

Company Logo

## PROPERTY CONDITION REPORT

{PROPERTY\_ADDRESS}

{PICTURE\_OF\_PROPERTY}

**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](http://www.commerce.wa.gov.au)

Property address

Tenant's name(s)

Tenant's signature

<i>Note: Mark with "Y" if the condition applies, and "N" if not.</i>					1 - Clean					1 - Clean
	1	2	3	4	2 - Undamaged	1	2	3	4	2 - Undamaged
					3 - Working					3 - Working
					4- Tenant Agrees					4- Tenant Agrees
<b>EXTERIOR FRONT</b>										
<b>Letterbox</b>	Y	Y	Y		Silver stainless steel box with black number thirty six, desilvered at edges o/w clean, intact, and in good condition					
<b>Gardens &amp; Plants</b>	Y	Y	Y		Shrubs are green and healthy—fully reticulated and mulched throughout. One pot plant to front garden bed—clean, intact, and operational					
<b>Reticulation</b>	Y	Y	Y		Grey box, located at RHS wall—clean, intact, and operational					
<b>Sprinklers</b>	Y	Y	Y		Fully operational throughout; one green hose available—also operational					
<b>Paths &amp; Paving</b>	Y	Y	Y		Red and grey brick pavers—clean, intact, and in good condition					
<b>Driveway</b>	Y	Y	Y		Red and grey brick pavers—clean, intact, and in good condition. One black plastic gutter through center—minor white paint mark, otherwise clean, intact, and in good condition					
<b>Light Fittings</b>	Y	Y	Y		One exposed socket globe, two stainless steel cylinder lights, clean, intact, operational, and in good condition					
<b>Meter Boxes</b>	Y	Y	Y		Grey aluminium box—clean and in good condition.					
<b>Garage Door</b>	Y	Y	Y		Grey colorbond, clean, intact, and operational					
<b>Water meter box</b>	Y	Y	Y		Black steel located at center of driveway—intact and operational. One water meter to front RHS of garden bed—clean, intact, and operational					
<b>Telstra box</b>	Y	Y	Y		Cream box located at RHS wall—clean and operational					
<b>Roof</b>	Y	Y	Y		Grey colorbond—clean, intact, and in good condition					
<b>Gutters</b>	Y	Y	Y		Grey aluminium—clean, intact, and in good condition					
<b>Facia</b>	Y	Y	Y		Grey aluminium—clean, intact, and in good condition					
<b>Downpipes</b>	Y	Y	Y		Light grey aluminium—clean, intact, and in good condition					

	Start of Tenancy				End of Tenancy				
<b>Eaves</b>	Y	Y	Y		White clean and sound condition intact				
<b>Building Walls</b>	Y	Y	Y		Grey render, brick cladding to front entry—clean, intact, and in good condition				
<b>Windows</b>	Y	Y	Y		Four glass panels with white aluminium frames, and (as new) mesh—all clean, intact, and in good condition				
<b>Additional</b>									
<b>Tenant Comments</b>									
<b>CARPOR</b>									
<b>Doors &amp; Frames</b>	Y	Y	Y		Silver aluminium-- clean, intact, operational, and in good condition				
<b>Garage door control and unit</b>	Y	Y	Y		Centurion; white plastic and wall mounted—clean and operational Avanti; black plastic with white plastic cover, light and unit are clean, intact, and operational				
<b>Door handle &amp; step</b>	N	Y	Y		Cream timber door with cream aluminium frames and silver stainless steel knob and dead bolt—minor scuff marks to int., center LHS of door white aluminium with silver weather strip step—clean and intact				
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White—clean and in good condition; one man hole—fingerprints to center				
<b>Light Fittings</b>	Y	Y	Y		One exposed socket-- clean, intact, operational, and in good condition				
<b>Light Switches</b>	Y	Y	Y		One white plastic single switch to LHS of int. entry-- clean, intact, operational, and in good condition				
<b>Walls</b>	Y	Y	Y		Cream brick with cream grout—clean, intact, and in good condition throughout. Exposed wire is present.				
<b>Power Points</b>	Y	Y	Y		One white plastic double point and switch to rear wall—clean, intact, and operational				
<b>Floor</b>	N	Y	Y		Grey concrete—multiple black tyre marks throughout and minor red stains at center, otherwise intact and in good condition				
<b>Additional</b>					A couple of boxes of stone render tiles, one bag of concrete adhesive, one black and red plastic container with spare paint, one box of spare tiles,				

Start of Tenancy

End of Tenancy

					one spare box of bathroom tiles, two Sulo bins with yellow and green lids, two boxes of concrete and spare tiles, spare bricks.				
<b>Tenant Comments</b>									
<b>FRONT PORCH</b>									
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White, clean, intact, and in good condition				
<b>Walls</b>	Y	Y	Y		Rendered grey—clean, intact, and in good condition				
<b>Doors</b>	Y	Y	Y		Dark grey timber door with four glass inserts--clean, intact, operational, and in good condition				
<b>Floor</b>	Y	Y	Y		Red and grey brick pavers—clean, intact, and in good condition				
<b>Additional</b>									
<b>Tenant Comments</b>									
<b>CENTRAL PATIO</b>									
<b>Light Fittings</b>	N	Y	Y		Two exposed sockets with white plastic backing—slightly dusty, otherwise secured to wall and operational				
<b>Walls</b>	Y	Y	Y		Cream brick and cream grout—clean, intact				
<b>Gutters</b>	Y	Y	Y		Grey—clean, intact, and in good condition				
<b>Facia</b>	Y	Y	Y		Grey—clean, intact, and in good condition				
<b>Eaves</b>	Y	Y	Y		White—clean, intact, and in good condition				
<b>Down pipe</b>	Y	Y	Y		Cream—clean, intact, and in good condition				
<b>Power points</b>	N	Y	Y		One external double point—slightly dusty to top o/w intact, operational, and in good condition				
<b>Sliding Door Screen</b>	Y	Y	Y		Screen and handles are clean, intact, and in good condition. White frames—clean, intact, and in good condition  Second set of sliding doors: four panel glass with white aluminium frames and black handles and lock, leading to bedroom—clean, intact, operational, and in good condition				
<b>Floor</b>	Y	Y	Y		Polished timber floor boards—clean, intact, and in good condition				
<b>Additional</b>	Y	Y	Y		One copper/brass tap—clean, secured, and				

Start of Tenancy

End of Tenancy

<b>Tenant Comments</b>					operational					
<b>CENTRAL PATIO</b>										
<b>Walls</b>	Y	Y	Y		Cream bricks and cream grout—clean, intact, and in g/c					
<b>Windows</b>	Y	Y	Y		All clean, intact, and in good condition.					
<b>Eaves</b>	Y	Y	Y		White—clean and in good condition					
<b>Down pipe</b>	Y	Y	Y		Cream—clean and intact					
<b>Hot water system</b>	Y	Y	Y		Dux Prodigy 5 star—clean and fully operational					
<b>Floor</b>	Y	Y	Y		Red and grey brick pavers—clean, intact, and in g/c					
<b>Clothesline</b>	Y	Y	Y		Grey folding wash line—clean, intact, and operational					
<b>Fence</b>	Y	Y	Y		Colorbond fence – clean and intact					
<b>Additional</b>	Y	Y	Y		One plastic hose holder—clean and in g/c					
<b>Tenant Comments</b>										
<b>ENTRY /SITTING ROOM</b>										
<b>Front Door &amp; Frame</b>	Y	Y	Y		Dark grey timber door with four glass inserts--clean, intact, operational, and in good condition					
<b>Front door interior</b>	Y	Y	Y		Timber dark grey door with four glass inserts--clean, intact, operational and in good condition					
<b>Door handle/frame</b>	Y	Y	Y		Dark grey frames and silver stainless steel knobs and dead bolt— clean, intact, operational, and in good condition					
<b>Door Step</b>	Y	Y	Y		Dark grey timber step with silver aluminium weather strip—minor paint splash marks throughout, otherwise clean and in good condition					
<b>Windows</b>	Y	Y	Y		Four glass panels to front and four panels to rear with white aluminium frames and locks and latches—all clean, intact, operational and in good condition. Tracks and sill are clean and in good condition.					
<b>Window treatments</b>	Y	Y	Y		Two sets of silver grey slim line venetian blinds—clean, intact, operational and in good condition					
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White—clean, intact, and in good condition					

				Start of Tenancy	End of Tenancy					
<b>Light Fittings</b>	Y	Y	Y	Silver stainless steel fitting with five glass spotlights, only two globes are working, clean, intact, operational and in good condition						
<b>Walls</b>	Y	Y	Y	Off white, clean and in good condition. One feature wall painted light caramel—as new, clean, intact, and in good condition						
<b>Light switches</b>	Y	Y	Y	One white plastic triple switch—clean, intact, and operational						
<b>Power Points</b>	Y	Y	Y	One white plastic telephone point, one white plastic single light switch, one white plastic dual point and switch—all clean, intact, operational, and in good condition						
<b>Floor Coverings</b>	Y	Y	Y	Cream tiles with cream grout—clean, intact, and in good condition						
<b>Inventory</b>										
<b>Tenant Comments</b>										
<b>STORAGE ROOM/ LINEN CLOSET</b>										
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—as per room						
<b>Shelves</b>	Y	Y	Y	Four white melamine shelves—clean and intact						
<b>Walls</b>	Y	Y	Y	White—clean and intact						
<b>Floor</b>	Y	Y	Y	Cream tiles and grout—as per room						
<b>Additional</b>										
<b>Tenant Comments</b>										
<b>HALLWAY</b>										
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—clean, intact, and in good condition						
<b>Light fittings</b>	Y	Y	Y	One circular frosted glass shade with three metal clips-- clean, intact, operational and in good condition						
<b>Switches</b>	Y	Y	Y	One white plastic single switch-- clean, intact, operational and in good condition						
<b>Walls</b>	N	Y	Y	Beige, minor scuff marks to center of RHS wall's end, otherwise generally intact and in good condition						
<b>Floor</b>	Y	Y	Y	Cream tiles and grout—clean, intact, and in good condition						

Start of Tenancy

End of Tenancy

	Y	Y	Y						
<b>Additional</b>	Y	Y	Y	One set of glass sliding doors with silver aluminium frames with black handle and lock--clean, intact, operational and in good condition. Tracks and sills are in good condition					
<b>Tenant Comments</b>									
<b>KITCHEN</b>									
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—clean, intact, and in good condition					
<b>Light Fittings</b>	Y	Y	Y	One frosted circular shade with three metal clips—clean, intact, and operational One silver s/s hanging pendulous with five glass square spotlights, four globes are working, all clean, intact, and operational					
<b>Refrigerator Recess</b>	Y	Y	Y	Walls, ceiling, and floor as per room.					
<b>Pantry</b>	Y	Y	Y	White melamine pantry with two silver s/s handles—clean, intact, and in good condition. All hinges are intact and operational					
<b>Pantry ceiling</b>	Y	Y	Y	White melamine-- clean, intact, and in good condition					
<b>Pantry Walls</b>	Y	Y	Y	White melamine-- clean, intact, and in good condition					
<b>Pantry Shelves</b>	Y	Y	Y	Five white melamine-- clean, intact, and in good condition					
<b>Walls</b>	Y	Y	Y	Beige—clean, intact, and in good condition					
<b>Switches</b>	Y	Y	Y	White clean and sound condition					
<b>Power Points</b>	Y	Y	Y	Three white plastic double point and switch and one white plastic single point and switch—all clean, intact, and operational					
<b>Floor Coverings</b>	Y	Y	Y	Cream tiles and grout—clean, intact, and in good condition					
<b>Exhaust Fan</b>	Y	Y	Y	Silver s/s—clean, intact, and in good condition					
<b>Exhaust fan filter and buttons</b>	Y	Y	Y	Three silver s/s filters--all clean. Five silver s/s buttons—all operational. Lights are working.					
<b>Splashback</b>	Y	Y	Y	White tiles with white grouting—clean, intact, and in good condition.					
<b>Bench</b>	Y	Y	Y	Marble-look, white melamine with black flecks—all clean, intact, and in good condition					
<b>Sink</b>	Y	Y	Y	Dual silver s/s sink with one drainer—clean, intact, and in good condition					



	Start of Tenancy				End of Tenancy				
<b>Plugs and drains</b>	Y	Y	Y		Two silver s/s—clean and intact				
<b>Sink Taps &amp; Spout</b>	Y	Y	Y		Silver s/s flick mixer—clean, intact, and in good condition				
<b>Cupboards exterior</b>	Y	Y	Y		Nine white melamine doors—clean, intact, and in good condition. Seven overhead cupboards—clean, intact, and in good condition				
<b>Door Handles</b>	Y	Y	Y		Nine Silver s/s handles—all clean and intact Seven silver s/s overhead handles—clean, intact, and in good condition				
<b>Cupboards interior</b>	Y	Y	Y		All silver hinges and melamine shelves are clean, intact, and in good condition				
<b>Drawers external</b>	Y	Y	Y		Four white melamine—clean, intact, and in good condition				
<b>Drawer Handles</b>	Y	Y	Y		Four silver s/s—clean, intact, and in good condition				
<b>Drawer interior</b>	Y	Y	Y		White-- clean, intact, and in good condition. One white cutlery tray to top drawer.				
<b>Cooktop bayonets</b>	Y	Y	Y		Westinghouse; five gas burners, good, clean condition				
<b>Cooktop knobs</b>	Y	Y	Y		Five grey knobs—all operational				
<b>Cooktop surrounds</b>	Y	Y	Y		Silver s/s—clean and in excellent condition				
<b>Cooktop splashback</b>	Y	Y	Y		Splash back behind stove: silver, green, and grey tiles with cream grouting—clean, intact, and in good condition				
<b>Oven exterior and handle</b>	Y	Y	Y		Westinghouse; silver s/s self-cleaning oven—clean, intact, and operational. Door has glass panel with black surround and silver s/s handle.				
<b>Oven Interior/walls/shelves/racks and trays</b>	Y	Y	Y		Westinghouse, good order, clean condition with two silver wire racks and two black metal trays.				
<b>Oven knobs and buttons</b>	Y	Y	Y		None. Electronic push button--operational				
<b>Oven timer</b>	Y	Y	Y		Operational				
<b>Over light</b>	Y	Y	Y		Operational				
<b>Dishwasher</b>									
<b>Tenant Comments</b>									
<b>LIVING AREA</b>									
<b>Sliding Doors &amp;</b>	Y	Y	Y		Two sets of glass sliding doors—clean, intact,				

				Start of Tenancy	End of Tenancy				
<b>Tracks</b>					and operational				
<b>Sliding door handle/frame</b>	Y	Y	Y		Silver s/s—all clean, intact, and in good condition.				
<b>Mesh sliding door, handle, and frame</b>	Y	Y	Y		Two sets of doors and handles—clean and operational Silver s/s frame—all clean and operational				
<b>Sliding door Treatments</b>	Y	Y	Y		Four sets of silver slim line venetian blinds—clean, intact, and operational				
<b>Cords &amp; Winders</b>	Y	Y	Y		All operational				
<b>Windows/Frames</b>	Y	Y	Y		Seven glass panels with silver s/s aluminium frames—clean, intact, and in good condition				
<b>Window Treatment</b>	Y	Y	Y		Three sets of silver s/s slim line venetian blinds—clean, intact, and operational				
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White—clean, intact, and in good condition				
<b>Light Fittings</b>	Y	Y	Y		Two silver s/s hanging light fittings with black leaf décor, globes are working, clean, intact, and operational				
<b>Walls</b>	Y	Y	Y		Beige with one Caramel feature wall—clean, intact, and in good condition. One air vent to wall—white, clean, intact.				
<b>Switches</b>	Y	Y	Y		One white plastic single switch and one white plastic double switch—clean, intact, and operational				
<b>Power Points</b>	Y	Y	Y		Two white plastic double point and switch and one white plastic single point and switch—all clean and operational				
<b>Air conditioner</b>	Y	Y	Y		Kelvinator split system, now installed, working, no damage				
<b>Floor Coverings</b>	Y	Y	Y		Cream tiles and grout—clean, intact, and in good condition				
<b>Additional</b>	Y	Y	Y		One gas bayonet—clean and operational.				
<b>Tenant Comments</b>									
<b>BEDROOM 1 – MASTER</b>									
<b>Doors &amp; Frames</b>	Y	Y	Y		Cream timber door with cream aluminium frames—clean, intact, and in good condition  One set of glass sliding doors leading to the central patio				
<b>Door handle</b>	Y	Y	Y		Silver stainless steel knobs—clean, intact, and				

	Start of Tenancy				End of Tenancy			
<b>Sliding door treatment</b>	Y	Y	Y		operational			
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		One set of beige curtains with cream backing, secured to silver stainless steel curtain rod with silver knob—clean and in good condition. Two black draw backs and four golden hooks—clean, secured, and in good condition			
<b>Light Fittings</b>	Y	Y	Y		White—clean, intact, and in good condition			
<b>Walls</b>	Y	Y	Y		One black ext. and gold int. shade with crystal chandelier—clean, intact, operational, and in good condition			
<b>Fly Screen mesh</b>	Y	Y	Y		Beige, clean, intact, and in good condition. One feature wall—wall papered as new, clean, intact, and in good condition			
<b>Switches</b>	Y	Y	Y		Clean, intact, and in good condition			
<b>Power Points</b>	Y	Y	Y		Two white plastic single switches—clean, intact, and operational			
<b>Floor Coverings</b>	Y	Y	Y		One white plastic single point and switch, one white plastic double point and switch, one white plastic telephone and one tv aerial connection, and two white blank plates			
<b>Tenant Comments</b>	Y	Y	Y		Cream/beige carpet—clean, intact, and in good condition			
<b>WALK-IN ROBE</b>								
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		To both RHS and LHS: Painted white as per rest of the room—clean, intact, and in good condition			
<b>Light Fittings</b>	Y	Y	Y		To both RHS and LHS: exposed socket with white shade—clean and operational			
<b>Walls</b>	Y	N	Y		To both RHS and LHS: Painted beige as per rest of the room—clean, intact, and in good condition. Minor chip marks to base of walls.			
<b>Switches</b>	Y	Y	Y		2 x white single clean and intact			
<b>Shelves</b>	Y	Y	Y		Two white melamine shelves with cream timber plinth—clean, intact, and in good condition			
<b>Rod</b>	Y	Y	Y		Two silver stainless steel hanging rods—clean, secured, and in good condition			
<b>Floor Coverings</b>	Y	Y	Y		To both RHS and LHS: Cream/Beige carpet as per rest of the room—clean, intact, and in good condition			

Start of Tenancy

End of Tenancy

				Start of Tenancy	End of Tenancy
<b>Robe</b>					
<b>Tenant Comments</b>					
<b>BEDROOM 2</b>					
<b>Doors &amp; Frames</b>	Y	Y	Y		Cream timber door with cream aluminium—one minor paint mark to ext of door, o/w in clean and good condition
<b>Door handle</b>	Y	Y	Y		Two silver s/s knobs—clean and operational
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White—clean, intact, and in good condition
<b>Light Fittings</b>	Y	Y	Y		One exposed socket with circular white plastic shade—clean and operational
<b>Walls</b>	Y	Y	Y		White—minor paint rush marks to base, o/w generally clean, intact, and in good condition
<b>Window/tracks</b>	Y	Y	Y		Three fixed glass panels—clean, intact, and in good condition. Silver aluminium tracks—clean and in good condition
<b>Window Frames</b>	Y	Y	Y		White aluminium—clean and in good condition
<b>Locks/latches/handles</b>	Y	Y	Y		Black—clean and operational
<b>Window mesh/frame</b>	Y	Y	Y		White frame; mesh is clean, intact, and in good condition
<b>Window Treatments</b>	Y	Y	Y		One set of red curtains with cream backing, on silver s/s rod with hook to center—clean, intact, and in good condition
<b>Switches</b>	Y	Y	Y		One white plastic single switch—clean and operational
<b>Power Points</b>	Y	Y	Y		One white plastic double point and switch—clean and operational
<b>Floor Coverings</b>	Y	Y	Y		Beige carpet—clean, intact, and in good condition
<b>Tenant Comments</b>					
<b>WALK-IN ROBE</b>					
<b>Ceiling &amp; Cornices</b>	Y	Y	Y		White—clean, intact, and in good condition
<b>Walls</b>	Y	Y	Y		White—clean, intact, and in good condition. One timber strip to rear of RHS recess.
<b>Shelves</b>	Y	Y	Y		One white melamine shelf with white timber plinth

Start of Tenancy

End of Tenancy

<b>Rod</b>	Y	Y	Y	Two silver s/s hanging rods—clean, secured, and in good condition				
<b>Floor Coverings</b>	Y	Y	Y	Beige carpet—clean, intact, and in good condition				
<b>Tenant Comments</b>								
<b>BATHROOM 1</b>								
<b>Doors &amp; Frames</b>	Y	Y	Y	Cream timber door with silver s/s handles—clean, intact, and in good condition				
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—clean, intact, and in good condition				
<b>Light Fittings</b>	Y	Y	Y	One exposed socket with white plastic circular shade—clean, intact, and operational				
<b>Walls</b>	Y	Y	Y	White—clean, intact, and in good condition				
<b>Windows &amp; Flyscreens</b>	Y	Y	Y	Two frosted glass panels—clean, intact, and in good condition				
<b>Window Frames and locks/latches/handles</b>	Y	Y	Y	Grey aluminium-- clean, intact, and in good condition All locks and handles are clean, intact, and operational				
<b>Window Sill</b>	Y	Y	Y	White tiles with white grout-- clean, intact, and in good condition				
<b>Switches</b>	Y	Y	Y	One white plastic single switch—clean, intact, and operational				
<b>Power Points</b>	Y	Y	Y	One white plastic double point and switch-- clean, intact, and operational				
<b>Floor Coverings</b>	Y	Y	Y	Grey tiles with white/cream grout—clean, intact, and in good condition. One silver s/s drain-- clean, intact, and operational				
<b>Floor drain</b>	Y	Y	Y	Silver s/s—clean and operational				
<b>Exhaust Fan</b>	Y	Y	Y	White clean and good sound condition				
<b>Mirror</b>	Y	Y	Y	Large rectangular mirror with stainless steel frame all intact and sound condition				
<b>Splashback</b>	Y	Y	Y	White tiles and grout all clean and good sound condition intact				
<b>Vanity Bench</b>	Y	Y	Y	Light caramel melamine top—clean, intact, and in good condition				
<b>Basin</b>	Y	Y	Y	One white stylus basin—clean, intact, and in good condition				
<b>Basin drain and plug</b>	Y	Y	Y	One built in silver s/s plug and drain-- clean, intact, and operational				

	Start of Tenancy			End of Tenancy				
<b>Basin Taps &amp; Spout</b>	Y	Y	Y	One silver s/s flick mixer— clean, intact, and operational				
<b>Cupboards &amp; Drawers exterior</b>	Y	Y	Y	Two melamine silver and white striped doors with two silver s/s handles—clean, intact, and in good condition.				
<b>Cupboards &amp; Drawers interior</b>	Y	Y	Y	Two white melamine shelves with one white plug—clean, intact, and in good condition. Four silver hinges-- clean, intact, and operational				
<b>Bath</b>	Y	Y	Y	One white ceramic bath—clean, intact, and in good condition				
<b>Bath Taps &amp; Spout</b>	Y	Y	Y	Silver s/s-- clean, intact, and operational				
<b>Bath plug/drain</b>	Y	Y	Y	White rubber-- clean, intact, and operational				
<b>Bath hob</b>	Y	Y	Y	White tiles with white grout—clean and in good condition				
<b>Bath surrounds</b>	Y	Y	Y	White rectangular tiles with white grout—clean and in good condition				
<b>Shower ceiling</b>	Y	Y	Y	As per rest of room; one air vent—clean and intact				
<b>Shower Screen</b>	Y	Y	Y	Two fixed glass panels with silver aluminium frames—clean and intact. Glass door with silver aluminium frame— clean, intact, and operational				
<b>Shower Walls</b>	Y	Y	Y	White tiles with white grout—clean, intact, and in good condition				
<b>Shower Floor &amp; Drain</b>	Y	Y	Y	Grey/Light brown tiles with grey grout—clean, intact, and in good condition One silver s/s drain—clean and intact				
<b>Shower Taps &amp; Rose</b>	Y	Y	Y	Silver s/s with rubber black head-- clean, intact, and operational Silver s/s-- clean, intact, and operational				
<b>Towel Rails</b>	Y	Y	Y	One silver s/s dual rail—secured to wall and in good condition				
<b>Shower hob</b>	Y	Y	Y	White tiles with white grout—clean and intact				
<b>Tenant Comments</b>								
<b>BATHROOM 2 (Master Bedroom's ensuite)</b>								
<b>Doors &amp; Frames</b>	N	Y	Y	Cream timber sliding door with silver stainless steel handle—clean and in good condition. Timber door frame with one black scuff mark and paint chip to base of frame. One timber plinth to sliding door—clean and intact.				

	Start of Tenancy			End of Tenancy				
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—clean, intact, and in good condition				
<b>Light Fittings</b>	Y	Y	Y	One exposed fitting with white plastic shade—clean, intact, and operational				
<b>Walls</b>	Y	Y	Y	Beige, clean, intact, and in good condition				
<b>Window</b>	Y	Y	Y	Two frosted glass panels—clean, intact, and in good condition Black aluminium frames—clean, intact, and in good condition Locks And Latches— Clean and operational Window Sill-- Painted white—clean and in good condition				
<b>Switches</b>	Y	Y	Y	One white plastic double switch—clean, intact, operational, and in good condition				
<b>Power Points</b>	Y	Y	Y	One white plastic double switch and point—clean, intact, and in good condition				
<b>Skirting</b>	Y	Y	Y	White tiles with white grout—clean, intact, and in good condition				
<b>Floor Coverings</b>	Y	Y	Y	Light brown tiles with cream grouting—clean, intact, and in good condition. One silver stainless steel drain—clean and intact.				
<b>Exhaust Fan</b>	Y	Y	Y	One circular white fan—clean, intact, and operational				
<b>Mirror</b>	Y	Y	Y	One large rectangular—secured to wall with four metal clips, clean and in good condition				
<b>Splash back</b>	Y	Y	Y	White, silver, and grey tiles with white grout—clean, intact, and in good condition				
<b>Vanity Bench</b>	Y	Y	Y	Light caramel melamine top—clean, intact, and in good condition				
<b>Basin</b>	Y	Y	Y	Two white ceramic stylus basins—clean, intact, and in good condition				
<b>Basin Taps &amp; Spout</b>	Y	Y	Y	Two silver stainless steel flick mixer—clean, intact, and in good condition				
<b>Basin Drain and Plug</b>	Y	Y	Y	Silver stainless steel—as new, clean, and in good condition				
<b>Cupboards &amp; Drawers</b>	Y	Y	Y	Four white melamine doors with four silver s/s handles—clean, intact and in good condition White melamine shelves with two white plugs—clean and in good condition. Eight hinges—clean, intact, and operational				
<b>Shower Ceiling</b>	Y	Y	Y	As per rest of room—clean, intact, and in good condition				
<b>Shower Hob</b>	Y	Y	Y	White tiles with white grout—clean, intact, and in				

				Start of Tenancy	End of Tenancy					
					good condition					
<b>Shower Walls</b>	Y	Y	Y		White tiles with white grouting and single row of feature white, silver, and grey tiles—all clean, intact, and in good condition					
<b>Shower Floor</b>	Y	Y	Y		As per rest of room—clean, intact, and in good condition					
<b>Shower Drain</b>	Y	Y	Y		One silver s/s—clean and intact					
<b>Shower Taps &amp; Rose</b>	Y	Y	Y		Two silver s/s flick mixer taps-clean, intact, and operational Dual silver s/s with rubber heads—clean, intact, operational, and in good condition					
<b>Towel Rails</b>	Y	Y	Y		One dual silver s/s—secured to wall and in good condition					
<b>Toilet Cistern &amp; Tap</b>	Y	Y	Y		White ceramic—clean, intact, and in good condition. Dual flush—clean and operational Chrome Tap—clean with minor paint splash marks, intact, and operational					
<b>Toilet Bowl</b>	Y	Y	Y		White ceramic—clean, intact, and in good condition					
<b>Toilet Seat &amp; Lid</b>	Y	Y	Y		White plastic—clean, intact, and in good condition					
<b>Roll Holder</b>	Y	Y	Y		Silver stainless steel—secured to wall, clean, intact, and in good condition					
<b>Tenant Comments</b>										
<b>LAUNDRY and TOILET</b>										
<b>Doors &amp; Frames</b>	Y	Y	Y		Cream timber door with cream aluminium frames and silver s/s handles—clean, intact, and in good condition.					



<b>Sliding door/tracks</b>	Y	Y	Y	Two glass panels, clean, glide well	Start of Tenancy	End of Tenancy			
<b>Sliding door handle</b>	Y	Y	Y	Silver s/s frame; handle—all fully operational and clean					
<b>Mesh Sliding door and handle</b>	Y	Y	Y	Clean and operational					
<b>Mesh sliding door frame</b>	Y	Y	Y	Silver s/s--Clean and operational					
<b>Ceiling &amp; Cornices</b>	Y	Y	Y	White—clean, intact, and in good condition					
<b>Light Fittings</b>	Y	Y	Y	One exposed light with white circular plastic shade—clean and operational					
<b>Walls</b>	Y	Y	Y	White—clean, intact, and in good condition					
<b>Power Points</b>	Y	Y	Y	One white plastic double point and switch—clean and operational					
<b>Skirting</b>	Y	Y	Y	White tiles with white grout—clean, intact, and in good condition					
<b>Floor Coverings</b>	Y	Y	Y	Cream tiles with cream grout—clean, intact, and in good condition					
<b>Washing machine taps</b>	Y	Y	Y	Two silver s/s taps—clean, intact, and operational					
<b>Splash back</b>	Y	Y	Y	White tiles with white grout—clean and intact					
<b>Trough</b>	Y	Y	Y	Silver s/s sink—clean and in good condition. Plastic door cover—clean and in good condition. Int. is clean and in good condition					
<b>Trough Taps &amp; Spout</b>	Y	Y	Y	One silver s/s flickmixer—clean and operational					
<b>Additional</b>									
<b>Tenant Comments</b>									
<b>TOILET</b>									
<b>Ceiling/cornice</b>	Y	Y	Y	White—clean, intact, and in good condition					
<b>Walls</b>	Y	Y	Y	White—clean, intact, and in good condition					
<b>Floors</b>	Y	Y	Y	Light brown tiles with cream grout—clean, intact, and in good condition					
<b>Skirting</b>	Y	Y	Y	White tiles with white grout—clean, intact, and in good condition					
<b>Toilet cisterns and buttons</b>	Y	Y	Y	White ceramic with dual silver s/s flush-- clean, intact, and operational					
<b>Toilet seat and lid</b>	Y	Y	Y	White plastic—clean, intact, and in good condition					
<b>Toilet base and pedestal</b>	Y	Y	Y	White ceramic-- clean, intact, and operational					

	Start of Tenancy				End of Tenancy				
<b>Toilet taps</b>	Y	Y	Y		Silver s/s-- clean, intact, and operational				
<b>Toilet roll holder</b>	Y	Y	Y		Silver s/s—secured to wall, clean, intact, and operational				
<b>Floor drain</b>	Y	Y	Y		Silver s/s-- clean, intact, and in good condition				
<b>Door/frame int and ext</b>	Y	Y	Y		Cream timber door with cream aluminium frame—clean, intact, and in good condition				
<b>Door handle int and ext</b>	Y	Y	Y		Silver s/s knobs—clean, intact, and in good condition				
<b>Door lock</b>	Y	Y	Y		Self-locking to int.				
<b>Light fitting</b>	Y	Y	Y		One exposed socket with white plastic circular shade—clean and operational				
<b>Light switch</b>	Y	Y	Y		One white plastic single switch-- clean, intact, and operational				
<b>Exhaust fan</b>	Y	Y	Y		One circular fan—clean, intact, and operational				
<b>Tenant Comments</b>									
<b>EXTERIOR REAR</b>									
<b>Roof And capping</b>	Y	Y	Y		Cream colorbond—clean, intact, and in g/c				
<b>Tv Aerial</b>	Y	Y	Y		One--operational				
<b>Gutters</b>	Y	Y	Y		Dark grey—clean, intact, and in g/c				
<b>Fences</b>	Y	Y	Y		Limestone block to base with green metal slat to top; all pillars and fences are clean and operational. One green metal aluminium slat gate, one padlock—all clean, intact, and operational  RHS -Green colorbond with uprights and capping-- clean, intact, and in g/c				
<b>Gardens &amp; Plants</b>	Y	Y	Y		One small bed with no plants, no weeds and one red pot.				
<b>Lights</b>	Y	Y	Y		Two exposed sockets—clean and operational				
<b>Paths &amp; Paving</b>	Y	Y	Y		Pebbled with eight grey concrete stepping stones.				
<b>Sliding doors/frames</b>	Y	Y	Y		Two sets of doors with cream aluminium frames-- clean, intact, and in g/c				
<b>Mesh/Frame</b>	Y	Y	Y		Two sets of cream aluminium-- clean, intact, and in g/c				
<b>Sliding Mesh/frames</b>	Y	Y	Y		Two sets-- clean, intact, and in g/c				
<b>Taps</b>	Y	Y	Y		Has one hose attached—secured to wall and				

	Start of Tenancy				End of Tenancy			
<b>Walls</b>	Y	Y	Y		operational			
					Cream brick with cream grout to top half and grey render to lower half-- clean, intact, and in g/c			
<b>Facia</b>	Y	Y	Y		Dark grey-- clean, intact, and in g/c			
<b>Eaves</b>	Y	Y	Y		White-- clean, intact, and in g/c			
<b>Down pipes</b>	Y	Y	Y		Cream-- clean, intact, and in g/c			
<b>Flooring</b>	Y	Y	Y		Red and grey brick, staining near fence o/w clean, intact, and in g/c			
<b>Tenant Comments</b>								

**END OF REPORT  
(Endorsement follows)**

<b>GENERAL</b>	
Dishwasher	Nil
HWS: Type, make and model	Dux Prodigy 5 star--clean and fully operational
Foxtel	Nil
Gay bayonets	Present to rhs wall in family area
TV aerial	Present to roof. Connection to back of TV in family area
Air cond.: make and model	Kelvinator KSV70HRC
Air con: Compressor units make and model	Kelvinator inverter
Garage door: make and model	Centurion; white plastic and wall mounted--clean and operational Avanti; black plastic with white plastic cover, light and unit are clean, intact, and operational

<b>METERS</b>	
RCD	Present
Lock to meter box	Nil
Smoke alarms	Two hard wired smoke alarms, present

<b>KEYS / MANUALS</b>	
Remotes	Two garage remotes to property

Start of Tenancy

End of Tenancy

Manuals	Present to all appliances
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<b>RETICULATION</b>	
Main panel	Located to front rhs wall of property
Stations	One only

*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:

### END OF TENANCY

TENANT SIGNATURE	:	DATE:
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<i>Start of Tenancy</i>	<i>End of Tenancy</i>
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TENANT SIGNATURE :

DATE:

TENANT SIGNATURE :

DATE:

PROPERTY MANAGER :

DATE: