

PROPERTY CONDITION REPORT



123 Sample Street, Busselton 6280

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 7days of the tenant moving into 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 the completed property condition report to the lessor or the property manager within 7 days after receiving it. The tenant should keep the second copy of the 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	FAIR WEAR
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 property 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 property condition report.
4. A tenant is not responsible for fair wear and tear to the premises. Fair wear and tear is a general term for anything that occurs through ordinary use such as the carpet becoming worn in frequently used areas. Wilful and intentional damage, or damage caused by negligence, is not fair wear and tear.
5. If you do not have enough space on the report, attach a separate sheet. All attachments should be signed and dated by all of the parties to the residential 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/ConsumerProtection.

Property address 123 Sample Street, Busselton 6280

TENANT AGENT/LESSOR

COMMENCEMENT INSPECTION DATE TERMINATION INSPECTION DATE

PCR DUE BACK DATE

PLEASE NOTE - Any amendments to this report must be listed in writing and a signed copy returned to the Managing Agents within SEVEN (7) days of receiving same. Failure to do this will result in the bond inspection being carried out against this original report

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Front Gardens										
Path	Y	Y			Cream brick paving. Weathered in open areas.					
Garden beds					Plants appear healthy. Weeds growing in garden beds.					
Letterbox/street no.		Y			Shared at front verge. Rendered. Painted beige.					
TENANT'S COMMENTS										
Exterior of Building										
Exterior walls	Y	Y			Rendered, painted beige. Scuff marks bottom half.					
Roof	Y	Y			Zincalume. Antenna and satellite dish attached. Appears in good condition.					
Gutters/down pipes	Y	Y			Gutters - painted grey. Down pipes - painted grey.					
Eaves	Y	Y			Painted white. Marked all over.					
Fence	Y	Y			Beige colourbond.					
Gate	Y	Y	Y		1 x single cream metal. Left hand side. 1 x single cream colourbond. Right hand side.					
Driveway	Y	Y			Shared. Cream brick paving.					
Power meter box	Y	Y			Door - painted cream. Weathered. Safety switch installed - yes. Meter reading - 35785.					
Water meter reading										
Reticulation					Orbit system.					
Bins		Y			1 green wheelie bin. 0244079.					

Tenants Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
					1 recycling bin. 0000817					
Gas bottles		Y			2 x 45 kg. Both full.					
HWS	Y	Y	Y		Rheem mains pressure storage.					
Clothes line	Y	Y	Y		Cream fold-a-line. Carport. Beige fold-a-line. Rear right hand side.					
Tap & hardware		Y			1 x tap with green hose attached. Front right hand side. 1 x tap with no hardware. Rear.					
Light fittings	Y	Y	Y		1 x bayonet and globe only. Rear right hand side. 1 x white cone shaped. Rear left hand side.					
Keys/opening devices										
TENANT'S COMMENTS										
Carport										
Internal Walls	Y	Y			Rendered. Painted beige. Light marks all over.					
Ceiling	Y	Y			Painted white. Marked all over.					
Light fitting	N	Y	N		1 x white cone shaped. No globe.					
Light switches	Y	Y			1 x single.					
Floor	Y	Y			Cream brick paving. Some oil stains and marks. Leaves blown in.					
TENANT'S COMMENTS										
Front porch										
Ceiling	Y	Y			Painted white. Marked all over. Some cobwebs.					
Light fitting	N	Y	Y		1 x white cone shaped. 1 x silver and glass.					
Walls	Y	Y			Rendered. Painted beige. Few marks bottom half.					
Floor	Y	Y			Cream brick paving. Weathered.					
Front door	Y	Y	Y		1 x painted beige with silver lockable handle and deadlock. Silver 3 attached. Lightly scratched and marked bottom half. Frame slightly chipped.					
TENANT'S COMMENTS										
Entry/passage										
Door	Y	Y			Painted beige with silver lockable handle.					
Ceiling	Y	Y			Painted white.					
Lighting fitting	Y	Y	Y		1 x down light.					
Smoke alarm	Y	Y			1 attached to ceiling - green light illuminated - not					

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
					tested.					
Walls	Y	Y			Painted cream. Scuff marks and chipped at bottom. Edges chipped. Large chip near door. 1 screw.					
Light switches	Y	Y	Y		1 x quad.					
Floor coverings	Y	Y			Timber veneer. Scuff marks and surface scratches in traffic areas.					
TENANT'S COMMENTS										
Lounge										
Ceiling	Y	Y			Painted white.					
Lighting fittings	Y	Y	Y		1 x down lights.					
Walls	Y	Y			Painted cream. Scuff marks and chips bottom half. Patch marks at top rear and left hand side.					
Power points	Y	Y	Y		1 x single. 1 x antenna/foxtel point.					
Windows	Y	Y			2 x 1 panel wind out, key lockable, with flyscreen.					
Window treatments	N	Y	Y		2 x grey venetian blinds.					
Floor coverings	Y	Y			Brown carpet. Red mark front edge. Small red mark rear middle. Brown mark rear left hand side corner.					
TENANT'S COMMENTS										
Bedroom 1					Main					
Door	Y	Y	Y		1 x painted cream with silver handle. Interior 1 screw hole at top					
Ceiling	Y	Y			Painted white. Mark near right hand side light.					
Light fitting	Y	Y	Y		2 x down lights.					
Walls	Y	Y			Painted cream. Chipped and minor scuff marks bottom half. Some cobwebs. 2 screws.					
Power points	Y	Y	Y		1 x double. 1 x single.					
Light switches	Y	Y	Y		1 x double.					
Windows	Y	Y	Y		3 x 1 panel wind out, key lockable, with flyscreen. 1 x single fixed panel.					
Window treatments	N	Y	Y		4 x dark grey venetian blinds.					
Floor coverings	Y	Y			Brown carpet. Signs of wear in traffic areas. Yellow mark right hand side middle. Small bleach and brown					

Tenants Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
BIR/WIR	Y	Y	Y		marks in middle and near doors. Ceiling - painted white. Walls - painted cream. Chips and scuff marks bottom half. Floor - brown carpet. Shelves - 1 x shelf and rail. Edge chipped. Light fitting - 1 x down light. Switches - 1 x single.					
TENANT'S COMMENTS										
Bathroom 1					Ensuite					
Door	Y	Y	Y		1 x painted cream with silver lockable handle. Frame slightly chipped.					
Ceiling	Y	Y			Painted white. Cornices cracked.					
Light fitting	Y	Y	Y		1 x down light.					
Exhaust fan	N	Y	Y		White HPM cover.					
Walls	Y	Y			Painted cream. 1 chip near toilet. 2 hooks attached near window.					
Power points	Y	Y	Y		1 x single.					
Light switches	Y	Y	Y		1 x double.					
Windows	Y	Y	Y		1 x 2 panel opaque, 1 sliding key lockable, with flyscreen.					
Floor coverings	Y	Y			White tiles. Some grout discolouration.					
Skirting	Y	Y			1 row of white tiles around the bottom.					
Splashback	Y	Y			Dark grey tiles. Some grout discolouration.					
Mirror	Y	Y			Frameless square.					
Cupboards/bench	Y	Y			Bench - cream laminate. Cupboards - 4 x white laminate with silver handles.					
Basin/taps	Y	Y	Y		Basin - white ceramic. Taps - silver taps and spout. 1 plug.					
Shower walls/floors	Y	Y			Walls - white tiles. Some grout discolouration at bottom. Tiled soap holder. Floor - white tiles. Some grout discolouration.					
Shower screen	Y	Y			Single fixed panel. Silver frame. 1 x rail with used curtain.					
Shower head/taps	Y	Y	Y		Silver taps and shower head.					

Tenants Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Towel rails	Y	Y			1 x double cream plastic.					
Toilet	N	Y	Y		White cistern, bowl and seat.					
Toilet roll holder	Y	Y			Cream plastic.					
TENANT'S COMMENTS										
Kitchen										
Ceiling	Y	Y			Painted white. Light mark left hand side and near fan. 1 hook.					
Light fitting	Y	Y	Y		1 x down light.					
Exhaust fan	Y	Y	Y		White cover.					
Walls	Y	Y			Painted cream. Some edges chipped. 1 hook attached. Front, chipped and scuff marks at bottom in fridge recess. Few chips level with power point.					
Power points	N	Y			1 x double with fan switch. 1 x single.					
Floor coverings	Y	Y			Timber veneer. Scuff marks and surface scratches in traffic areas.					
Splashback	Y	Y			Grey tiles.					
Bench	Y	Y			Cream laminate.					
Cupboards under bench	Y	Y	Y		6 x cream laminate with silver handles.					
Drawers	Y	Y	Y		4 x cream laminate with silver handles. Cutlery insert in top drawer.					
Sink/taps	Y	Y	Y		Double with single drainer. Silver flickmaster tap and spout. 2 plugs.					
Oven	Y	Y	Y		Stainless steel Simpson electric. Minor burnt on marks on door and rack surfaces.					
Stove top	Y	Y	Y		Stainless steel Simpson gas. 4 gas burners.					
Pantry	Y	Y			Door - painted cream with silver handle. Ceiling - painted white. Walls - painted white. Scuff marks and chips all over. Floor - timber veneer. Shelves - 4 white laminate.					
TENANT'S COMMENTS										
Living/dining										
Door	Y	Y	Y		1 x 2 panel, 1 sliding lockable, with flyscreen.					

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Ceiling	Y	Y			Painted white. 1 vent.					
Light fitting	Y	Y	Y		2 x down lights.					
Walls	Y	Y			Painted cream. Minor chips and scuff marks bottom half. 1 vent. 3 screws. 1 x air-conditioner remote in holster.					
Power points	Y	Y	Y		2 x double. 1 x antenna/foxtel point. 1 x single. 1 x phone point.					
Light switches	Y	Y	Y		2 x single.					
Windows	N	Y	Y		2 x 2 panel, 1 sliding key lockable, with flyscreen.					
Window treatments	Y	Y	Y		3 x dark grey venetian blinds.					
Floor coverings	Y	Y			Timber veneer. Scuff marks and surface scratches in traffic areas.					
Heating/cooling	Y	Y	Y		1 x gas bayonet. Mitsubishi reverse cycle air-conditioner.					
TENANT'S COMMENTS										
Passage 1										
Ceiling	Y	Y			Painted white. 1 manhole, slightly marked. 1 light mark near smoke alarm.					
Light fitting	Y	Y	Y		1 x down light.					
Smoke alarm	Y	Y			1 attached to ceiling - green light illuminated - not tested.					
Walls	Y	Y			Painted cream. Minor chips and scuff marks bottom half.					
Light switches	Y	Y	Y		1 x single.					
Floor coverings	Y	Y			Brown carpet. Signs of wear in traffic areas.					
TENANT'S COMMENTS										
Bedroom 2					Front					
Door	Y	Y	Y		1 x painted cream with silver handle.					
Ceiling	Y	Y			Painted white.					
Light fitting	Y	Y	Y		1 x down light.					
Walls	Y	Y			Painted cream. Chips and scuff marks bottom half.					
Power points	Y	Y	Y		1 x single.					
Light switches	Y	Y	Y		1 x single.					
Windows	Y	Y	Y		1 x 2 panel, 1 sliding key lockable, with flyscreen.					

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Window treatments	Y	Y	Y		1 x dark grey venetian blind.					
Floor coverings	Y	Y			Brown carpet. Brown and red mark near window.					
BIR	Y	Y	Y		Door - 1 x painted cream with silver handle. Ceiling - painted white. Scuff marks all over. Walls - painted cream. Minor chip and scuff marks at bottom. Floor - brown carpet. Shelves - 1 x shelf and rail.					
TENANT'S COMMENTS										
Laundry										
Door	Y	Y	Y		1 x painted beige with silver lockable handle.					
Ceiling	Y	Y			Painted white. 1 vent. Marked near door.					
Light fitting	Y	Y	Y		1 x down light.					
Walls	Y	Y			Painted cream. Minor chips and scuff marks bottom half.					
Power points	Y	Y	Y		1 x single.					
Light switches	Y	Y	Y		1 x double.					
Windows	Y	Y	Y		1 panel wind out, key lockable.					
Floor	Y	Y			Brown tiles.					
Skirting	Y	Y			1 row of brown tiles around the bottom.					
Splashback	Y	Y			Brown tiles.					
Cabinet/trough	Y	Y	Y		All in one, white metal cupboard with silver trough. Silver taps and spout.					
Wash machine taps	Y	Y			Silver.					
Linen cupboard	Y	Y	Y		Door - 1 x painted cream with silver handle. Ceiling - painted white. Walls - painted cream. Chips and scuff marks at bottom. Scuff marks at top. Floor - brown tiles. Shelves - 4 x white laminate.					
TENANT'S COMMENTS										
Bathroom 2										
Door	Y	Y	Y		1 x painted cream with silver lockable handle.					
Ceiling	Y	Y			Painted white. 1 vent.					
Light fitting	Y	Y	Y		1 x down light.					
Walls	Y	Y			Painted cream.					

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
					Minor chips and scuff marks bottom half under towel rail.					
Power points	Y	Y	Y		1 x single.					
Light switches	Y	Y	Y		1 x single.					
Windows	Y	Y	Y		1 x 2 panel opaque, 1 sliding key lockable, with flyscreen.					
Floor coverings	Y	Y			Brown tiles.					
Skirting	Y	Y			1 row of brown tiles around the bottom.					
Splashback	Y	Y			Brown tiles.					
Mirror	N	Y			Frameless.					
Bench/cupboards	Y	Y	Y		Bench - cream laminate. Cupboards - 3 x cream laminate with silver handles.					
Basin/taps	Y	Y	Y		Basin - white plastic. Marked. Taps - silver taps and spout. 1 plug.					
Shower walls/floor	Y	Y			Walls - white tiles. Tiled soap holder. Floor - brown tiles. Some white marks.					
Bath	Y	Y	Y		White plastic bath set in white tile surround. Silver taps and spout.					
Shower screen	Y	Y			Single fixed panel. Silver frame. 1 x rail with new curtain.					
Shower head/taps	Y	Y	Y		Silver taps and shower head.					
Towel rails	Y	Y			1 x double cream plastic.					
TENANT'S COMMENTS										
Toilet 2										
Door	Y	Y	Y		1 x painted cream with silver lockable handle. Frame slightly chipped.					
Ceiling	Y	Y			Painted white.					
Light fitting	Y	Y	Y		1 x down light.					
Walls	Y	Y			Painted cream. Rear paint chipped all over in patches. Scuff marks bottom half.					
Light switches	Y	Y	Y		1 x single.					
Floor coverings	Y	Y			Brown tiles. Some grout discolouration.					
Skirting	Y	Y			1 row of brown tiles around the bottom.					
Toilet	Y	Y	Y		White cistern, bowl and seat.					
Toilet roll holder	Y	Y			Cream plastic.					

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
TENANT'S COMMENTS										
Bedroom 3										
					Rear lhs					
Door	Y	Y	Y		1 x painted cream with silver handle.					
Ceiling	Y	Y			Painted white.					
Light fitting	Y	Y	Y		1 x down light.					
Walls	Y	Y			Painted cream. Minor chipped and scuff marks bottom half.					
Power points	Y	Y	Y		1 x single.					
Light switches	Y	Y	Y		1 x single.					
Windows	Y	Y	Y		1 x 2 panel, 1 sliding key lockable, with flyscreen.					
Window treatments	N	Y	Y		1 x dark grey venetian blind.					
Floor coverings	Y	Y			Brown carpet.					
BIR	Y	Y	Y		Door - 1 x painted cream with silver handle. Ceiling - painted white. Some cobwebs. Walls - painted cream. Chips and scuff marks at bottom. Floor - brown carpet. Shelves - 1 x shelf and rail.					
TENANT'S COMMENTS										
Rear Gardens										
Paving	Y	Y			Blue metal with cream paving stones. Few weeds growing through blue metal. Cream brick paving. Few weeds growing in cracks.					
Garden					Plants appear healthy.					
Grass					Grass very patchy.					
TENANT'S COMMENTS										
Store Room										
Door	Y	Y	Y		1 x painted beige with silver lockable handle.					
Ceiling	Y	Y			Painted white. Scuff marks all over.					
Light fitting	Y	Y	Y		1 x bayonet and globe only.					
Walls	Y	Y			Rendered, painted beige. Scuff marks bottom half. Some cobwebs.					
Light switches	Y	Y	Y		1 x single. No cover.					
Floor	N	Y			Concrete.					

Tenants Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy
Other					Freestanding shelves. Push mower. Assorted miscellaneous items.					
TENANT'S COMMENTS										

Tenants Signature _____

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Tenants Comments

Approximate dates when work was last done on Residential Premises:

PAINTING OF PREMISES (external)	
PAINTING OF PREMISES (internal)	
FLOOR COVERING LAID	
FLOOR COVERINGS PROFESSIONALLY CLEANED	

COMMENCEMENT	/ /	TERMINATION	/ /
PROPERTY INSPECTOR		PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE		DATE	/ /
TENANT(S):		TENANT(S):	
SIGNATURE		SIGNATURE	
DATE	/ /	DATE	/ /

Further items and comments may be added on a separate sheet. NOTE: signed by lessor / agent and the tenant and attached to this report