splash back tiles & exhaust – paint is peeling & puckering, peeling & flaking throughout		
Switches	Y	Y	Y	One white single – clean, undamaged & working		
Power Points	Y	Y	Y	Two singles & one quadruple (all white) – clean, undamaged & working Power point for exhaust fan inside center overhead cupboard – clean, undamaged & working White power point inside fridge recess – clean, undamaged & working		
Floor Coverings	N	Y	Y	Timber clipped floor boards in medium honey color – very minor surface scratches otherwise clean, undamaged & working		
Kicker Board	Y	Y	Y	Mustard w/ timber skirting to base – clean, undamaged & working		
Wood Work	N	N	Y	Timber to edge of bench – very worn & faded; has water damage mark to right hand side of kitchen drawers; surface is tarnished to the very right hand side end; remainder of timber appears in good condition		
Windows & Frames	N	Y	Y	Eight glass panels w/ black aluminium frame – few minor cobwebs to exterior; interior is all clean, undamaged & working Three flyscreens w/ black aluminium frame – clean, undamaged & working Window tracks – clean, undamaged & working Apricot tiles w/ white grout window sill – clean, undamaged & working		
Window Treatments	N	Y	Y	Two sets of cream Holland blinds – few		

				Start of Tenancy	End of Tenancy
				cleaning marks throughout the blinds but they are undamaged & working Cords, rods & pulls – clean, undamaged & working	
Splashback	Y	Y	Y	Apricot or mustard tiles w/ white grout – clean, undamaged & working	
Bench	N	Y	Y	Stone black, brown & gray flecked – water mark to surface in back right hand side corner; remainder is clean, undamaged & working	
Sink	N	Y	Y	Two silver stainless steel – water marks & minor scratches throughout surface Silver stainless steel single draining board – clean, undamaged & working	
Sink Taps & Spout	Y	Y	Y	Silver stainless steel flick mixer – clean, undamaged & working Silver stainless steel drainer, one black & one white plug – clean, undamaged & working	
Cupboards & Drawers	N	N	Y	Eight overhead mustard colored melamine doors to exterior – clean, undamaged & working; 8 silver stainless steel handles are all clean, undamaged & working Two white melamine shelves to internal of right hand side cupboard – four telephone books & small white box present; remainder of cupboards are all clean, undamaged & working Six under bench mustard colored doors to exterior – clean, undamaged & working; 6 silver stainless steel handles are all clean, undamaged & working; internal to cupboard, right hand side cupboard under sink has a splash mark running down the centre of door; remainder of doors are all clean, undamaged & working; hinges are all fully operational White melamine shelves – clean, undamaged & working Four cutlery drawers mustard melamine to exterior w/ 4 silver stainless steel handles – clean, undamaged & working	

	Start of Tenancy			End of Tenancy			
				<p>Top drawers w/ white cutlery tray to internal – clean, undamaged & working</p> <p>White to internal (remainder of drawers) – few minor black scuff marks but wiped clean, undamaged & working throughout</p> <p>Two pot drawers mustard melamine to exterior – mustard stripping to left hand side edges is buckled & missing in places & damaged</p> <p>Two silver stainless steel handles – clean, undamaged & working</p> <p>White to internal of top drawer – clean, undamaged & working</p> <p>White to internal bottom drawer – clean, undamaged & working</p>			
Range hood	Y	Y	Y	<p>Silver stainless steel – filters are all clean, undamaged & working</p> <p>Two plastic clear light covers – lights are fully operational</p>			
Cooktop	N	Y	Y	<p>IAG silver stainless steel w/ 4 gas burners (1 wok burner to front left hand side) – minor surface scratches to silver aluminium; a bit dusty; all hobs are silver stainless steel; back hobs have minor black grime to edge of hobs; hobs are slightly scratched; 4 black control buttons to right hand side & 1 igniter button are all clean, undamaged & working</p>			
Oven	Y	Y	Y	<p>IAG silver stainless steel w/ glass insert panel, silver stainless steel door handle, 2 control knobs & 1 black timer to exterior – clean, undamaged & working</p> <p>Glass door to internal – clean, undamaged & working</p> <p>Walls & floor – clean, undamaged & working</p> <p>Three silver stainless steel metal racks & one grilling tray to base – clean, undamaged & working</p> <p>Fan & light – clean, undamaged & working</p>			
Dishwasher	Y	Y	Y	<p>Whirlpool silver stainless steel w/ 1 control knob & black button to front exterior – clean, undamaged & working</p> <p>Silver stainless steel to interior w/ 2 white wire racks & 2 cutlery trays – clean,</p>			

	Start of Tenancy			End of Tenancy
Pantry	N	N	Y	<p>undamaged & working</p> <p>Painted white ceiling/cornices – clean, undamaged & working</p> <p>Exposed socket – clean, undamaged & working</p> <p>Painted cream walls – multiple settlement cracks to top edge to entire surround otherwise walls to top appear clean; few minor chips & scuff marks to base</p> <p>Four white melamine shelves w/ white timber plinths – clean, undamaged & working</p> <p>Timber floor & skirting – clean, undamaged & working</p> <p>Painted mustard timber door w/ 2 insert panels – clean, undamaged & working</p> <p>Silver stainless steel door handle – clean, undamaged & working</p> <p>Painted brown frame – few minor chips to left hand side edge</p>
Broom Cupboard	N	N	Y	<p>Painted white ceiling/cornices – clean, undamaged & working</p> <p>Painted beige walls – few minor chips otherwise clean & working</p> <p>Timber floor – clean, undamaged & working</p> <p>Timber skirting – few minor white paint marks</p> <p>White shelf w/ white timber plinth – clean, undamaged & working</p> <p>Painted mustard timber door w/ 2 insert panels – clean, undamaged & working to internal & external</p> <p>Silver stainless steel door handle – clean, undamaged & working</p> <p>Painted brown aluminium frame – clean, undamaged & working</p>
Fridge Recess	Y	Y	Y	<p>Painted beige walls – clean, undamaged & working</p> <p>Timber skirting & floor boards – clean, undamaged & working</p>
Additional	Y	Y	Y	<p>One wireless door chime – plugged into the power point</p> <p>One cream wall mounted telephone – clean, undamaged & working</p>
Tenant Comments				

MEALS-LIVING AREA									
Doors & Frames	N	Y	Y		One set of glass sliding doors w/ black aluminium frames & fixed panel of glass & sliding door – glass has a few minor scratches to base on the left hand side panel Black door handle w/ silver locking mechanism – clean, undamaged & working Sliding door tracks – clean, undamaged d& working Sliding flyscreen door w/ black aluminium frame – flyscreen is in good condition; few minor cobwebs to exterior of flyscreen otherwise undamaged & working				
Sliding Door Treatments	Y	Y	Y		One set of cream Holland blinds – clean, undamaged & working Cords & pull – clean, undamaged & working				
Ceiling & Cornices	Y	N	Y		Painted white – one fine hairline settlement crack to cornice between windows & also to right hand side corner; further hairline settlement crack to cornice				
Light Fittings	Y	Y	Y		Two circular frosted glass light fittings w/ 3 silver stainless steel clips – clean, undamaged & working				
Walls	N	N	Y		Three cream walls & one blue feature wall – blue wall has a few cracks to top; paint is flaking & cracking at top; few minor chips to base of blue wall; cream wall to top left hand side of glass sliding door has a settlement crack to the entire length of the wall at the edge of cornice; further settlement crack to wall to right hand side of glass sliding door running through the light switch; remainder of walls all appear clean				
Windows & Frames	Y	Y	Y		Five glass panels w/ black aluminium frames – all clean, undamaged & working to interior; exterior has a few minor cobwebs to windows on 2 nd story Flyscreens w/ black aluminium frames – clean, undamaged & working Locks, latches & handle – clean, undamaged				

				Start of Tenancy	End of Tenancy
Window Treatments	Y	N	Y	& working Three timber Venetian blinds to 3 sets of windows only – Venetian blinds to centre window has 1 slat to base w/c is broken & missing to the 5 th slat up from the bottom; remainder of blinds appear clean, undamaged & working Cords & pulls – clean, undamaged & working	
Switches	Y	Y	Y	One double & one single – both clean, undamaged & working	
Power Points	Y	Y	Y	Three white doubles – clean, undamaged & working One TV aerial – clean, undamaged & working	
Foxtel	Y	Y	Y	One to left hand side wall – clean, undamaged & working	
Skirting	Y	Y	Y	Timber – clean, undamaged & working	
Floor Coverings	N	N	Y	Timber clipped floor boards in light honey color – minor scuff marks & dirt marks in front of bench; remainder of floor boards all appear clean; 1 large blue scratch mark 30cm in length in front of the glass sliding doors	
Air Conditioner & Remote	Y	Y	Y	One cream wall mounted Toshiba – clean, undamaged & working; has been tested Wall mounted cream Toshiba controller – clean, undamaged & working	
Additional	Y	Y	Y	One vent to ceiling painted white – clean, undamaged & working One hardwired smoke alarm – clean, undamaged & working One gas connection silver stainless steel – clean, undamaged & working One cream wall vent – clean, undamaged & working One wall mounted alarm control sensor chrome w/ a insert plastic panel & number 3 to front – clean, undamaged & working	
Tenant Comments					

BEDROOM 1 – MASTER

	Start of Tenancy			End of Tenancy				
Doors & Frames	Y	N	Y	Painted cream timber w/ 2 insert panels – minor chip to top left hand side edge to exterior; interior is all clean, undamaged & working Silver stainless steel door handle – clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working Glass sliding door w/ black aluminium frame to rear of room – clean, undamaged & working Black door handle w/ silver lock – clean, undamaged & working Fixed glass panel – clean, undamaged & working Sliding door tracks – clean, undamaged & working Sliding flyscreen door w/ blue aluminium frame – frame is undamaged & working; flyscreen has a small hole to bottom left hand side corner approx 3cm in length Black sliding door flyscreen handle – clean, undamaged & working				
Sliding Door Treatments	Y	Y	Y	One set of timber Venetian blinds – clean, undamaged & working				
Ceiling & Cornices	Y	Y	Y	Painted white – clean, undamaged & working				
Light Fittings	Y	Y	Y	Circular frosted glass w/ 3 silver stainless steel clips – clean, undamaged & working				
Walls	Y	N	Y	Three painted cream -- minor settlement crack to top right hand side corner at edge of cornice otherwise clean One painted burgundy – clean, undamaged & working				
Switches	Y	Y	Y	Three white singles – clean, undamaged & working				
Power Points	Y	Y	Y	Two white doubles – clean, undamaged & working One white TV aerial point – clean, undamaged & working One white fine jack – clean, undamaged & working				
Floor Coverings	N	Y	Y	Beige carpet – multiple furniture indentation				

				Start of Tenancy	End of Tenancy				
					marks; one small discolouration mark under left hand side power point; remainder appears stain free, undamaged & clean throughout				
Robe	N	N	Y		Painted white ceiling/cornices – minor fine hairline settlement crack to edge of cornice left hand side Exposed socket light fitting – clean, undamaged & working Painted beige walls – clean, undamaged & working Beige carpet flooring – two minor spot stains to back right hand side corner One white melamine shelf w/ white timber plinth – clean, undamaged & working Two silver stainless steel hanging rails – both clean, undamaged & working Painted cream timber door to exterior & interior – clean, undamaged & working Silver stainless steel door handle -- clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working				
Additional	Y	Y	Y		One white alarm control sensor w/ gray plastic insert above bathroom door wall mounted – clean, undamaged & working One cream wall mounted telephone – clean, undamaged & working				
Tenant Comments									
BEDROOM 2									
Doors & Frames	Y	Y	Y		Painted cream timber door w/ 2 insert panels – clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working Silver stainless steel door handle – clean, undamaged & working				
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working				
Light Fittings	Y	Y	Y		Circular frosted glass w/ 3 silver stainless steel clips – clean, undamaged & working				
Walls	N	N	Y		Three beige walls – wall behind door has a				

	Start of Tenancy				End of Tenancy				
					large settlement crack running from ceiling all the way down to the floor Painted plum feature wall – few minor chips to base; 1 settlement crack below left hand side window ; further paint chipping & peeling; minor scuff at centre 10cm				
Window Treatments	Y	N	Y		Two glass panels – glass is clean, undamaged & working Black aluminium frames – clean, undamaged & working Window tracks – clean, undamaged & working Flyscreen w/ black aluminium frame – both are clean, undamaged & working Lock, latch & handle – clean, undamaged & working Painted plum window sill to both windows – few minor chips to left hand side edge; right hand side is all clean, undamaged & working				
Window Treatments	Y	Y	Y		Two sets of timber Venetian blinds – clean, undamaged & working Cords & pulls – clean, undamaged & working				
Switches	Y	Y	Y		White single – clean, undamaged & working				
Floor Coverings		N	Y		Beige carpet – five white discolouration marks at centre; professionally cleaned; minor furniture indentations otherwise undamaged & working				
Robe	Y	Y	Y		Two cream sliding doors w/ cream aluminium frame – both clean, undamaged & working Painted white ceiling/cornice – clean, undamaged & working Painted beige/cream walls – clean, undamaged & working Cream/beige carpet flooring – clean, undamaged & working Cream aluminium sliding door tracks – clean, undamaged & working One white melamine shelf w/ white timber plinth – one small spider to front left hand side edge otherwise all clean, undamaged & working				
Tenant Comments									

	Start of Tenancy				End of Tenancy			
COMPUTER NOOK (2nd level behind kitchen off the family area)								
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working			
Light Fittings	Y	Y	Y		Circular frosted glass w/ 3 silver stainless steel clips – clean, undamaged & working			
Walls	N	N	Y		Painted beige/cream – one half wall to right hand side has multiple settlement cracks to surface top edge; few minor scuffs to base of wall under window			
Windows	Y	N	Y		One frosted glass panel – clean, undamaged & working; has a black aluminium frame w/o flyscreen Window sill – one chip to front edge; one settlement crack to front edge			
Window Treatments	N	Y	Y		One set of cream Holland blinds – few minor marks to bottom left hand side otherwise all clean, undamaged & working Cords, rods & pulls – clean, undamaged & working			
Switches	Y	Y	Y		One white triple & one white single – clean, undamaged & working			
Power Points	Y	Y	Y		One white double – clean, undamaged & working; has an alarm plugged into it One telephone connection – clean, undamaged & working			
Skirting	Y	Y	Y		Timber – clean, undamaged & working			
Floor Coverings	Y	Y	Y		Timber – clean, undamaged & working			
Additional	Y	Y	Y		One wall mounted cream Secure Pro – white box w/ yellow button & a speaker box to bottom right hand side corner; all clean, undamaged & working			
Tenant Comments								
ROOFTOP BALCONY/COURTYARD AREA								
Doors & Frames	N	Y	Y		Glass sliding door – minor scratch marks to bottom right hand side corner Blue aluminium frame – clean, undamaged & working Sliding flyscreen door – few minor cobwebs to exterior as well as to handle			

	Start of Tenancy				End of Tenancy				
Taps & Hoses	Y	Y	Y		One tap – clean, undamaged & working				
Walls	N	Y	Y		Rendered white w/ a single row of blue skirting tiles to base – few minor black scuffs otherwise undamaged & working Cream rendered concrete to surround of sliding door – clean, undamaged & working				
Flooring	N	N	Y		Cream tiles w/ cream grout & a feature row of border tiles in blue ceramic to surrounding edge – swept clean however have minor chips & brown paint marks to surface in front of sliding door; tiles below tap have minor sand & water discolouration marks One silver stainless steel drain to back right hand side corner – clean, undamaged & working				
Skirting	Y	N	Y		Blue tiles – few minor chips to top edge underneath gas connection				
Light Fittings	Y	Y	Y		One wall mounted light fitting silver stainless steel w/ a clear plastic insert – clean, undamaged & working				
Additional	Y	N	Y		One gas connection – clean, undamaged & working One black mat – aged & worn				
Tenant Comments									
BATHROOM 2 (2ND Bedroom's ensuite)									
Doors & Frames	N	Y	Y		Two cream timber doors w/ 2 insert panels to each door – right hand side is clean, undamaged & working; left hand side access door from bedroom has a small spot of paint to top left hand side; internal to both doors is 1 silver stainless steel hook w/c is clean, undamaged & working Silver stainless steel door handle – clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working				
Ceiling & Cornices	N	N	Y		Painted white – ceiling above shower recess has minor discolouration marks to edge; cornice has a settlement crack				
Light Fittings	N	N	Y		Silver stainless steel with 3 down lights/spot				

				Start of Tenancy	End of Tenancy
				lights – rod to light fitting is corroded & appears rusted in sections otherwise fully operational	
Walls	Y	N	Y	Painted beige to top – wall to right hand side of mirror has 5 settlement cracks running horizontally through the wall; few minor chips to wall above power point Cream tiles w/ cream grout to bottom half – clean, undamaged & working	
Windows & Flyscreens	Y	Y	Y	Eight cube block windows w/ black aluminium frame – clean, undamaged & working; no flyscreen Cream marble-look tiles window sill w/ cream grout – clean, undamaged & working	
Window Treatments				None	
Power Points	Y	Y	Y	One white single – clean, undamaged & working	
Skirting	Y	Y	Y	Cream marble-look tiles – clean, undamaged & working	
Floor Coverings	Y	Y	Y	Cream marble-look tiles w/ cream grout – clean, undamaged & working White floor drain – clean, undamaged & working	
Exhaust Fan	Y	Y	Y	Wall mounted white – clean, undamaged & working	
Mirror	Y	Y	Y	Large rectangular w/ white aluminium frame – clean, undamaged & working	
Splashback	Y	Y	Y	Cream tiles w/ cream grout – clean, undamaged & working	
Vanity Bench	Y	Y	Y	Brown, gray & black melamine marble-look – clean, undamaged & working	
Basin	N	Y	Y	White Caroma – clean, undamaged & working Silver stainless steel drain – slightly corroded & silver is peeling to edge of drain	
Basin Taps & Spout	Y	Y	Y	Silver stainless steel – clean, undamaged & working; hot & cold emblems are in place One black plug – clean, undamaged & working	
Cupboards & Drawers	Y	Y	Y	Two cream melamine cabinet doors w/ silver stainless steel handles to exterior – both clean, undamaged & working; interior of door is clean, undamaged & working	

	Start of Tenancy				End of Tenancy				
					Four silver stainless steel hinges – clean, undamaged & working White melamine to internal – clean, undamaged & working				
Toilet Cistern & Tap	N	Y	Y		White plastic Caroma w/ dual flush buttons – discolouration to surround of buttons; minor scratch marks to surface otherwise fully operational				
Toilet Pan & Pedestal	Y	Y	Y		White ceramic – clean, undamaged & working				
Toilet Seat & Lid	Y	N	Y		White – very scratched & aged to top surface of lid				
Toilet Taps	Y	Y	Y		Silver stainless steel – clean, undamaged & working				
Roll Holder	Y	Y	Y		Silver stainless steel – clean, undamaged & working				
Shower Screen	Y	Y	Y		One fixed panel & one glass door w/ white aluminium frame – clean, undamaged & working				
Shower Walls	Y	Y	Y		Cream marble-look tiles w/ cream grout – clean, undamaged & working				
Shower Floor	Y	N	Y		Cream marble-look tiles w/ cream grout – grout appears to be compromised & missing in places to base of wall at the edge of tiles underneath window White floor drain – clean, undamaged & working				
Shower Hob	Y	N	Y		Cream tiles w/ cream grout – one chip at centre				
Shower Taps & Rose/Soap Dish	Y	Y	Y		Silver stainless steel rose – clean, undamaged & working Cream ceramic – clean, undamaged & working Silver stainless steel taps – hot & cold emblems in place; clean, undamaged & working				
Towel Rails	Y	Y	Y		Silver stainless steel double – clean, undamaged & working				
Tenant Comments									

BATHROOM 1 (Master Bedroom's ensuite)

	Start of Tenancy			End of Tenancy			
Doors & Frames	N	N	Y				Painted cream timber – few minor chips to exterior of edge of door; interior has a minor 2cm scuff to bottom panel; two silver stainless steel hooks to interior are clean, undamaged & working Silver stainless steel door handle – clean, undamaged & working Painted brown frame – clean, undamaged & working
Ceiling & Cornices	N	Y	Y				Painted white – cornice above door has a 5cm discolouration mark at edge of cornice
Light Fittings	N	Y	Y				Silver stainless steel w/ 3 spot lights – rod is rusted slightly & has discolouration throughout; lights are all fully operational
Walls	Y	N	Y				Painted cream to the top half & cream tiles w/ cream grout to base – tiles & grout all appear clean, undamaged & working; minor hairline settlement crack to top right hand side corner of wall above window; further hairline settlement crack at edge of cornice above shower recess; further settlement crack above the toilet at the edge of window approx 10cm in length running into the back of the mirror
Window	Y	Y	Y				One panel of frosted glass w/ flyscreen strip to top – blue aluminium frame has paint work to bottom left hand side corner; flyscreen to top is all clean, undamaged & working; two wall mounted hooks above window where curtains have previously hung however there are no curtains present; one plastic curtain holder to right hand side of window present Blue aluminium track w/ cream plaster window sill – plaster window sill has a damage repair mark to bottom left hand side corner at edge of wall
Switches	Y	Y	Y				White double – clean, undamaged & working
Power Points	Y	Y	Y				One cream double – clean, undamaged & working One white double – clean, undamaged & working
Floor Coverings	Y	Y	Y				Cream tiles w/ cream grout – clean, undamaged & working

	Start of Tenancy			End of Tenancy
				White floor drain – clean, undamaged & working
Exhaust Fan	Y	Y	Y	Mistral white – clean, undamaged & working
Mirror	Y	Y	Y	Large rectangular w/ white aluminium frame – clean, undamaged & working
Splash back	N	Y	Y	Cream tiles w/ cream grout – minor discolouration to base of grout behind sink otherwise tiles are all clean, undamaged & working
Vanity Bench	Y	Y	Y	Black, brown & gray marble-look – clean, undamaged & working
Basin	N	Y	Y	White Caroma ceramic – clean, undamaged & working Silver stainless steel drain – slightly corroded otherwise undamaged & working
Basin Taps & Spout	Y	Y	Y	Silver stainless steel – hot & cold emblems in place; clean, undamaged & working One black rubber plug – clean, undamaged & working
Cupboards & Drawers	Y	Y	Y	Three cream melamine doors w/ 3 silver stainless steel handles – clean, undamaged & working; internal to doors are all clean, undamaged & working; hinges are all fully operational White melamine shelf within – clean, undamaged & working
Shower Screen	Y	Y	Y	Two fixed glass panels & one door w/ white aluminium frame – clean, undamaged & working
Shower Walls	N	Y	Y	Cream marble-look tiles – tiles to base below soap dish have minor soap scum
Shower Hob	N	Y	Y	Cream marble-look tiles w/ cream grout – minor discolouration under silicon to base of fixed glass panels at top of hob
Shower Floor	N	Y	Y	Cream marble-look tiles w/ cream grout – minor discolouration to grout otherwise undamaged & working
Shower Taps & Rose/Soap Dish	N	N	Y	Silver stainless steel rose – slightly corroded to head otherwise undamaged & working Cream ceramic soap dish – clean, undamaged & working Silver stainless steel taps – hot & cold emblems are in place however above the hot

				Start of Tenancy	End of Tenancy
				water tap there is a gap to the tiles where the backing of the tap meets the tiles	
Towel Rails	Y	Y	Y	Double silver stainless steel – clean, undamaged & working	
Toilet Cistern & Tap	N	N	Y	White plastic Caroma w/ 2 plastic dual flush buttons – has multiple scratches; multiple scuffs & chips to dual flush plastic buttons & surface of cistern	
Toilet Pan & Pedestal	Y	Y	Y	White ceramic – clean, undamaged & working	
Toilet Seat & Lid	N	N	Y	Toilet seat has plastic wobbling to back left hand side; lid has minor scratches throughout internal & external	
Toilet Taps	N	Y	Y	Silver stainless steel – slight green corrosion to back edge otherwise undamaged & working	
Roll Holder	Y	Y	Y	Silver stainless steel – clean, undamaged & working	
Tenant Comments					
LAUNDRY					
Doors & Frames	Y	Y	Y	Two painted cream timber doors w/ 2 insert panels to exterior & interior – clean, undamaged & working Painted brown aluminium frame – clean, undamaged & working Two silver stainless steel door handles – clean, undamaged & working	
Ceiling & Cornices	N	Y	Y	Painted white – few minor scuffs to centre otherwise undamaged & working	
Light Fittings	Y	Y	Y	Exposed socket – clean, undamaged & working	
Walls	Y	N	Y	Painted beige – wall above washing machine has a large settlement crack running 1 meter in width	
Switches	Y	Y	Y	One double – clean, undamaged & working	
Power Points	Y	Y	Y	One white double – clean, undamaged & working	
Skirting	Y	Y	Y	Cream marble-look tiles – clean, undamaged & working	

	Start of Tenancy			End of Tenancy		
Floor Coverings	Y	Y	Y			
Exhaust Fan	Y	Y	Y			
Splash back	Y	Y	Y			
Trough	Y	Y	Y			
Trough Taps & Spout	Y	Y	Y			
Cupboards & Drawers	Y	Y	Y			
Shelves	Y	Y	Y			
Washing Machine/Taps	N	Y	Y			
Dryer	Y	Y	Y			
Tenant Comments						
REAR EXTERIOR						
Fences	Y	Y	Y			

	Start of Tenancy			End of Tenancy				
Walls	Y	Y	Y	Rendered c ream – clean, undamaged & working				
Windows & Frames	Y	Y	Y	All clean, undamaged & working				
Flooring	Y	Y	Y	Cream pavers w/ a single row of red brick – clean, undamaged & working				
Inspection Grates	Y	Y	Y	Four black – clean, undamaged & working				
Light Fittings	N	Y	Y	Two cream – slightly corroded to cream front of left hand side fitting				
Downpipes	Y	Y	Y	Cream aluminium – clean, undamaged & working				
Washing Line	Y	Y	Y	Cream aluminium wall mounted – clean, undamaged & working				
Hot Water System	Y	Y	Y	Rheem gas hot water storage system – clean, undamaged & working				
Store Room	N	N	Y	<p>Painted white ceiling/cornices – a few minor cobwebs; cornice above door way has cracking throughout base & paint peeling</p> <p>One single white light switch – clean, undamaged & working</p> <p>Painted white – rear wall has major discolouration mark & paint bubbling throughout; few minor scuffs & settlement cracks to remainder of wall</p> <p>Gray concrete flooring – minor drip marks & circular pot discolouration marks to surface</p> <p>One aluminium shelving unit – multiple tins of paint; undamaged & working</p> <p>One broken timber blind slats – stored to right hand side corner</p> <p>Painted blue timber to exterior & interior – clean, undamaged & working to interior; exterior has a few minor cobwebs to base; silver stainless steel door handle is clean, undamaged & working; blue aluminium door frame is clean, undamaged & working</p> <p>Few spare bricks (pile of 5 bricks) to right hand side corner – clean, undamaged & working</p>				
Tenant Comments								

END OF REPORT
(Endorsement follows)

GENERAL	
Dishwasher	Whirlpool silver stainless steel w/ 1 control knob & black button to front exterior – clean, undamaged & working Silver stainless steel to interior w/ 2 white wire racks & 2 cutlery trays – clean, undamaged & working
HWS: Type, make and model	Rheem gas hot water storage system (Exterior Rear) – clean, undamaged & working
Foxtel	One to left hand side wall (Meals/Living Area) – clean, undamaged & working
Gay bayonets	One gas connection silver stainless steel (Meals/Living Area) – clean, undamaged & working One gas connection (Rooftop Balcony) – clean, undamaged & working
Air cond.: make and model	One wall mounted Toshiba (Meals/Living Area) – clean, undamaged & working; has been tested Wall mounted cream Toshiba controller – clean, undamaged & working
Air con: Compressor units make and model	
Garage door: make and model	Guardian 21230L – has a clear plastic light cover to front & all appears clean, undamaged & working

METERS	
RCD	
Lock to meter box	
Smoke alarms	One visible white hardwired smoke alarm (Entry) – green light is visible One hardwired smoke alarm (Meals/Living Area) – clean, undamaged & working

Start of Tenancy

End of Tenancy

KEYS / MANUALS	
Front	
Rear	
Other	
Remotes	Wall mounted cream Toshiba controller (Meals/Living Area) – clean, undamaged & working
Manuals	
ALARM	
Code	
Main panel	

RETICULATION	
Main panel	
Stations	

The tenant must return one copy of 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 report.

ENDORSEMENT

COMMENCEMENT OF TENANCY

REPORT GIVEN : DATE:

TENANT SIGNATURE : DATE:

TENANT SIGNATURE : DATE:

TENANT SIGNATURE : DATE:

PROPERTY MANAGER : DATE:

ADDRESS

<i>Start of Tenancy</i>	<i>End of Tenancy</i>
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END OF TENANCY

TENANT SIGNATURE	:	DATE:
TENANT SIGNATURE	:	DATE:
TENANT SIGNATURE	:	DATE:
PROPERTY MANAGER	:	DATE: