



**FORM 1
PROPERTY CONDITION REPORT
RESIDENTIAL TENANCIES ACT 1987 (WA) – Section 27C(6)**

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 property condition 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.

IMPORTANT NOTES ABOUT THIS REPORT

1. This property 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.
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 Mines, Industry Regulation and Safety on 1300 30 40 54 or visiting www.dmirs.wa.gov.au/consumer-protection.

For further information about tenancy rights, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or www.dmirs.wa.gov.au/consumer-protection.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Mines, Industry Regulation and Safety (1300 304 054) for assistance.

Property Address	200 Hampden Road, Nedlands 6009
Tenant's Name(s)	Mark Lester
Tenant's Signature	



PIM
Real Estate

PIM Real Estate
200 Infinity Loop
Perth WA 6000

Phone: 08 9999 9999
Fax: 08 9999 9999
Email: support@propertyinspectionmanager.com

TENANT ADDRESS: Mark Lester
200 Hampden Road, Nedlands 6009

AGENT/LESSOR: Nicky Lester

COMMENCEMENT INSPECTION DATE: Thursday, 2 November 2017

TERMINATION INSPECTION 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	Tenant Comments	Condition of premises at END of tenancy
Front Gardens					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					A lovely inspection, no problems to report		
Paving					Clear of weeds		

Tenant's Signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
Garage							
Outside							
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							
Entry Lighting					Security sensor light working		
Points							
Corded Blinds and Window Coverings							
Bricks							

Tenant's Signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
Kitchen/Meals					Pantry sensor light not working		
Floor							
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							

Tenant's Signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
Theatre					Carpet has texta stain		
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					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		

Tenant's Signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
Bathroom 1					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							
Bedroom 1							
Door	Y	Y	N		Scrapes when closing		

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
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							
Lighting							
Points							

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
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							
Ceiling Fan/Air Conditioner							
Dining							
Door							

Tenant's Signature _____

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

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
Sink							
Corded Blinds and Window Coverings							
Laundry							
Door							
Floor							
Skirting							
Walls							
Ceiling							
Untitled							
Lighting							
Points							
Cupboard							
Bench							
Trough							
Washing Machine							
Taps							
Exhaust Fan/Vent							
Toilet							
Outside Door							
Corded Blinds and							

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Condition of premises at END of tenancy
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							

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Tenants Comments

[Empty box for 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	

Note: Further items and comments may be recorded on a separate sheet, signed by the lessor/property manager and the tenant, and attached to this report.

Signed by the **LESSOR/PROPERTY MANAGER**

[Signature of lessor/property manager]

Date: / /

Signed by the **TENANT**

[Signature of tenant]

Date: / /



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Front Gardens
Taken : 02/11/2017 - 13:04



Front Gardens
Taken : 02/11/2017 - 13:04



Rear Gardens
Taken : 02/11/2017 - 13:04



Rear Gardens
Taken : 02/11/2017 - 13:04



Entry/Exterior
Taken : 02/11/2017 - 13:04



Entry/Exterior
Taken : 02/11/2017 - 13:04



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Phone: 08 9999 9999
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Email: support@propertyinspectionmanager.com

Kitchen/Meals
Taken : 02/11/2017 - 13:04



Our Summary
Taken : 02/11/2017 - 13:04



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FORM 1 PROPERTY CONDITION REPORT
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