



**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	



TENANT ADDRESS: Mark Lester
200 Hampden Road, Nedlands 6009

AGENT/LESSOR: Nicky Lester

COMMENCEMENT INSPECTION DATE: 3 Jun 2016

TERMINATION INSPECTION DATE: 2 Nov 2017

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Front Gardens					gardens require weeding						gardens weeded	
Driveway												
Paving					Clear of weeds						Clear of weeds	
Garden	Y	Y	Y		Prune roses		Y	Y	Y		Roses pruned	
Grass	Y	Y	Y		Mowed		Y	Y	Y		Mowed	
Fence	Y	N	Y		Requires painting		Y	Y	Y		Fence painted	
Verandah	Y	N	Y		Render crumbling		Y	Y	Y		Render fixed	
Carport												
Letterbox/Street Number	Y	N	Y		Requires painting. See photo		Y	Y	Y		Letterbox painted	
Gutters/Downpipes												
Rear Gardens					A lovely inspection, no problems to report						A lovely inspection, no problems to report	
Paving					Clear of weeds						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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Garage												
Outside												
Floor												
Walls												
Ceiling												
Lighting												
Points												
Entry/Exterior					Veranda wall needs render and painting						Veranda render fixed and painted	
Door												
Screen Door/Security Door	Y	Y	Y		Secure and working		Y	Y	Y		Secure and working	
Windows/Window Safety Devices												
Floor												
Skirting												
Walls												
Ceiling												
Entry Lighting					Security sensor light working		Y	Y	Y		Security sensor light working	
Points												
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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Bricks												
Kitchen/Meals					Pantry sensor light not working						Pantry sensor fixed	
Floor												
Skirting												
Walls												
Ceiling												
Lighting					Pantry sensor not working		Y	Y	Y		Pantry sensor working	
Points	Y	Y	Y				Y	Y	Y			
Windows/Window Safety Devices												
Bench	Y	Y	Y		No noted markings		Y	Y	Y		No noted markings	
Cupboard	Y	Y	N		Hing problems		Y	Y	Y		Hing fixed	
Drawer												
Sink												
Oven												
StoveTop												
RHood												
Pantry												
D/washer												

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Corded Blinds and Window Coverings												
Theatre					Carpet has texta stain						Stain removed	
Power Sockets	Y	Y	Y		Smart wired with cable		Y	Y	Y		Smart wired with cable	
Walls	Y	Y	Y		Freshly painted		Y	Y	Y		Freshly painted	
Lights	Y	Y	N		2 down lights need new globes		Y	Y	Y		2 down light globes replaced	
Carpets	N	Y	Y		Require a clean		Y	Y	Y		Cleaned	
Lounge					Carpet require cleaning						Carpet cleaned	
Door												
Floor	N	Y	Y		Carpet requires cleaning		Y	Y	Y		Carpet cleaned	
Skirting												
Walls	Y	Y	Y		Freshly painted		Y	Y	Y		Freshly painted	
Blinds	N	Y	Y		Require cleaning		Y	Y	Y		Cleaned	
Ceiling	Y	Y	Y		Freshly painted		Y	Y	Y		Freshly painted	
Lighting	Y	Y	Y		All lights working		Y	Y	Y		All lights working	
Points												
Corded Blinds and Window Coverings												
Windows/Window Safety Devices												

Tenant's Signature _____

Property Address 200 Hampden Road, Nedlands



	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Ceiling Fan/Air Conditioner	Y	Y	N		Requires servicing		Y	Y	N		Requires servicing	
Bathroom 1					floor tiles/tiling cracked						floor tiles/tiling cracked	
Door	Y	Y	Y				Y	Y	Y			
Floor	Y	Y	Y		All tiles wiped clean, area neatly presented.		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		Y	Y	Y		tap(s) fixed	
Toilet												
Shower/Bath/Taps	Y	Y	Y		Wet areas are clean and tidy.		Y	Y	Y		Wet areas are clean and tidy.	
Mirror/Cabinet/Vanity												
Towel Rails	Y	Y	N		Requires new rail		Y	Y	Y		Towel rail replaced	
Toilet Roll Holder												
Heating/Exhaust Fan/Vent	Y	Y	N		Heat globe not working		Y	Y	Y		New heat globe installed	
Corded Blinds and Window Coverings												

Tenant's Signature _____

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FORM 1 PROPERTY CONDITION REPORT

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Bathroom 2												
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												
Door	Y	Y	N		Scrapes when closing		Y	Y	N		Scrapes when closing	
Floor					carpet neat and clean						carpet neat and clean	

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
							Y	Y	Y			
Skirting												
Walls												
Ceiling												
Lighting												
Points												
Corded Blinds and Window Coverings	N	Y	Y		Requires cleaning		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												

Tenant's Signature _____

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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Tenant Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Sink												
Corded Blinds and Window Coverings												
Laundry												
Door												
Floor												
Skirting												
Walls												
Untitled												
Ceiling												
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	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Tenant Comments
Window Coverings												
Windows/Window Safety Devices												
Security/Safety					Security doors all working House alarm working						Security doors all working House alarm working	
Smoke Alarms												
RCD/Safety Switch												
Keys/Other Opening Devices												
Entry Lighting												
External Door Locks												

Tenant's Signature _____

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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: / /



PIM
Real Estate

PIM Real Estate
200 Infinity Loop
Perth WA 6000

Phone: 08 9999 9999

Fax: 08 9999 9999

Email: support@propertyinspectionmanager.com

Our Summary

Taken : 02/11/2017 - 13:17



Tenant's Signature _____

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