

Exit Condition Report – general tenancies (Form 14a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 66)



PIM
Real Estate

PIM Real Estate
200 Infinity Loop, Perth WA 6000

Phone: 1300 668 594

Support@propertyinspectionmanager.com

Address of rental premises

200 Hampden Road, Nedlands	Postcode: 6009
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Details of the tenant/s

1. Mark Lester	
Forwarding Address	
	Postcode
Phone	Mobile
Email	

2.	
Forwarding Address	
	Postcode
Phone	Mobile
Email	

3.	
Forwarding Address	
	Postcode
Phone	Mobile
Email	

Water meter reading at end of tenancy:

The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These documents may be referred to as evidence if there is dispute over the bond refund at the end of the tenancy.

Tenant:

1. Inspect the premises
2. Mark each item on the list *clean/undamaged/working* (where applicable).
3. Make a note of any extra items in the *additional comments/information* section
4. Initial each page of the report. Give it to the lessor/agent as soon as possible once the agreement ends.
5. Talk to the lessor/agent if you disagree about the condition of the premises. Comments can be recorded in the *additional comments/information* section or by attaching a separate page.
6. Retain the signed copy of the report from the lessor/agent.

Lessor/agent:

1. Inspect the premises
2. Include comments where you disagree with the tenant/s report
3. Initial each page of the report.
4. Talk to the tenant if you disagree about the condition of the premises. Any agreement can be recorded in the *additional comments/information* section.
5. Return a signed copy of the report to the tenant within 3 business days. Retain a copy for at least one year after the tenancy agreement ends.

Note: The *Entry condition report (Form 1a)* is compared to this *Exit condition report (Form 14a)* at the end of tenancy.

Do not send to the RTA – give this form to the tenant/s, keep a copy for your records.

Lessor/agent's initial

Tenant/s initial

1.	2.	3.
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Insert Y = Yes Insert N = No	Clean	Undamaged	Working	Lessor / agent Comments (if any)	Tenant Comment on lessor/agent's report
Front Gardens					
	gardens weeded				
Driveway					
Paving				Clear of weeds	
Garden	Y	Y	Y	Roses pruned	
Grass	Y	Y	Y	Mowed	
Fence	Y	N	Y	Fencepainted	
Verandah	Y	N	Y	Render fixed	
Carport					
Letterbox/Street Number	Y	N	Y	Letterbox painted	
Gutters/Downpipes					
Rear Gardens					
	A lovely inspection, no problems to report				
Paving				Clear of weeds	
Garage					
Outside					

Lessor/agent's initial

Tenant/s initial

1.

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Floor					
Walls					
Ceiling					
Lighting					
Points					
Entry/Exterior	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					

Lessor/agent's initial

Tenant/s initial

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Entry Lighting	Y	Y	Y	Security sensor light working	
Points					
Corded Blinds and Window Coverings					
Bricks					
Kitchen/Meals	Pantry sensor fixed				
Floor					
Skirting					
Walls					
Ceiling					
Lighting	Y	Y	Y	Pantry sensor working	
Points	Y	Y	Y		
Windows/Window Safety Devices					
Bench	Y	Y	Y	No noted markings	

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Cupboard	Y	Y	Y	Hing fixed	
Drawer					
Sink					
Oven					
StoveTop					
RHood					
Pantry					
D/washer					
Corded Blinds and Window Coverings					
Theatre	Stain removed				
Power Sockets	Y	Y	Y	Smart wired with cable	
Walls	Y	Y	Y	Freshly painted	
Lights	Y	Y	Y	2 down light globes replaced	

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Tenant/s initial

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Carpets	Y	Y	Y	Cleaned	
Lounge	Carpet cleaned				
Door					
Floor	Y	Y	Y	Carpet cleaned	
Skirting					
Walls	Y	Y	Y	Freshly painted	
Blinds	Y	Y	Y	Cleaned	
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	

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Tenant/s initial

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Bathroom 1					
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	Y	tap(s) fixed	
Toilet					
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.	
Mirror/Cabinet/Vanity					
Towel Rails	Y	Y	Y	Towel rail replaced	

Lessor/agent's initial

Tenant/s initial

1. <input style="width: 90%;" type="text"/>	2. <input style="width: 90%;" type="text"/>	3. <input style="width: 90%;" type="text"/>
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Toilet Roll Holder					
Heating/Exhaust Fan/Vent	Y	Y	Y	New heat globe installed	
Corded Blinds and Window Coverings					
Bathroom 2					
Door					
Floor					
Walls					
Ceiling					
Lighting					
Points					
Windows/Window Safety Devices					
Sink/Taps					
Toilet					

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Shower/Bath/Taps					
Mirror/Cabinet/Vanity					
Towel Rails					
Toilet Roll Holder					
Heating/Exhaust Fan/Vent					
Corded Blinds and Window Coverings					
Bedroom 1					
Door	Y	Y	N	Scrapes when closing	
Floor	Y	Y	Y	carpet neat and clean	
Skirting					
Walls					
Ceiling					
Lighting					

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Points					
Corded Blinds and Window Coverings	Y	Y	Y	Blinds cleaned	
Wardrobe/Drawers/Shelves					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner					
Bedroom 2					
Door					
Floor					
Skirting					
Walls					
Ceiling					
Lighting					
Points					

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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					

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Wardrobe/Drawers/Shelves					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner					
Dining					
Door					
Floor					
Skirting					
Walls					
Ceiling					
Lighting					
Points					
Windows/Window Safety Devices					
Corded Blinds and Window Coverings					

Lessor/agent's initial

Tenant/s initial

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Ceiling Fan/Air Conditioner					
Toilet					
Door					
Floor					
Walls					
Toilet					
Roll Holder					
Ceiling					
Lighting					
Windows/Window Safety Devices					
Sink					
Corded Blinds and Window Coverings					
Laundry					

Lessor/agent's initial

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Door					
Floor					
Skirting					
Walls					
Untitled					
Ceiling					
Lighting					
Points					
Cupboard					
Bench					
Trough					
Washing Machine Taps					
Exhaust Fan/Vent					

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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	<ol style="list-style-type: none"> 1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working 				

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Suggested Improvements	At this stage we suggest the repairs to the exterior 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

Tenant/s initial

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Additional comments/information

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

Signature

Date
/ /

Print Name

Tenant 1

Signature	Date / /
-----------	-------------

Print name

Tenant 2

Signature	Date / /
-----------	-------------

Print name

Tenant 3

Signature	Date / /
-----------	-------------

Print name

Lessor/agent's initial

Tenant/s initial

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