



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 "Y" if the condition applies & "N" if not	Start of Tenancy				1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees	End of Tenancy				1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees
	1	2	3	4		1	2	3	4	
EXTERIOR FRONT										
Fences	Y	Y	Y		Cream Colorbond w/ cream capping & uprights to front LHS – all clean, undamaged & working 2 rows of limestone blocks fence retaining wall in front of the garden bed – clean, undamaged & working Timber fence w/ timber uprights & green aluminium capping to RHS – clean, undamaged & working					
Gates	N	Y	Y		Timber gate w/ green aluminium capping to LHS rear of carport – appears aged & weathered but it's undamaged & working					
Letterbox	Y	Y	Y		Beige aluminium w/ numbers 55 in black on a white backing plate to front LHS – clean, undamaged & working					
Lawns	Y	Y	Y		Fully reticulated; green & healthy; mowed & edged					
Gardens & Plants	Y	Y	Y		Garden beds to LHS w/ cream concrete border to front – water meter located here; shrubs are green & healthy Garden bed w/ limestone retaining wall to front LHS – shrubs appear green & healthy; fully reticulated Garden bed w/ cream concrete border to front & RHS – all shrubs appear green & healthy; fully mulched throughout; weed free; fully reticulated					
Reticulation	Y	Y	Y		Present					
Taps & Hoses	Y	Y	Y		Tap to front LHS of carport – clean, undamaged & working					
Driveway	N	Y	Y		Gray pavers w/ a single row of dark gray pavers to border – pavers appear swept clean & weed free; slightly discoloured from weathering; moss in between pavers at centre however all appears undamaged & working					
Meter Boxes	N	Y	Y		2 terracotta coloured – aged & weathered					

				Start of Tenancy	End of Tenancy
				otherwise undamaged & working	
Roof	Y	Y	Y	Black terracotta tiles – clean, undamaged & working	
Gutters	N	Y	Y	Black aluminium – slightly faded w/ age but undamaged & working	
Downpipes	N	Y	Y	Terracotta – slightly aged & weathered but undamaged & working	
Eaves	N	Y	Y	Painted white – large 50cm water discolouration mark to front in front of front door; remaining all appears clean, undamaged & working	
Earnings	Y	Y	Y	Cream aluminium – clean, undamaged & working	
Building Walls	Y	Y	Y	Red brick w/ cream grout – clean, undamaged & working throughout	
Tenant Comments					
CARPOR					
Ceiling & Cornices	N	Y	Y	Painted white – has a few minor scuff marks, minor black discolouration marks at centre & a few minor cobwebs to front RHS corner edge otherwise undamaged & working	
Light Fittings	Y	Y	Y	Exposed socket to ceiling – clean, undamaged & working	
Walls	Y	Y	Y	Timber fence to rear w/ slat timber panels to top & cream aluminium capping – clean, undamaged & working	
Switches	Y	Y	Y	White light switch – clean, undamaged & working	
Pylons	Y	Y	Y	4 red brick w/ cream grout – clean, undamaged & working	
Floor	N	Y	Y	Cream pavers w/ a single row of gray pavers to border – all discolouration marks through centre; minor spot stains to back LHS corner; to back RHS corner at centre is a large oil discolouration mark; swept clean; all pavers appear undamaged	
Gutters	N	Y	Y	Black aluminium – aged & weathered but undamaged & working	
Earnings	N	Y	Y	Cream aluminium – clean, undamaged &	

				Start of Tenancy	End of Tenancy
				working Painted cream timber oarning below aluminium oarnings – paint appears to be weathered & cracking throughout centre	
Roof	Y	Y	Y	Black terracotta tiles – clean, undamaged & working	
Tenant Comments					
FRONT PORCH					
Ceiling & Cornices	Y	Y	Y	Painted white – clean, undamaged & working	
Light Fittings	N	Y	Y	Black lantern style – clean to exterior but has minor cobwebs to interior otherwise undamaged & working	
Walls	Y	Y	Y	Red brick w/ cream grout – clean, undamaged & working	
Windows & Frames	N	N	Y	4 glass panels w/ black aluminium frames – clean, undamaged & working Black flyscreens w/ black aluminium frame – LHS flyscreen is dented & bent to bottom to LHS base; flyscreen to RHS windows appears slightly aged & black frame to flyscreen appears bent & dented to base	
Doors & Frames	N	N	Y	Timber door w/ 8 timber insert panels – multiple scratches & weather marks throughout; base of door appears weathered otherwise clean, dust free & cobweb free Timber door frame – 4cm scratch mark at centre to RHS Silver aluminium door handle & dead lock – clean, undamaged & working Timber door step – base of door has a silver weather strip; clean, undamaged & working Single row of red bricks in front of door step – slightly dusty otherwise undamaged & working	
Security Screens/Frames	N	N	Y	Black aluminium door w/ black aluminium frame – black handle has multiple chips; minor white discolouration marks & weathering marks to flyscreen to front of screen door Silver aluminium dead lock – clean,	

				Start of Tenancy	End of Tenancy
				undamaged & working	
Floor	N	Y	Y	Cream pavers w/ a single row of dark gray pavers to border – minor discolouration & aged weather marks throughout surface; moss in between the pavers otherwise undamaged & working	
Additional	Y	Y	Y	1 alarm security box white plastic w/ a blue light to base – clean, undamaged & working	
Tenant Comments					
ENTRY					
Front Door & Frame	Y	N	Y	Timber door w/ 8 insert panels – has multiple scratch marks to bottom RHS edge & at centre to base Timber door frame – has a fine hairline settlement crack to surround on LHS Silver stainless steel door handle & lock – clean, undamaged & working	
Ceiling & Cornices	Y	Y	Y	Painted white – clean, undamaged & working	
Light Fittings				None	
Walls	N	Y	Y	Painted beige – minor paint patch marks to bottom LHS; minor patch marks underneath the light switch to RHS wall; few paint chips where paint has bubbled to RHS edge of wall	
Switches	Y	Y	Y	1 white double – clean, undamaged & working	
Power Points				None	
Floor Coverings	Y	Y	Y	Medium coloured timber floor boards – clean, undamaged & working	
Additional	Y	Y	Y	1 cream hard wired smoke alarm – green light visible; clean, undamaged & working 1 Western Security alarm control box – cream to exterior; appears clean, undamaged & working	
Tenant Comments					
FAMILY AREA					
Sliding Doors &	N	N	Y	1 fixed panel & 1 glass sliding door w/ black	

	Start of Tenancy			End of Tenancy			
Frames				aluminium frames – multiple chips to base of frame at centre of sliding door to the tracks; glass is all clean, undamaged & working Black sliding door tracks – very slightly dusty; mostly clean throughout Black sliding door handle w/ silver stainless steel lock – clean, undamaged & working Black aluminium frame w/ black sliding security screen – black flyscreen to security screen has 2 holes to bottom LHS corner; frame is all clean, undamaged & working Black door handle & plate – few minor chips to surround of handle Silver stainless steel locking device – clean, undamaged & working			
Sliding Door Treatments	Y	Y	Y	2 sets of beige Holland blinds – both clean, undamaged & working Cords, rods & pulls – both clean, undamaged & working			
Ceiling & Cornices	Y	Y	Y	Painted white – 1 patch mark 10cm round to back RHS corner; remainder of ceiling is all clean, undamaged & working			
Light Fittings	Y	Y	Y	Circular frosted glass w/ 3 silver stainless steel clips & silver stainless steel backing plate – all clean, undamaged & working			
Walls	Y	N	Y	Painted beige – LHS has a few minor chips at base & edge; remainder all appear clean, undamaged & working			
Windows & Frames	Y	N	Y	8 glass panels w/ black aluminium frames – clean, undamaged & working Locks, latches & handles – clean, undamaged & working Window tracks – clean, undamaged & working 2 flyscreens w/ black aluminium frames – flyscreen has a few minor holes to base & bottom of frame appears bent & damaged to RHS; LHS flyscreens appears slightly warped to base of frame w/c is black aluminium			
Window Treatments	Y	Y	Y	2 sets of beige Holland blinds – clean, undamaged & working Cords, rods & pulls – clean, undamaged &			

				Start of Tenancy	End of Tenancy
				working	
Floors	Y	Y	Y	Timber floor boards – clean, undamaged & working	
Power Points	Y	Y	Y	1 single white, 1 TV aerial point & 1 telephone connection point – clean, undamaged & working	
Hooks & Screws	Y	Y	Y	1 cream picture hook – clean, undamaged & working	
Air Conditioning Unit	Y	Y	Y	Cream LG inverter – all clean, undamaged & fully operational; all filters & swinging waves area all clean, undamaged & working	
Additional	Y	Y	Y	1 wooden rod to rear window track – clean, undamaged & working 1 cream hard wired smoke alarm – clean, undamaged & working 1 cream alarm sensor w/ 3 lights visible – clean, undamaged & working 1 cream plastic AC remote holder wall mounted – clean, undamaged & working	
Tenant Comments					
DINING AREA					
Ceiling & Cornices	N	Y	Y	Painted white – very faint black scuff discolouration mark at centre 50cm in length; cornices are all clean, undamaged & working	
Switches	Y	Y	Y	2 silver stainless steel singles – clean, undamaged & working	
Walls	N	N	Y	Painted beige – few minor scuffs & chips to base	
Light Fittings	Y	Y	Y	Circular frosted glass w/ stainless steel backing plate to top w/ 3 silver stainless steel clips that come down – clean, undamaged & working	
Floor	Y	Y	Y	Timber floor boards – clean, undamaged & working	
Hooks & Screws	Y	Y	Y	3 cream to RHS wall – clean, undamaged & working	
Power Points	Y	Y	Y	1 white double & 1 single – clean, undamaged & working	

Start of Tenancy

End of Tenancy

Tenant Comments**REAR PASSAGE**

Ceiling & Cornices	N	Y	Y	Painted white – few minor scuffs to rear				
Walls	N	N	Y	Painted beige - clean w/ multiple minor scuffs & chips to bottom edge				
Floor	Y	Y	Y	Timber floor boards – clean, undamaged & working All metal strips leading off to other rooms – clean, undamaged & working				
Additional	Y	Y	Y	1 manhole painted white – clean, undamaged & working 1 cream hard wired smoke alarm – light is visible; clean, undamaged & working 1 alarm sensor – clean, undamaged & working				

Tenant Comments**KITCHEN**

Doors & Frames				None				
Ceiling & Cornices	Y	Y	Y	Painted white – circular patch mark where a previous ceiling exhaust has existed				
Light Fittings	Y	Y	Y	1 large circular frosted glass w/ 3 silver stainless steel clips - all clean, undamaged & working 3 down lights w/ silver stainless steel surrounds - all clean, undamaged & fully operational				
Walls	N	N	Y	Painted beige – few minor chips & scuffs; RHS wall has a settlement crack to top edge of wall & cornice; top of walls to RHS there is a 2m minor hairline settlement crack at edge running horizontally; vertical settlement crack above RHS window approx 20cm in length; few minor chips to base underneath telephone connection to top of tiles				
Windows & Frames	Y	N	Y	4 glass panels w/ black aluminium frames –				

	Start of Tenancy			End of Tenancy
				clean, undamaged & working Locks, latches & handles – all clean, undamaged & working Black aluminium window tracks – clean, undamaged & working Flyscreens – LHS has a 3cm pull or tear at centre; RHS flyscreen has multiple holes to base
Window Treatments	Y	N	Y	2 sets of silver slim line Venetian blinds – RH set of blinds has 2 bent slats; LH blinds are all clean, undamaged & working Cords, rods & pulls – clean, undamaged & working
Switches	Y	Y	Y	1 silver stainless steel w/ a white switch – clean, undamaged & working 1 white single – clean, undamaged & working
Power Points	Y	Y	Y	1 quadruple silver stainless steel w/ white switches & 1 white single – clean, undamaged & working 1 white single power point to fridge recess – clean, undamaged & working 1 cream telephone connection – clean, undamaged & working
Floor Coverings	N	Y	Y	Timber floor boards – few minor hairline surface scratches otherwise all clean, undamaged & working
Kicker Board	N	Y	Y	Timber – few minor discolouration marks but is mostly clean throughout
Fridge Recess	N	N	Y	Painted white ceiling & cornices – clean, undamaged & working Painted beige walls – few minor scuffs at centre above power point; few very minor scuffs & chips to base Timber floors – clean, undamaged & working
Splashback	N	N	Y	Cream tiles w/ white grout – grout is missing slightly to centre tiles at front edge; very minor discolourations to grout otherwise tiles all appear clean, undamaged & working
Bench	N	N	Y	Black marble look – bench top to LHS of sink has multiple scratch marks to surface Large black breakfast bar w/ black & gray marble look bench top – clean, undamaged & working; timber wall underneath breakfast

				Start of Tenancy	End of Tenancy				
					bar has 2 small scuff/gauge marks to RHS wall underneath bench top				
Sink	N	N	Y		1 silver stainless steel – water marks & fine hairline surface scratches 2 silver stainless steel draining boards – water marks otherwise all clean, undamaged & working 1 black rubber plug – clean, undamaged & working				
Sink Taps & Spout	N	Y	Y		2 silver stainless steel taps– both clean, undamaged & working Silver stainless steel faucet – slightly corroded to top edge				
Cupboards & Drawers	N	N	Y		11 timber melamine cupboards w/ 10 silver stainless steel handles – all appear clean to exterior; cupboard door to RHS of stove top has minor chip to top edge; cupboards have multiple minor chips to top edges; cupboard doors under sink are missing the edging to top 10cm of the door & to 80cm of RHS door; at top edge underneath sink is missing the melamine; remainder of doors appear chipped to top edges throughout; internal to doors are all clean throughout; 6 doors have plastic child locks to interior; hinges are all clean, undamaged & working; white melamine shelving to LHS of stove top internally is all clean; white melamine shelving to internal of cupboard to RHS of stove top has multiple minor chips to top edge of melamine shelf; melamine shelf underneath sink internally to the cupboard has multiple chips to top & bottom edges of shelving; 1 hole to top LHS for washing machine access to top shelf underneath sink; remainder of shelves are all clean, undamaged & working 4 timber look drawers w/ silver stainless steel handles – 2 nd drawer down has a pink spot mark to top edge; top drawer has a minor chip to front LHS edge; 3 rd drawer down has multiple minor chips to front edge; bottom drawer appears clean, undamaged &				

				Start of Tenancy	End of Tenancy
				working; 4 silver stainless steel handles are clean, undamaged & working; white melamine internally to drawers; top drawer has multiple scuff marks throughout & 1 white plastic child lock; 2 nd drawer down has multiple scuffs & scratch marks throughout & 1 white plastic child lock present; 3 rd drawer down has a few minor scuff marks to surface of white melamine; bottom drawer has a large circular 5cm discolouration mark at centre w/ a white plastic child lock to internal	
Range hood	Y	Y	Y	Silver stainless steel – clean, undamaged & working 2 lights to rear – clean, undamaged & working 3 filters – clean, undamaged & working 2 gray control buttons – clean, undamaged & working	
Cooktop	N	Y	Y	Silver stainless steel Westinghouse – has 4 silver stainless steel control buttons to RHS; minor scratches to surface of silver stainless steel surround; 4 gas burners; hobs are all clean; 2 black grills over hobs appear clean, undamaged & working; 1 centre silver stainless steel grill is clean, undamaged & working	
Oven	N	N	Y	Silver stainless steel Westinghouse w/ silver stainless steel door handle & glass insert panel – clean, undamaged & working to exterior 3 control knobs – slightly worn & the black surface has come away from the oven grill control button Internally to door – glass door appears clean, undamaged & working Internally to oven – 2 metal racks & 1 grilling tray; silver stainless steel metal racks are clean, undamaged & working; black floor & walls are clean, undamaged & working; fan appears to be clean, undamaged & working; grilling tray has minor built on grime to front edge	
Dishwasher Space	Y	N	Y	Plaster rear wall – few minor chips to base	

				Start of Tenancy	End of Tenancy
				Timber melamine cupboard sides – clean, undamaged & working Timber floor boards – clean, undamaged & working	
Pantry	Y	N	Y	Timber melamine pantry: White melamine ceiling – clean, undamaged & working White melamine walls – clean, undamaged & working 4 white melamine shelves – minor chipping to the front edge; bottom shelf has 2 minor chips to front edge; remainder of shelves all appear clean, undamaged & working Timber door to exterior – clean, undamaged & working 1 timber door handle – clean, undamaged & working Interior to door – has a few minor chips to front edge; 2 hinges present (top & bottom) center hinge is missing & there is a hole present; top & bottom hinges are fully operational	
Tenant Comments					
SEPARATE LOUNGE AREA					
Doors & Frames				None	
Ceiling & Cornices	N	Y	Y	Painted white – minor discolouration mark 2cm at centre; remainder all appear clean, undamaged & working	
Light Fittings	Y	Y	Y	2 frosted circular glass w/ 3 stainless steel clips – all clean, undamaged & working	
Walls	N	N	Y	Painted beige – multiple chip marks to base & a patch mark to bottom LHS under window; LHS wall has a settlement crack 10cm at centre of window; few minor scuff marks to base of walls; multiple chips throughout base	
Switches	Y	Y	Y	1 white single & double – clean, undamaged & working	
Power Points	N	Y	Y	2 singles white – LHS power point has multiple discolouration marks to surface	

				Start of Tenancy	End of Tenancy
				though undamaged & working 1 white TV aerial point – clean, undamaged & working 1 cream telephone connection – clean, undamaged & working 1 Foxtel connection – clean, undamaged & working	
Windows & Frames	N	N	Y	4 glass panels – glass appears clean, undamaged & working Black aluminium frames - appear clean, undamaged & working Black aluminium window tracks - all clean, undamaged & working Cream plaster window sill – 1 chip at centre to RHS window sill; LHS window sill has a settlement crack at centre & a few minor scuffs throughout surface Flyscreens w/ frames – frames have damage to outside but internally they all appear clean & working	
Window Treatments	Y	N	Y	2 sets of timber Venetian blinds – RHS Venetian blinds bottom slat appears to have 4 holes to base of slat otherwise dust free Cords, winders & pulls – all appear clean, undamaged & working	
Floor Coverings	Y	Y	Y	Chocolate brown self embossed carpet – has been professionally cleaned; appears clean, undamaged & working 1 piece of brown plastic border stripping to edge of carpet – clean, undamaged & working	
Air Conditioning Unit	Y	Y	Y	1 Centrex wall mounted reverse cycle AC cream in colour – fully operational; all vents & filters have been cleaned	
Additional	Y	N	Y	1 metal TV wall mount – clean, undamaged & working 1 metal gas connection silver aluminium – clean, undamaged & working 1 cream wall vent – appears to be coming away from the wall slightly 1 cream alarm control sensor – clean, undamaged & working; all lights are visible	
Tenant Comments					

BEDROOM 1 - MASTER										
Doors & Frames	N	Y	Y		Painted cream timber door – all clean, undamaged & working to internal & external Silver stainless steel door handle – clean, undamaged & working; self locking to internal of door Cream aluminium door frame – black scuff marks to centre of LHS door frame Brown plastic strip at entrance to door – clean, undamaged & working					
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working					
Light Fittings	Y	Y	Y		Circular frosted glass w/ a silver stainless steel surround & 3 silver stainless steel clips – all clean, undamaged & working					
Walls	N	N	Y		Painted beige – RHS wall has 4 grummet holes & 1 hole to surround of TV aerial connection; hole to surround of black wire TV connection appears very jagged; remainder of walls all appear clean throughout; LHS wall at base has a 3cm gauge, a few minor painted over gauges & a few minor scuffs					
Windows	N	N	Y		6 glass panels w/ black aluminium frames – all appear in a clean condition; window frame to RHS has a few minor chips to surface Locks, latches & handles – clean, undamaged & working Flyscreen to RHS window – appears aged & weathered; has a black aluminium frame; frame to LHS of flyscreen appears bent & damaged LHS flyscreen – appears clean, undamaged & working Windows tracks – clean, undamaged & working					
Window Treatments	Y	Y	Y		2 sets of beige Holland blinds – clean, undamaged & working 1 beige striped self embossed curtain w/ a black wrought iron rod – clean, undamaged & working					
Switches	Y	Y	Y		1 white single – clean, undamaged & working					

	Start of Tenancy				End of Tenancy				
Power Points	Y	N	Y		2 doubles - both clean, undamaged & working 1 cream telephone connection – clean, undamaged & working 1 black wire TV aerial connection coming out of the wall w/ a silver head – appears clean & working				
Floor Coverings	Y	Y	Y		Brown carpet – has been professionally cleaned; all clean, undamaged & working				
Robe	Y	N	Y		Painted white ceilings & cornices – clean, undamaged & working Circular frosted light fitting w/ silver stainless steel backing plate – clean, undamaged & working 1 white single light switch – clean, undamaged & working Painted beige walls – few minor chips to base otherwise all clean; 1 chip to LHS wall at entrance to front LHS edge Brown embossed carpet – professionally cleaned; clean, undamaged & working 1 white melamine shelf w/ timber plinth to front edge – clean, undamaged & working 2 silver stainless steel hanging rails – both clean, undamaged & working				
Hooks & Screws	Y	Y	Y		2 picture hooks to centre , brass nails – clean, undamaged & working				
Tenant Comments									
BEDROOM 2									
Doors & Frames	Y	Y	Y		Timber door to interior & exterior – clean, undamaged & working Silver stainless steel door handle – clean, undamaged & working Painted cream aluminium door frame – clean, undamaged & working				
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working				
Light Fittings	Y	Y	Y		Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working				
Walls	Y	N	Y		Painted beige – RHS wall has a few chips throughout centre at base; remainder of walls				

				Start of Tenancy	End of Tenancy
				are all clean	
Windows	Y	N	Y	4 glass panels w/ black aluminium frames – clean, undamaged & working Window tracks – clean, undamaged & working Lock, latch & handle – clean, undamaged & working Flyscreen w/ black aluminium frame – appears slightly bent; flyscreen is clean & working	
Window Treatments	Y	N	Y	1 set of pink vertical blinds – open & close mechanism is non-operational however the sliding mechanism is	
Switches	Y	Y	Y	White single – clean, undamaged & working	
Power Points	Y	Y	Y	1 double & 1 cream telephone connection point – clean, undamaged & working	
Floor Coverings	N	Y	Y	Pale gray carpet – have been professionally cleaned; appears slightly worn through entrance at traffic area; a few minor spot stains visible at centre; 2 red spot stains & about 8 further spot stains; 1 rust mark in front of window; paint marks to back RHS corner	
Robe				None	
Tenant Comments					
BEDROOM 3 (rear RHS of property)					
Doors & Frames	N	N	Y	Painted cream timber door – has 2 large scuff marks & multiple minor chip marks to front LHS at centre; multiple chip marks & dirt marks to surround of door handle; 1 circular handle mark above & below the door handle w/ 2 drill holes; minor chips to bottom RHS edge of door; 2 sticky tape marks at centre; front edge has multiple chip marks throughout below locking mechanism below latch Internal of door is timber painted cream – 2 drill holes above & below the door handle Silver stainless steel door handle – self locking mechanism to interior; clean,	

	Start of Tenancy			End of Tenancy		
				undamaged & working Cream aluminium door frame – multiple minor chips to base of left & RHS frames; minor scratches to surround of latch rebate		
Ceiling & Cornices	N	Y	Y	Painted white – circular discolouration mark where a previous light fitting was attached to the ceiling & it juts out from the cream backing plate of the ceiling fan		
Light Fittings	Y	Y	Y	Ceiling fan & light fitting in 1, 4 white timber blades – clean, undamaged & working 1 circular frosted glass light fitting to base – clean, undamaged & working		
Walls	Y	Y	Y	Painted beige – clean, undamaged & working		
Windows	Y	N	Y	4 glass panels – clean, undamaged & working Black aluminium frames – clean, undamaged & working Lock, latch & handle – clean, undamaged & working 1 flyscreen w/ black aluminium frame – aluminium frame appears bent & damaged to LHS; flyscreen is all intact Window tracks – clean, undamaged & working Black aluminium window sill – clean, undamaged & working		
Window Treatments	Y	Y	Y	1 set of beige Holland blinds – clean, undamaged & working Cords, rods & pulls – clean, undamaged & working Cream aluminium security grill to exterior – clean, undamaged & working		
Switches	Y	Y	Y	White w/ ceiling fan control knob - clean, undamaged & working		
Power Points	Y	Y	Y	1 white double – clean, undamaged & working		
Floor Coverings	N	N	Y	Light gray carpet – has been professionally cleaned; quite worn through the entrance & traffic area; minor yellow stains to centre; few minor stains in front of built in robe; rust marks in front of window to RHS		
Hooks & Screws	Y	Y	Y	1 brass hook to ceiling in the back RHS		

				Start of Tenancy	End of Tenancy			
Robe	N	N	Y	corner – clean, undamaged & working Painted beige ceiling – clean, undamaged & working Painted beige walls – few minor scuffs & chips to base Gray carpet – several blue stains & several white spot stains to surface 2 white melamine shelves to top – clean, undamaged & working 1 silver stainless steel hanging rail – clean, undamaged & working 2 silver aluminium frames to glass mirrored sliding doors – both mirrored doors appear clean, undamaged & working Sliding door tracks are silver stainless steel – clean, undamaged & working				
Additional	Y	Y	Y	Controller for security grill to exterior is white w/ 3 control buttons – clean, undamaged & working 2 timber shelves wall mounted – both clean, undamaged & working				
Tenant Comments								
BEDROOM 4 (back LHS of property)								
Doors & Frames	N	N	Y	Painted cream timber door – has minor scuffs & multiple minor chips to base 1 brass gold look handle – has paint splash mark to top of handle to exterior; interior is all clean, undamaged & working Cream aluminium door frame – multiple chips throughout base				
Ceiling & Cornices	Y	Y	Y	Painted white - clean, undamaged & working				
Light Fittings	Y	Y	Y	Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working				
Walls	N	N	Y	Painted beige – RHS walls has wash marks through centre; a few minor chips to base; a few minor scuff marks throughout; multiple chips & scuff marks to base				
Windows	Y	N	Y	4 glass panels w/ black aluminium frames – clean, undamaged & working Lock, latch & handle – clean, undamaged &				

				Start of Tenancy	End of Tenancy				
				working Window tracks – clean, undamaged & working Black aluminium window sill to base – clean, undamaged & working Flyscren w/ black aluminium frame – flyscren is bent & damaged to centre LHS; 1 tear at centre of flyscren approx 5cm in length					
Window Treatments	Y	N	Y	1 set of blue vertical blinds – cords, rods & pulls are all clean, undamaged & working; couple of chains to the base of the blinds that are broken					
Switches	Y	Y	Y	White single – clean, undamaged & working					
Power Points	N	Y	Y	1 white double – clean, undamaged & working 2 cream telephone connections – LHS has blue paint to top edge 1 TV aerial connection point – has blue & cream paint to the surround					
Floor Coverings	N	N	Y	Light gray carpet – worn through traffic area; 2 minor spot stains at entrance; 1 minor black spot stain at centre					
Robe	Y	N	Y	White melamine built in robe: White melamine ceiling – minor chip to top LHS White melamine walls – clean, undamaged & working White melamine shelves – all clean w/ a few minor chips to front edges Gray plastic hanging rail to RHS of robe w/ 2 gray wire racks w/c are mounted as shelving units – clean, undamaged & working 2 glass mirrored sliding doors – both appear clean, undamaged & working					
Tenant Comments									
BATHROOM 1									
Doors & Frames	Y	Y	Y	Painted cream timber to interior & exterior – clean, undamaged & working 1 silver stainless steel door handle – clean,					

	Start of Tenancy				End of Tenancy			
					undamaged & working; self locking mechanism to interior Painted cream aluminium door frame – clean, undamaged & working			
Ceiling & Cornices	Y	Y	Y		Painted white – clean, undamaged & working			
Light Fittings	Y	Y	Y		Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working			
Walls	Y	N	Y		Painted light gray – wall to RHS of sink has a minor chip below power point; remainder are all clean, undamaged & working			
Windows & Flyscreens	Y	Y	Y		2 frosted glass panels w/ black aluminium frames – clean, undamaged & working Flyscreen w/ black aluminium frame – clean, undamaged & working Window tracks – clean, undamaged & working Light gray plaster window sill – clean, undamaged & working			
Window Treatments	Y	Y	Y		1 set of silver slim line Venetian blinds – clean, undamaged & working Cords, rods & pulls – clean, undamaged & working			
Switches	Y	Y	Y		1 white single – clean, undamaged & working			
Power Points	Y	Y	Y		1 white single – clean, undamaged & working			
Skirting	Y	Y	Y		Single row of white & gray marble look tiles w/ white grout – clean, undamaged & working			
Floor Coverings	Y	Y	Y		Black & gray marble look tiles w/ white grout – clean, undamaged & working 1 cream floor drain – clean, undamaged & working			
Exhaust Fan	Y	N	Y		White – it has a hole to front edge of the cover approx 2cm square otherwise clean & working			
Mirror	N	Y	Y		Large rectangular mirror w/ 4 silver stainless steel clips – minor desilvering to mirror to top LHS edge & to base to entire length			
Splashback	Y	Y	Y		White & gray marble look tiles – clean, undamaged & working			
Vanity Bench	Y	Y	Y		Black & gray marble look – clean, undamaged & working			
Basin	Y	Y	Y		White ceramic – clean, undamaged & working			

				Start of Tenancy	End of Tenancy
				Silver stainless steel drain – clean, undamaged & working	
Basin Taps & Spout	N	Y	Y	Silver stainless steel taps – hot & cold emblems in place; cold tap has white calcium build up to base of handle; faucet appears clean, undamaged & working Silver stainless steel plug – clean, undamaged & working	
Cupboards & Drawers	Y	N	Y	2 white melamine cabinet doors to exterior – appear water damaged; base are lifting at the edge w/ a few minor chips throughout White melamine to interior of doors – clean, undamaged & working 4 hinges – clean, undamaged & working White melamine shelves – top shelf has a few minor chips to front edge; bottom shelf is all clean, undamaged & working	
Bath	Y	Y	Y	Large white bath w/ white drain – clean, undamaged & working White & gray marble look splash back tiles w/ white grout – clean, undamaged & working White & gray marble look hob tiles w/ white grout – clean, undamaged & working	
Bath Taps & Spout	N	Y	Y	Silver stainless steel taps – hot & cold emblems in place; stainless steel faucet has minor white paint splash marks otherwise undamaged & working	
Shower Screen	Y	Y	Y	Glass – clean, undamaged & working White aluminium frame w/ curtain rod holder – clean, undamaged & working	
Shower Walls	Y	Y	Y	Gray & white marble look tiles w/ black, brown & cream feature tiles in a single row to top & 2 star shaped feature tiles at centre – white grout is all clean, undamaged & working	
Shower Floor	Y	Y	Y	Black & gray marble look tiles – clean, undamaged & working; white grout is all clean, undamaged & working White floor drain – clean, undamaged & working Black & gray marble look tiles w/ white grout – clean, undamaged & working	
Shower Taps &	N	Y	Y	Silver stainless steel shower rose – a few	

				Start of Tenancy	End of Tenancy
Rose				minor rust marks to base of backing plate; head is all clean, undamaged & working White soap dish – clean, undamaged & working Silver stainless steel hot & cold taps – minor water discolouration marks to backing plate otherwise undamaged & working	
Towel Rails	Y	N	Y	1 silver stainless steel double – LHS appears to be loose to the wall & has caused a bit of damage to the plaster work otherwise all intact 1 single hand towel holder silver stainless steel to LHS of mirror – clean, undamaged & working	
Tenant Comments					
BATHROOM 2 (Master Bedroom's ensuite)					
Doors & Frames	N	Y	Y	Painted cream timber door – all clean; minor surface cracking to RHS of door handle to exterior Silver stainless steel door handle to exterior & interior – clean, undamaged & working Cream aluminium door frame – all clean, undamaged & working	
Ceiling & Cornices	Y	Y	Y	Painted white – clean, undamaged & working	
Light Fittings	Y	Y	Y	Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working	
Walls	Y	Y	Y	Painted beige – appear clean, undamaged & working throughout; no marks, scuffs or chips	
Window	N	Y	Y	2 frosted glass panels w/ black aluminium frame – clean, undamaged & working Window tracks, locks, latches & handles – all clean, undamaged & working Cream plaster window sill – minor discolouration mark 3cm at centre Flyscren – clean, undamaged & working	
Window Treatments	N	Y	Y	1 set of slim line timber Venetian blinds – slightly aged & weathered otherwise clean, undamaged & working Cords, rods & pulls – all clean, undamaged &	

	Start of Tenancy				End of Tenancy			
				working				
Switches	Y	Y	Y	1 white double – clean, undamaged & working				
Power Points	Y	Y	Y	1 white single – clean, undamaged & working				
Floor Coverings	Y	N	Y	White & pale pink marble look tiles – tiles have a few chip marks at centre; 3 further chip marks to tile in front of cabinet; 1 small chip mark to tile below towel rail Cream floor drain – clean, undamaged & working				
Exhaust Fan	Y	Y	Y	Ringrip white – clean, undamaged & working				
Mirror	N	Y	Y	Large rectangular w/ 4 silver stainless steel clips – minor desilvering to base of mirror otherwise undamaged & working				
Vanity Bench	N	N	Y	White melamine – has 1 minor rust spot to back RHS corner; 1 paint spot to back LHS corner; 1 small chip to back LHS corner otherwise all clean				
Basin	Y	Y	Y	White – clean, undamaged & working; speaker is unable to see any plug				
Basin Taps & Spout	Y	Y	Y	Silver stainless steel – clean, undamaged & working				
Cupboards & Drawers	N	N	Y	2 white melamine cabinet doors to exterior – very water damaged & slightly chipped & lifting to base of both doors though they are clean throughout White melamine to internal of doors – clean, undamaged & working 4 silver stainless steel hinges – clean, undamaged & working White melamine shelving to internal – few minor chips to front edge; top shelf has a minor circular rust mark to RHS corner				
Shower Screen	N	Y	Y	Glass w/ white aluminium frame – glass is intact however there are streak marks to exterior of glass; interior of glass is all clean, undamaged & working				
Shower Walls	N	Y	Y	White tiles w/ marble look white squares throughout tiles & a single row of white terracotta & cream border tiles to top – circular rust mark to surround of shower head on wall tiles; white grout appears clean,				

				Start of Tenancy	End of Tenancy
				undamaged & working Hob tiles – multiple rust marks throughout below shower screen; remainder of tiles all appear clean, undamaged & working	
Shower Floor	Y	Y	Y	White & pink marble look tiles – clean, undamaged & working; grout is clean, undamaged & working Cream floor drain – clean, undamaged & working	
Shower Taps & Rose/Soap Dish	N	Y	Y	Silver stainless steel shower head – clean, undamaged & working White ceramic soap dish – clean, undamaged & working Silver stainless steel taps – minor age weathering marks to surface	
Towel Rails	Y	Y	Y	1 silver stainless steel double – clean, undamaged & working	
Toilet Cistern & Tap	N	Y	Y	White Caroma w/ dual flush buttons – clean, undamaged & working White tap – slightly dusty to top edge otherwise undamaged & working	
Toilet Bowl	Y	Y	Y	White ceramic – clean, undamaged & working	
Toilet Seat & Lid	Y	Y	Y	White plastic – clean, undamaged & working	
Roll Holder	Y	Y	Y	Single stainless steel – clean, undamaged & working	
Tenant Comments					
LAUNDRY and TOILET					
Doors & Frames	N	N	Y	Glass sliding doors w/ black aluminium frame – frame has paint splash marks to edge; glass to fixed panel is all clean, undamaged & working; peacock sticker to top of fixed panel of glass in blue & green w/c is clean, undamaged & working Sliding door tracks – clean but have multiple chip marks throughout surface Black plastic door handle w/ silver aluminium locking device – clean, undamaged & working 1 security screen sliding door – has multiple	

	Start of Tenancy			End of Tenancy
				large tears throughout base of flyscreen however the black security grill appears intact Lock, latch & handle – clean & intact 1 sliding lockable bolt to top LHS of glass sliding door – clean, undamaged & working
Door Treatments	N	N	N	1 set of beige Holland blinds – sliding mechanism & opening and closing mechanism is not working correctly; a few of the slats have water splash marks to surface
Ceiling & Cornices	N	N	Y	Painted white – clean, undamaged & working Painted white bulk head – few minor cobwebs to top LHS corner; minor hairline settlement crack to top RHS
Light Fittings	Y	Y	Y	Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working
Walls	N	N	Y	Painted beige – LHS has multiple minor scuffs to base; RHS has multiple scuffs & chips at entrance to front edge; LHS has 3 paint patch marks approx 20cm round to each patch mark; further patch marks to washing machine area w/ minor scuffs & paint chip marks to base; top to RHS has 4 drill holes present & 1 clothes dryer hanging rod wall mounted
Hooks/ Screws	Y	Y	Y	1 silver stainless steel towel hook to RHS wall – clean, undamaged & working
Switches	Y	Y	Y	1 white double – clean, undamaged & working
Power Points	Y	Y	Y	1 white single – clean, undamaged & working 1 power point & a further power connection point to internal of linen cupboard – clean, undamaged & working
Skirting	Y	Y	Y	Single row of terracotta tiles – clean, undamaged & working
Floor Coverings	Y	Y	Y	Terracotta tiles – clean, undamaged & working Cream floor drain – clean, undamaged & working
Splash back	Y	Y	Y	Cream tiles w/ white grout – clean, undamaged & working
Linen Cupboard	N	N	Y	White ceiling – multiple scuff marks throughout

				Start of Tenancy	End of Tenancy
				<p>Cream unpainted walls – appear clean w/ a few minor scuffs & multiple chips to base</p> <p>4 white melamine shelves w/ timber plinth – clean, undamaged & working</p> <p>Cream timber door to exterior – multiple paint chips to top edge; screw hole marks above door handle</p> <p>Brass door handle – clean, undamaged & working</p> <p>Terracotta tiles to floor – appear clean, undamaged & working</p>	
Trough	N	Y	Y	<p>Beige plastic – yellow discolouration mark & multiple minor surface scratches next to drain otherwise all clean & working</p> <p>1 cream rubber plug, a plastic soap dish holder & 1 black & gold plug to top shelf – clean, undamaged & working</p>	
Trough Taps & Spout	Y	Y	Y	<p>Cream – clean, undamaged & working</p>	
Cupboards & Drawers	Y	Y	Y	<p>1 set of white melamine over head cupboard to exterior w/ 2 silver stainless steel handles – clean, undamaged & working</p> <p>White melamine shelves & hinges to interior – clean, undamaged & working</p> <p>White aluminium trough under bench cupboard w/ 2 white plastic doors to exterior – clean, undamaged & working</p> <p>Cream plastic shelving units to interior of doors – clean, undamaged & working</p> <p>Interior to under bench trough – walls & floor are all white & appear clean, undamaged & working</p>	
Washing Machine Taps	N	Y	Y	<p>Cream – hot & cold emblems in place; minor discolouration to cold water tap otherwise undamaged & working</p>	
Toilet Ceilings & Cornices	Y	Y	Y	<p>Painted white – clean, undamaged & working</p>	
Toilet Light Fittings	Y	Y	Y	<p>Circular frosted glass w/ silver stainless steel backing plate – clean, undamaged & working</p>	
Toilet Walls	Y	Y	Y	<p>Painted beige – clean, undamaged & working</p>	
Toilet Doors & Frames	N	Y	Y	<p>Painted cream timber door to interior & exterior – exterior has a few minor</p>	

	Start of Tenancy			End of Tenancy			
				discolouration mark to surround of door handle Cream ceramic door handle w/ gold backing plate to interior & exterior – clean, undamaged & working Cream aluminium door frame – clean, undamaged & working			
Toilet Skirting	Y	Y	Y	Single row of terracotta tiles – clean, undamaged & working			
Toilet Switches	Y	Y	Y	White – clean, undamaged & working			
Toilet Windows & Frames	N	Y	Y	1 single panel of frosted glass w/ black aluminium frame – clean, undamaged & working Black aluminium window track to base – clean, undamaged & working Painted beige plaster window sill – multiple minor paint chip marks to surface			
Toilet Window Treatments	Y	Y	Y	1 set of beige of tab top curtains w/ silver stainless steel curtain rod – clean, undamaged & working			
Toilet Floors	N	Y	Y	Terracotta tiles w/ cream grout – minor discolouration to grout but tiles are clean, undamaged & working Cream floor drain – clean, undamaged & working			
Toilet Cistern & Tap	N	N	Y	White – very aged & yellow w/ multiple discolouration marks & crack marks to front edge; dual flush buttons appear clean, undamaged & working			
Toilet Taps	Y	Y	Y	Cream – clean, undamaged & working			
Toilet Bowl	Y	Y	Y	White – clean, undamaged & working			
Toilet Seat & Lid	Y	N	Y	White plastic – toilet lid has a crack to top LHS approx 10cm in length			
Roll Holder	N	Y	Y	Silver stainless steel – multiple rust & discolouration marks throughout			
Additional	Y	Y	Y	1 white ceiling vent – clean, undamaged & working 1 Networx NX-4 alarm control box to internal of linen cupboard – clean, undamaged & working			
Tenant Comments							

				Start of Tenancy	End of Tenancy
PATIO					
Ceiling & Cornices	Y	Y	Y	Silver Colorbond w/ cream timber beams & clear alsynite inserts – clean, undamaged & good condition; timber beams are all clean & cobweb free	
Posts	N	Y	Y	4 timber cream – middle post has a knot to centre of timber; few scuff marks to further centre post at base	
Light Fittings	Y	Y	Y	Double spot light/sensor light black plastic – clean, undamaged & working	
Building Walls	Y	Y	Y	Red brick w/ cream grout – clean, undamaged & working	
Floors	N	Y	Y	Cream pavers – minor discolouration marks to surface; few minor leaves however pavers all appear to be in a good sound condition; no damage	
Tenant Comments					
REAR LHS					
Roof	Y	Y	Y	Black terracotta tiles – clean, undamaged & working	
Gutters	Y	Y	Y	Black faded aluminium – clean, undamaged & working	
Fascia	Y	Y	Y	Cream aluminium – clean, undamaged & working	
Building Walls	Y	Y	Y	Red brick w/ cream grout – clean, undamaged & working	
Downpipes	N	Y	Y	Terracotta – slightly aged but undamaged & working	
Reticulation	Y	Y	Y	1 control box Dial EZY Gardener RSR – w/ instructions to internal of lid; clean, undamaged & working	
Fences	Y	Y	Y	2 rows of limestone blocks to base of retaining wall w/ cream Colorbond fence w/ cream uprights & capping – clean, undamaged & working	
Gardens & Plants	Y	Y	Y	Garden bed to base of fencing – has pebbled & gray slabs throughout; weed free; clean, undamaged & working	

	Start of Tenancy				End of Tenancy				
Gates	N	Y	Y		Timber w/ silver aluminium struts & frame to internal – clean, undamaged & working Latch – slightly rusted though undamaged & working				
Bins	Y	Y	Y		2 Sulo (1 green & 1 yellow lid) – clean, undamaged & working				
Power Points	Y	Y	Y		1 single w/ cream plastic cover – clean, undamaged & working				
Air Conditioner Inverter Box	N	Y	Y		1 exterior cream – multiple rust stains to top edge				
Washing Line	Y	Y	Y		1 cream retractable/retract away 40 Austral w/ 5 cream wire lines – clean, undamaged & working 1 metal post to washing line silver aluminium – clean, undamaged & working				
Pavers/Pathway	N	Y	Y		Light gray w/ dark gray border – multiple weather marks throughout; moss in between the bricks				
Additional	Y	Y	Y		2 brushes & 3 handles to exterior – clean, undamaged & working				
Tenant Comments									
REAR RHS									
Roof	Y	Y	Y		Black terracotta tiles – clean, undamaged & working				
Gutters	N	Y	Y		Black aluminium – slightly faded but undamaged & working				
Fascia	Y	Y	Y		Cream – clean, undamaged & working				
Eaves	N	Y	Y		White – a few minor cobwebs but undamaged & working				
Building Walls	Y	Y	Y		Red brick w/ cream grout – clean, undamaged & working				
Light Fittings	Y	Y	N		Missing a globe; empty socket otherwise undamaged & not working				
Downpipes	Y	Y	Y		Terracotta – clean, undamaged & working				
Windows & Frames	Y	Y	Y		All glass & panels – appear clean				
Gardens & Plants	Y	Y	Y		1 plant pot w/ 1 shrub – clean, undamaged & working				
Fences	Y	Y	Y		Timber to base w/ gray timber uprights – clean, undamaged & working though aged in				

				Start of Tenancy	End of Tenancy
				areas; green timber privacy screen atop w/c is clean, undamaged & working	
Taps & Hoses	Y	Y	Y	1 plastic hose holder w/c is green plastic w/ a hose, a shower & a hose nozzle controller to top – clean, undamaged & working	
Hot Water System	Y	Y	Y	Dux prodigy – clean, undamaged & working	
Pavers/Pathway	N	Y	Y	Cream pavers – swept clean & weed free throughout; minor weather discolouration marks to surface otherwise undamaged & working	
Inspection Grates	Y	Y	Y	3 black – clean, undamaged & working	
Tenant Comments					
EXTERIOR REAR					
Fences	Y	Y	Y	Timber w/ green aluminium capping – clean, undamaged & working	
Lawns	Y	N	Y	Fully reticulated; mostly green & healthy throughout w/ a few minor dry patches; appears mowed but not edged	
Gardens & Plants	Y	Y	Y	2 rows of limestone blocks – fully mulched; shrubs appear green & healthy 2 palms & 1 frangipani to rear – clean, undamaged & working 1 tree to rear of lawn – green & healthy	
Reticulation	Y	Y	Y	Present	
Taps & Hoses	Y	Y	Y	1 tap – clean, undamaged & working	
Window Treatments	Y	Y	Y	2 roll down black flyscreens – clean, undamaged & working 1 cream aluminium security shutter – clean, undamaged & working	
Walls	Y	Y	Y	Red brick w/ cream grout – clean, undamaged & working	
Roof	Y	Y	Y	Black terracotta tiles – clean, undamaged & working	
Gutters	N	Y	Y	Black aluminium – slightly faded	
Fascia	Y	Y	Y	Cream aluminium – clean, undamaged & working	
Downpipes	Y	Y	Y	Terracotta – clean, undamaged & working	
Eaves	N	Y	Y	Painted white – few very minor cobwebs otherwise clean, undamaged & working	

	Start of Tenancy			End of Tenancy				
Flooring	N	Y	Y	Cream pavers w/ dark gray border – has weather exterior marks throughout but undamaged; minor grass invasion to edges				
Air Conditioner System	N	Y	Y	1 cream LG inverter wall mounted – slight rust mark to front at base otherwise undamaged & working				
Pool	N	N	Y	Black wrought iron fence – multiple chips throughout top edges Black gate w/ lockable handle & latch – clean, undamaged & working Cream concrete blocks to surround – swept clean; few minor discolouration marks inside gate to blocks; minor grass invasion to RHS edge Large kidney shaped pool – base has a few minor rust marks towards the deep end; seat is all clean, undamaged & working; water is clear; steps have a few minor discolouration marks to surface & a few minor leaves; circular terracotta table mounted to pool steps & appears clean, undamaged & working; creepy crawley is operational & clean, undamaged & working; filter box to the edge of pool w/ cream lid is clean, undamaged & working Clear water pool pump mechanism – clean, undamaged & working; pebbled area around it is weed free & undamaged				
Shed	N	N	Y	Green aluminium – few dents to left & front panel Door w/ sliding bolt – rust mark through the centre Green roof & walls – multiple scratch marks to roof & some of the walls a few minor dent marks Pool cleaning equipment present, a brush & a net w/c are both clean, undamaged & working 3 glass panels of window – clean, undamaged & working Gray paving blocks to floor – slightly sandy w/ multiple stains throughout 1 stack of tiles & a few bricks to RHS corner 2 silver aluminium shelving racks w/ timber				

Start of Tenancy

End of Tenancy

shelves – noticeable stains throughout
Pool vacuum head & pool chemicals, 2 tins
of paint & 1 green umbrella to back LHS
corner

Tenant Comments

**END OF REPORT
(Endorsement follows)**

GENERAL

Dishwasher	None
HWS: Type, make and model	Dux prodigy – clean, undamaged & working
Foxtel	Present
Gay bayonets	Present
Air cond.: make and model	Cream LG inverter – all clean, undamaged & fully operational; all filters & swinging waves area all clean, undamaged & working 1 Centrex wall mounted reverse cycle AC cream in colour – fully operational; all vents & filters have been cleaned
Air con: Compressor units make and model	1 exterior cream – multiple rust stains to top edge 1 cream LG inverter wall mounted – slight rust mark to front at base otherwise undamaged & working
Garage door: make and model	

METERS

RCD	
Lock to meter box	
Smoke alarms	Present

KEYS / MANUALS

Front	
Rear	
Other	
Remotes	
Manuals	

ALARM

Start of Tenancy

End of Tenancy

Code	
Main panel	1 Networx NX-4 alarm control box to internal of linen cupboard – clean, undamaged & working 1 Western Security alarm control box – cream to exterior; appears clean, undamaged & working

RETICULATION	
Main panel	1 control box Dial EZY Gardener RSR – w/ instructions to internal of lid; clean, undamaged & working
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:

END OF TENANCY

ADDRESS

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

DATE: _____

TENANT SIGNATURE : _____

DATE: _____

TENANT SIGNATURE : _____

DATE: _____

PROPERTY MANAGER : _____

DATE: _____