

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

FORM 1AE  
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.
4. 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.
5. If photographs or video recordings are taken at the time the property inspection is carried out, it is recommended that all photographs or video recordings are signed and dated by all parties.  
NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the property.
6. As soon as practicable, and in any event within 14 days after the termination of the tenancy agreement, the lessor or the property manager should complete a property condition report, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the tenant, unless the tenant has been given a reasonable opportunity to be present and has not attended the inspection.

	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
2. A condition report must be filled out whether or not a security bond is paid.
3. At the end of the tenancy the premises must be inspected and the condition of the premises at that time will be compared to that stated in the original condition report.
4. A tenant is not responsible for fair wear and tear to the premises. Fair wear and tear is a general term for anything that occurs through ordinary use such as the carpet becoming worn in frequently used areas. Willful and intentional damage, or negligence, is not fair wear and tear.
5. 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.
6. 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

# PROPERTY CONDITION REPORT



## PROPERTY INSPECTION OVERVIEW

The property is a 2-bedroom, 1-bathroom unit that presents in a neat and tidy condition. Ceilings, walls, and tiles are generally clean, intact, and in good condition. Carpets are all brand new.

Property Address: [REDACTED]

Date of Inspection: January 16, 2014

Date given to Tenant:

Property Manager:

Tenant/s:

Contact Number:

Mobile Number:

Email Address:

<i>Note: Mark with "X" if the condition applies</i>	1				1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees	1				1 - Clean 2 - Undamaged 3 - Working 4- Tenant Agrees
	1	2	3	4		1	2	3	4	
<b>EXTERIOR FRONT</b>										
<b>Security Screen</b>	X	X	X		One—clean, intact, and in good working order. Flyscreen—clean, intact, and in good condition. No tears or pulls.					
<b>Front Door &amp; Frame</b>	X	X	X		One wooden door with keylock handle and brass #11 secured to front—clean, intact, and in good working order. One nail present.					
<b>Ceiling</b>	X	X			White—clean, intact, and in good condition.					
<b>Light Fittings</b>	X	X	X		One—clean, intact, and in good working order.					
<b>Meter Boxes</b>	X	X	X		One—clean, intact, and in good condition.					
<b>Walls</b>	X	X			Brick work—clean, intact, and in good condition.					
<b>Additional</b>	X	X			One doormat—clean, intact, and in good condition.					
<b>Tenant Comments</b>										
<b>ENTRY</b>										
<b>Front Door &amp; Frame (Int.)</b>	X	X	X		Back of the door is painted white—clean, intact, and in good working order. One latch and peephole—clean, intact, and in excellent condition.					
<b>Ceiling &amp; Cornices</b>	X	X			Painted white—clean, intact, and in good condition.					
<b>Light Fittings</b>	X	X	X		One—clean, intact, and in good working order.					
<b>Walls</b>	X	X			Painted white/beige—clean, intact, and in excellent condition.					
<b>Switches</b>	X	X	X		One white double—clean, intact, and in good working order.					
<b>Skirting</b>	X	X			Wooden, painted white/cream—clean, intact, and in good condition.					
<b>Floor</b>	X	X			Stone tiles—clean, intact, and in excellent condition.					



<i>Tenant Comments</i>									
<b>LOUNGE/DINING AREA</b>									
<i>Sliding Doors</i>	X	X	X		Appear clean, intact, and in good condition.				
<i>Ceiling &amp; Cornices</i>	X	X			Painted white—clean, intact, and in good condition.				
<i>Light Fittings</i>	X	X	X		Three—clean, intact, and in good working order.				
<i>Walls</i>	X	X			Painted white/beige—clean, intact, and in excellent condition.				
<i>Hooks &amp; Nails</i>	X	X			Five nails in the wall—clean, secure, and intact.				
<i>Switches and Power Points</i>	X	X	X		Three light switches, two double GPOs, a phone point, and a TV point—clean, intact, and in good working order.				
<i>Skirting</i>	X	X			Wooden, painted white/cream—appears clean, intact, and in good condition.				
<i>Floor</i>	X	X			Carpet—clean, intact, and in good condition. Brand new.				
<i>Air Conditioner</i>	X	X	X		One wall-mounted Fujitsu Plasma inverter model—clean, intact, and in good working order.				
<i>Balcony</i>	X	X			One—clean and in excellent condition. Well looked after.				
<i>Additional</i>	X	X			One doormat—appears clean, intact, and in good condition.				
<i>Tenant Comments</i>									
<b>KITCHEN</b>									
<i>Ceiling &amp; Cornices</i>	X	X			Wooden—clean, intact, and in good condition.				
<i>Light Fittings</i>		X	X	X	Downlights—clean, intact, and in good working order. Two spotlights—clean, intact, and in good working order.				
<i>Walls</i>	X	X			Painted white—clean, intact, and in good condition.				



<b>Power Points</b>	X	X	X	Two doubles—clean, intact, and in good working order.				
<b>Telephone Points</b>	X	X	X	One white—clean, intact, and in good working order.				
<b>Floor</b>	X	X		Stone tiles—clean, intact, and in good condition.				
<b>Splash back</b>	X	X		Mustard-coloured tiles—clean, intact, and in good condition.				
<b>Bench</b>	X			Mustard-coloured—with minor scratches, otherwise clean and in excellent condition.				
<b>Sink &amp; Plug</b>	X	X	X	One double, in silver stainless steel with a single draining board and one plug—clean, intact, and in excellent condition.				
<b>Sink Taps &amp; Spout</b>	X	X	X	One silver stainless steel flick mixer tap—clean, intact, and in good working order.				
<b>Cupboards &amp; Drawers</b>	X	X	X	Two wood-look cupboard doors above the fridge recess—clean, intact, and in good working order.				
	X	X	X	Overhead cupboards, wood-look doors to ext., white shelving to int.—clean, intact, and in good working order.				
	X	X	X	Below-bench cupboards, wood-look doors to ext. —clean, intact, and in good working order. There is one little gap with no door cover.				
	X		X	White laminate to int. of below-bench cupboards—with some minor scratches and lifting to the area under the sink.				
	X	X	X	Cupboard door hinges—clean, intact, and in good working order.				
	X		X	Four wood-look drawers—the laminate is lifting in the corners and edges.				
			X	X	White to int. of drawers—with some minor marks, otherwise intact. There are some receipts in the top drawer.			
<b>Range hood</b>	X	X	X	One, Bosch—clean, intact, and in good working order.				
<b>Cooktop</b>	X	X	X	One, electric Chef—clean, intact, and in excellent condition. Looks brand new.				
<b>Dishwasher</b>	X	X	X	One white Whirlpool—clean, intact, and in good working order. Brand new.				

<b>Pantry</b>	X	X	X	One wood-look door to ext.; white shelves to int.—clean, intact, and in good condition.				
<b>Breakfast Bar</b>		X		Mustard-coloured splashbacks and wooden top—some minor marks, otherwise in good condition.				
<b>Fridge Recess</b>	X	X		Walls, painted white—clean, intact, and in good condition.				
	X	X	X	One single GPO/power point with a double adaptor—clean, intact, and in good working order.				
<b>Additional</b>				One skylight—clean, intact, and in good condition.				
	X	X		Instructions manual for the air-con unit (on the breakfast bar)—clean, intact, and in good condition.				
<b>Tenant Comments</b>								
<b>BEDROOM 1 – MAIN</b>								
<b>Doors &amp; Frames</b>	X	X	X	One white door and frame—clean, intact, and in good working order.				
<b>Ceiling &amp; Cornices</b>	X	X		Painted white—clean, intact, and in good condition.				
<b>Light Fittings</b>	X	X	X	Two round glass globes—clean, intact, and in good working order.				
<b>Walls</b>	X	X		Painted white/beige—clean, intact, and in excellent condition.				
<b>Hooks &amp; Nails</b>	X	X		Two nails in the wall—clean, secure, and intact.				
<b>Windows &amp; Flyscreens</b>	X	X	X	Panels of glass—appear clean, intact, and in good condition.				
<b>Window Treatments</b>	X	X	X	Venetian blinds—clean, intact, and in good working order.				
<b>Switches</b>	X	X	X	One—clean, intact, and in good working order.				
<b>Power Points</b>	X	X	X	Two doubles—clean, intact, and in good working order.				
<b>Telephone Points</b>	X	X	X	One—clean, intact, and in good working order.				

<b>Floor</b>	X	X		Carpet—clean, intact, and in excellent condition. Brand new.				
<b>Air Conditioner</b>	X	X	X	One Kelvinator window unit—clean, intact, and in good working order.				
<b>Built-in Robe</b>				Four white doors—clean, intact, and in good working order. Some hooks at the back of one door—clean, secure, and intact. Ceiling, painted white/cream—appears clean, intact, and in good condition. Walls, painted white/beige—appear clean, intact, and in good condition. Shelf—appears clean, intact, and in good condition. Hanging rail/s—appear clean, secure, and intact. Carpet floor—clean, intact, and in good condition.				
<b>Tenant Comments</b>								
<b>BEDROOM 2</b>								
<b>Doors &amp; Frames</b>	X	X	X	One white door and frame—appears clean, intact, and in good working order.				
<b>Ceiling &amp; Cornices</b>	X	X		Painted white—clean, intact, and in good condition.				
<b>Light Fittings</b>	X	X	X	Two glass globes—clean, intact, and in good working order.				
<b>Walls</b>	X	X		Painted white/beige—clean, intact, and in excellent condition.				
<b>Windows &amp; Flyscreens</b>				Not mentioned				
<b>Window Treatments</b>	X	X	X	Blinds—clean, intact, and in good working order.				
<b>Switches</b>	X	X	X	One white—clean, intact, and in good working order.				
<b>Power Points</b>	X	X	X	One double—clean, intact, and in good working order.				
<b>Telephone Points</b>	X	X	X	One—clean, intact, and in good working order.				
<b>Skirting</b>	X	X		Wooden, painted white/cream—appears clean,				

					intact, and in good condition.				
<b>Floor</b>	X	X			Carpet—clean, intact, and in good condition. Brand new.				
<b>Built-in Robe</b>	X	X	X		Two white doors with two round handles—clean, intact, and in good working order. Walls, painted white/beige—appear clean, intact, and in good condition. Top shelf—appears clean, intact, and in good condition. Carpet flooring—appears clean, intact, and in good condition.				
<b>Tenant Comments</b>									
<b>PASSAGEWAY</b>									
<b>Ceiling &amp; Cornices</b>	X	X			Painted white—clean, intact, and in good condition.				
<b>Light Fittings</b>	X	X	X		One round globe—clean, intact, and in good working order.				
<b>Walls</b>	X	X			Painted white/beige—clean, intact, and in good condition.				
<b>Hooks &amp; Nails</b>	X	X			One nail in the wall—clean, secure, and intact.				
<b>Floor</b>	X	X			Carpet—clean, intact, and in good condition.				
<b>Alarms</b>	X	X	X		One smoke detector, ceiling-mounted—clean, intact, and in good working order.				
<b>Tenant Comments</b>									
<b>LINEN CLOSET</b>									
<b>Doors &amp; Frames</b>	X	X	X		Two white doors with round handles—clean and freshly painted. Intact and in good working order.				
<b>Shelves</b>	X	X			All appear clean, intact, and in good condition.				
<b>Tenant Comments</b>									





<b>BATHROOM</b>											
<b>Doors &amp; Frames</b>	X	X	X	One white door and frame—clean, intact, and in good working order.							
<b>Ceiling &amp; Cornices</b>	X	X		Painted white—clean, intact, and in good condition.							
<b>Light Fittings</b>	X	X	X	All are in good working order.							
<b>Walls</b>	X	X		Light brown tiles—clean, intact, and in good condition.							
<b>Hooks &amp; Nails</b>	X	X		One nail in the wall—clean, secure, and intact.							
<b>Switches &amp; Power Points</b>	X	X	X	One light switch and single GPO—clean, intact, and in good working order. One single GPO in the ceiling—clean, intact, and in good working order.							
<b>Floor</b>	X	X		Patterned tiles—clean, intact, and in excellent condition.							
<b>Drain</b>	X	X	X	One—appears clean, intact, and in good working order.							
<b>Mirror</b>		X		One large rectangular—tarnished around the edges, otherwise in excellent condition with no chips or cracks.							
<b>Vanity Bench</b>	X	X		Marble-look—clean, intact, and in good condition.							
<b>Basin</b>	X	X	X	One—clean, intact, and in good working order.							
<b>Basin Taps &amp; Spout</b>	X	X	X	Two silver taps—clean, intact, and in good working order. Brand new. One silver spout—clean, intact, and in good working order.							
<b>Cupboards &amp; Drawers</b>	X		X	Three cupboard doors with round handles—warped on the inside, otherwise working. All the hinges are in working order.							
	X	X	X	Four drawers—clean, intact, and in good working order.							
<b>Shower/Bath Curtain</b>	X	X	X	Gold-brown—clean, intact, and in good working order.							
<b>Shower/Bath Walls</b>	X			Coloured tiles—two chips present.							
<b>Shower/Bath Taps</b>	X	X	X	Four, with cream handles—clean, intact, and in							

				good working order.				
<b>Shower Hose</b>	X	X	X	One silver stainless steel—clean, intact, and in good working order. Brand new.				
<b>Bath Spout</b>	X	X	X	One silver stainless steel—clean, intact, and in good working order.				
<b>Bath</b>	X	X	X	One white, with one handrail—clean, intact, and in good working order.				
<b>Towel Rails</b>	X			One single, old brass—a little loose, otherwise appears clean.				
	X	X		One double, silver stainless steel—clean, secure, and intact.				
	X	X		One single, silver stainless steel—clean, secure, and intact.				
<b>Additional</b>	X	X	X	One plug—clean, intact, and in good condition. One skylight—clean, intact, and in good condition.				
<b>Tenant Comments</b>								
<b>LAUNDRY</b>								
<b>Doors &amp; Frames</b>	X	X	X	One louver door—clean, intact, and in good working order. Rollers—clean, intact, and in good working order.				
<b>Ceiling &amp; Cornices</b>	X	X		Painted white—clean, intact, and in good condition.				
<b>Light Fittings</b>	X	X	X	One circular globe—clean, intact, and in good working order.				
<b>Exhaust Fan</b>	X	X	X	One round—clean, intact, and in good working order.				
<b>Walls</b>	X	X		Painted white/beige—clean, intact, and in good condition.				
<b>Hooks &amp; Nails</b>	X	X		Two nails from a dryer—clean, secure, and intact.				
<b>Splash back</b>	X	X		White tiles—appear clean, intact, and in good condition.				
<b>Bench</b>	X			White—warped on the side due to previous				



					water damage.				
<b>Trough</b>	X	X	X		One silver stainless steel—clean, intact, and in good working order.				
<b>Taps &amp; Spout</b>	X	X	X		Four taps—clean, intact, and in good working order. One stainless steel spout—clean, intact, and in good working order.				
<b>Trough Cupboard</b>	X	X	X		Three white doors to ext.—clean, intact, and in good working order.				
<b>Switches</b>	X	X	X		Two white—clean, intact, and in good working order.				
<b>Power Points</b>	X	X	X		One double and two singles—clean, intact, and in good working order.				
<b>Floor</b>		X			Small square tiles—a little bit discoloured in areas.				
<b>Overhead Cupboards</b>	X	X	X		Three white doors to ext., white shelving to int.—appear clean, intact, and in good working order. One lampshade and some spare paint present.				
<b>Tenant Comments</b>									
<b>TOILET</b>									
<b>Doors &amp; Frames</b>	X	X	X		One white door and frame—appears clean, intact, and in good working order.				
<b>Ceiling &amp; Cornices</b>	X	X			Painted white—clean, intact, and in good condition.				
<b>Exhaust Fan</b>	X	X	X		One—clean, intact, and in good working order.				
<b>Light Fittings</b>	X	X	X		One—clean, intact, and in good working order.				
<b>Walls</b>	X	X			Painted white/beige—clean, intact, and in good condition				
<b>Floor</b>	X				Patterned tiles—with one chip and some cracking around the drain, otherwise clean.				
<b>Drain</b>	X	X	X		One—clean, intact, and in good working order.				
<b>Mirror</b>	X	X			One—clean, intact, and in good condition.				
<b>Splash back</b>	X	X			Coloured tiles—appear clean, intact, and in good				

<i>Start of Tenancy</i>	<i>End of Tenancy</i>
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					condition.				
<b>Sink</b>	X	X	X		One—clean, intact, and in good working order.				
<b>Sink Taps &amp; Spout</b>	X	X	X		Two taps and one spout—clean, intact, and in good working order.				
<b>Toilet</b>	X	X	X		One—clean. Lid is securely fitted.				
<b>Roll Holder</b>	X	X			One pink—clean, intact, and secured to wall.				
<b>Towel Rails</b>	X	X			One—clean, intact, and secured to wall.				
<b>Additional</b>	X	X			One wall cavity—clean, intact, and in good condition.				
<b>Tenant Comments</b>									

**END OF REPORT**  
(Endorsement follows)



<b>ENDORSEMENT</b>		
<b>Tenant 1 Signature:</b>		<b>Date:</b>
<b>Tenant 2 Signature:</b>		<b>Date:</b>
<b>Property Manager:</b>		<b>Date:</b>
	<b>Date Sent to Tenant:</b>	
	<b>Date Received from Tenant:</b>	

