

Schedule 2: Condition report



PIM
Real Estate

PIM Real Estate
200 Infinity Loop Perth WA 6000
Phone: 1300 668 594
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How to complete this report

- Three copies of this condition report are filled out and signed by the landlord or the landlord's agent.
- Before the tenancy begins, the landlord or the landlord's agent must 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 (see example below). Where necessary, comments should be included in the report. The landlord or the landlord's agent must also indicate "yes" or "no" in relation to the matters set out under the headings "Health issues" and "Communications facilities".
- If the tenant has agreed to pay for water usage charges under the residential tenancy agreement, the landlord or landlord's agent must also indicate whether the residential premises have the required water efficiency measures.
- Two copies of the report which have been filled out and signed by the landlord or the landlord's agent must be given to the tenant before or when the tenant signs the agreement. The landlord or landlord's agent keeps the third copy.
- As soon as possible after the tenant signs the agreement, the tenant must inspect the residential premises and complete the tenant section of the condition report. The tenant indicates agreement or disagreement with the condition indicated by the

- landlord or landlord's agent by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form. The tenant may also comment on the matters under the headings "Health issues", "Communications facilities" and "Water efficiency devices".
- The tenant must return one copy of the completed condition report to the landlord or landlord's agent within **7 days** after receiving it and is to keep the second copy.
 - At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord and tenant should complete the copy of the condition report that they retained, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the other party, unless the other party has been given a reasonable opportunity to be present and has not attended the inspection.

- At the end of the tenancy the premises will be inspected and the condition of the premises at that time will be compared to that stated in the original condition report.
- A condition report should be filled out whether or not a rental bond is paid.
- If you do not have enough space on the report attach a separate sheet.
- Call Fair Trading on 13 32 20 or visit the website for information about the rights and responsibilities of landlords and tenants or before completing the condition report.

Important notes about this report

- It is a requirement that a condition report be completed by the landlord and the tenant (see above). This condition report is an important record of the condition of the residential premises when the tenancy begins and may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy. It is important to complete the condition report accurately. It may be vital if there is a dispute, particularly about the return of the rental bond money and any damage to the premises.

Where to go for help when you are renting

- Fair Trading looks after your bond money and manages the renting laws that cover this tenancy agreement. If you have any questions about your rights and responsibilities under this agreement, contact Fair Trading at **www.fairtrading.nsw.gov.au** or call 13 32 20. Language assistance on 13 14 50 (ask for an interpreter in your language) TTY 1300 723 404.
- Your real estate agent or landlord (write contact number here):
- Tenants Advice and Advocacy Service at **www.tenants.org.au**

Sample condition report

	Condition of premises at START of tenancy												Condition of premises at END of tenancy											
	Clean			Undamaged			Working			Landlord /Agent Comments	Tenant agrees		Clean			Undamaged			Working			Comments	Tenant agrees	
	Y	N		Y	N		Y	N			Y	N	Y	N		Y	N		Y	N				
ENTRANCE	front door/screen door/ security door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	walls/picture hooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 picture hooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 picture hooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5 picture hooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	lights/power points/ door bell	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	floor/coverings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	carpet stain near window	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Lessor/agent's initial

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Date : / /

Tenant/s initial

1.	2.	3.	Date : / /
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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Tenants Name: Mark Lester

Name of Landlord: Grace Green

Lease Commencement Date: 12 Months

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Front Gardens	Y	Y	Y	gardens require weeding							
Driveway											
Paving				Clear of weeds							
Garden	Y	Y	Y	Prune roses							
Grass	Y	Y	Y	Mowed							
Fence	Y	N	Y	Requires painting							
Verandah	Y	N	Y	Render crumbling							
Carport											
Letterbox/Street Number	Y	N	Y	Requires painting. See photo							
Gutters/Downpipes											
Rear Gardens	Y	Y	Y	A lovely inspection, no problems to report							
Paving				Clear of weeds							
Garage											
Outside											
Floor											
Walls											

Lessor/agent's initial

	Date : / /
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Tenant/s initial

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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Ceiling											
Lighting											
Points											
Entry/Exterior	Y	N	Y	Veranda wall needs render and painting							
Door											
Screen Door/Security Door	Y	Y	Y	Secure and working							
Windows/Window Safety Devices											
Floor											
Skirting											
Walls											
Ceiling											
Entry Lighting				Security sensor light working							
Points											
Corded Blinds and Window Coverings											
Bricks											
Kitchen/Meals	Y	Y	N	Pantry sensor light not working							
Floor											

Lessor/agent's initial

Date : / /

Tenant/s initial

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Address of rental premises: 200 Hampden Road, Nedlands 6009

Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Skirting											
Walls											
Ceiling											
Lighting				Pantry sensor not working							
Points	Y	Y	Y								
Windows/Window Safety Devices											
Bench	Y	Y	Y	No noted markings							
Cupboard	Y	Y	N	Hing problems							
Drawer											
Sink											
Oven											
StoveTop											
RHood											
Pantry											
D/washer											
Corded Blinds and Window Coverings											
Theatre				Carpet has texta stain							

Lessor/agent's initial

Date : / /

Tenant/s initial

Date : / /

Page 4 of 16

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
	N	Y	Y								
Power Sockets	Y	Y	Y	Smart wired with cable							
Walls	Y	Y	Y	Freshly painted							
Lights	Y	Y	N	2 down lights need new globes							
Carpets	N	Y	Y	Require a clean							
Lounge	N	Y	Y	Carpet require cleaning							
Door											
Floor	N	Y	Y	Carpet requires cleaning							
Skirting											
Walls	Y	Y	Y	Freshly painted							
Blinds	N	Y	Y	Require cleaning							
Ceiling	Y	Y	Y	Freshly painted							
Lighting	Y	Y	Y	All lights working							
Points											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner	Y	Y	N	Requires servicing							

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Bathroom 1	Y	N	Y	floor tiles/tiling cracked							
Door	Y	Y	Y								
Floor	Y	Y	Y	All tiles wiped clean, area neatly presented.							
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps	Y	Y	N	tap(s) leaking							
Toilet											
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.							
Mirror/Cabinet/Vanity											
Towel Rails	Y	Y	N	Requires new rail							
Toilet Roll Holder											
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working							
Corded Blinds and Window Coverings											
Bathroom 2											

Lessor/agent's initial

Date : / /

Tenant/s initial

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Lease Commencement Date: 12 Months

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Door											
Floor											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Sink/Taps											
Toilet											
Shower/Bath/Taps											
Mirror/Cabinet/Vanity											
Towel Rails											
Toilet Roll Holder											
Heating/Exhaust Fan/Vent											
Corded Blinds and Window Coverings											
Bedroom 1	Y	Y	Y								
Door				Scrapes when closing							

Lessor/agent's initial

Date : / /

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Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

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	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
	Y	Y	N								
Floor				carpet neat and clean							
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings	N	Y	Y	Requires cleaning							
Wardrobe/Drawers/Shelves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
Bedroom 2											
Door											
Floor											
Skirting											
Walls											
Ceiling											

Lessor/agent's initial

Date : / /

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Lease Commencement Date: 12 Months

Condition of premises at START of tenancy						Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/Shelves											
Windows/Window Safety Devices											
Ceiling Fan/Air Conditioner											
Bedroom 3											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Corded Blinds and Window Coverings											
Wardrobe/Drawers/Shelves											
Windows/Window Safety Devices											

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Residential Tenancy Regulation Schedule 2: Condition report

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Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

Condition of premises at START of tenancy						Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Dining											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Lighting											
Points											
Windows/Window Safety Devices											
Corded Blinds and Window Coverings											
Ceiling Fan/Air Conditioner											
Toilet											
Door											
Floor											
Walls											
Toilet											

Lessor/agent's initial

Date : / /

Tenant/s initial

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Date : / /

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

Condition of premises at START of tenancy						Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Ceiling											
Lighting											
Windows/Window Safety Devices											
Sink											
Corded Blinds and Window Coverings											
Laundry											
Door											
Floor											
Skirting											
Walls											
Ceiling											
Untitled											
Lighting											
Points											
Cupboard											

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Bench											
Trough											
Washing Machine Taps											
Exhaust Fan/Vent											
Toilet											
Outside Door											
Corded Blinds and Window Coverings											
Windows/Window Safety Devices											
Security/Safety				Security doors all working House alarm working							
Smoke Alarms											
RCD/Safety Switch											
Keys/Other Opening Devices											
Entry Lighting											
External Door Locks											
Maintenance Required				1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working							
Suggested				At this stage we suggest the repairs to the exterior							

Lessor/agent's initial

Date : / /

Tenant/s initial

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Date : / /

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Name of Landlord: Grace Green

Tenants Name: Mark Lester

Lease Commencement Date: 12 Months

	Condition of premises at START of tenancy					Condition of premises at END of tenancy					
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Improvements				veranda are carried out within 3 months. Overall the property in in good condition for its age.							
Our Summary				Overall we are very happy with the way the tenant is maintaining the property and especially the lounge reprint as discussed. We have made a couple of requests to the weeds in the front garden as detailed in the report but nothing of concern. We do recommend the maintenance items as highlight should be carried out with the render on the veranda the most urgent.							

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Tenants Name: Mark Lester

Name of Landlord: Grace Green

Lease Commencement Date: 12 Months

Health issues

The landlord must indicate whether the following apply to the premises:

Are there any signs of mould and dampness?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Are there any pests and vermin?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Has any rubbish been left on the premises?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Communication facilities

The landlord must indicate whether the following facilities are available:

a telephone line is connected to the residential premises	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
an internet line is connected to the residential premises	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Water efficiency devices

[only applicable if tenant pays water usage charges for the residential premises]

The landlord must indicate whether the following efficiency measures are in place in the premises:

all showerheads have a maximum flow rate of 9 litres per minute	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
all internal cold water taps and single mixer taps in kitchen or bathroom hand basins have a maximum flow rate of 9 litres per minute	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
no leaking taps on residential premises	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Water meter reading: 120000

Furniture: (See attached list)

Landlord/agent's signature:

Date:

Tenant's signature

Date:

Additional comments on health issues, communication facilities, water efficiency devices [may be added by landlord or tenant, or both]

Approximate dates when work last done on residential premises

Installation of water efficiency measures:

Painting of premises (external):

Painting of premises (internal):

Flooring laid/replaced/cleaned:

Landlord's promise to undertake work: [Delete if not required]

The landlord agrees to undertake the following cleaning, repairs, additions or other work during the tenancy: _____

The landlord agrees to complete that work by: _____

Landlord/agent's signature: _____

Date: _____

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Page 14 of 16

Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Tenants Name: Mark Lester

Name of Landlord: Grace Green

Lease Commencement Date: 12 Months

Front Gardens

Taken : 03/06/2016 - 11:56



Front Gardens

Taken : 03/06/2016 - 11:58



Rear Gardens

Taken : 03/06/2016 - 12:06



Rear Gardens

Taken : 03/06/2016 - 12:06



Entry/Exterior

Taken : 03/06/2016 - 12:01



Entry/Exterior

Taken : 03/06/2016 - 12:02



Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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Residential Tenancy Regulation Schedule 2: Condition report

Address of rental premises: 200 Hampden Road, Nedlands 6009

Tenants Name: Mark Lester

Name of Landlord: Grace Green

Lease Commencement Date: 12 Months

Kitchen/Meals

Taken : 08/06/2016 - 10:58



Our Summary

Taken : 08/06/2016 - 11:25



Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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