

**FORM 1**  
**PROPERTY CONDITION REPORT (ENTRY)**  
**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 7 days 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](http://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](http://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	SAMPLE PROPERTY CONDITION REPORT
Tenant's Name(s)	
Tenant's Signature	

TENANT  
ADDRESS

PROPERTY REPORTS PERTH SAMPLE PCR

AGENT/LESSOR  
LEASE COMMENCED

COMMENCEMENT INSPECTION DATE

1<sup>st</sup> February 2023

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.

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Front of Property											
Light fittings	One downlight secure and intact to the eave to the front porch area.		Y								
Globes	Working order.			Y							
Front fences	To the front is a limestone block wall with metal fencing to the top and to a section on the left hand side. All appears intact.  Cream Colorbond fence panel to the left and right hand side. All appears intact.		Y								
Letter box	Metal key lockable letterbox to the laneway side of the property to the left hand side of the garage door. Clearly marked '3'.		Y								
Meter boxes	Meter boxes to the laneway side of the property to the left hand side of the garage. Painted cream secure and intact.		Y								
Taps/hoses	One tap secured to the front of the house on the left hand side. No obvious signs of leaking.		Y								

Tenant signature \_\_\_\_\_ Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Gardens	Old wood chips to the garden beds. Plants are healthy although dead leaves need removing. No weeds. Three pavers through the garden bed on the left hand side. Refer to photos.										
Driveway	Small brick paved driveway to the laneway side of the property. Needs sweeping. A lot of weeds.	N	Y								
Outside walls	Rendered. No obvious signs of major damage.  Metal framework over the bedroom window on the left hand side intact although slightly weathered and rusting.		N								
Gutters	Painted cream. Gutters are secure and intact. Overall gutters present in good condition and appear free from major damage.		Y								
Downpipes	Painted grey and light grey. Downpipes are secure and intact. Overall downpipes present in good condition and appear free from major damage.		Y								
Eaves	Secure and intact.		Y								
Paving	Pavers are intact. Sandy. Needs sweeping. Two weeds.	N	Y								
Bin	Council bin is intact and appears free from major damage. Lid and wheels are intact and free from major damage.  Council recycle bin is intact and appears free from major damage. Lid and wheels are intact and free from major damage.		Y								
Additional	One door mat.		Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
<b>Garage</b>											
Garage door external	Double cream sectional garage door. All appears intact. Slightly dusty.	N	Y								
Garage door internal	All appears intact. Slightly dusty. Minor cobwebs.	N	Y								
Garage remotes	Gliderol garage door opener secure and intact. Cobwebs.	N	Y								
Ceiling	Painted white. Many stains and a lot of marks. Many cobwebs.	N	Y								
Cornices	Painted white secure and intact. Many cobwebs.	N	Y								
Walls	Brick walls. No obvious signs of damage.  Two hooks to the right hand side wall.  Many cobwebs.	N	Y								
Light fitting	Bayonet light fitting secure and intact. Minor cobwebs.	N	Y								
Globe	Working order.			Y							
Light switch	One single light switch secure and intact. Needs wiping.	N	Y								
Power point	One double power point, secure and intact to the ceiling. Needs wiping.	N	Y								
Floors	Concrete floor. Heavily marked and stained throughout. Needs sweeping.	N	Y								
Additional	Brown painted wooden frame with wood slats to the rear of the carport secure and intact. Cobwebs. Garage door	N	Y								

Tenant signature \_\_\_\_\_

Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	<p>remote bracket secured to the wooden frame on the left hand side.</p> <p>Two metal shelving units, stained and weathered.</p> <p>One metal and chipboard shelving unit, stained and weathered.</p> <p>Ozito electric blower, garden fertilizer, grout, tins of paint, broom, a roll of artificial lawn etc. have been left. Refer to photos for more information.</p>										
Entry											
Front door external	Painted cream with four fixed panels of opaque glass intact. No cracks or chips to the glass. Number '3' secured. Heavily scratched to the door to the lower half.	Y	N								
Front door internal	Painted cream. No marks or chips.	Y	Y								
Door frame	<p>Painted cream. A lot of light scratches to the right hand side lower third. Very slightly dusty.</p> <p>Wooden step to the bottom slightly worn and chipped. Dusty.</p>	N	N								
Door handle	Metal key lockable lever handle secure and intact.	Y	Y								
Ceiling	<p>Painted white. A few very minor marks.</p> <p>Manhole cover intact.</p>	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Walls	<p>Painted cream.</p> <p>Two hooks.</p> <p>A large chip by one of the hooks where it appears a hook has previously been.</p> <p>Many marks and rub marks.</p> <p>Quite a lot of chips to the lower third.</p>	N	N								
Light fittings	<p>Three downlights secure and intact.</p> <p>Two mini downlights secure and intact.</p>	Y	Y								
Globe	Working order.			Y							
Light switches	<p>Two triple light switches secure and intact.</p> <p>One single light switch secure and intact.</p>	Y	Y								
Power point	One single power point secure and intact.	Y	Y								
Floor coverings	Wood look flooring. Wear scratches otherwise intact. Needs cleaning.	N	Y								
Skirtings	Quarter round skirtings secure and intact.	Y	Y								
Smoke detector	Two smoke detectors secure and intact to the ceiling. Green lights are on so assumed to be in good working order.	Y	Y								
Living Area											

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Sliding door	Glass appears to have been cleaned although still has slight residue. No cracks or chips to the glass.	Y	Y								
Sliding door frame	White aluminium frame secure and intact.	Y	Y								
Sliding door handle	Key lockable handle secure and intact.	Y	Y								
Flyscreen door	One flyscreen door. Frame intact. No holes or tears to the wire.	Y	Y								
Tracks	Needs cleaning.	N	Y								
Blinds to door	Two white patterned rolling Holland blinds with control chains. The left hand side blind is coming out of the metal at the bottom and has staples to it. Threads pulled to the left hand side edge of the blind. Quite a lot of marks.	N	N								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent. Very minor cobwebs.	N	Y								
Walls	Painted light cream. Two hooks. Two screws.  Many marks and rub marks.  A large area chipped to the bottom left hand side corner by the glass sliding door.	N	N								
Light fittings	Six downlights secure and intact.  Two mini downlights secure and intact.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Globe	Working order.			Y							
Light switches	One four way light switch secure and intact.	Y	Y								
Power points	One double power point, secure and intact. Needs wiping.  One single power point secure and intact. Needs wiping.  One four way power point secure and intact. Needs wiping.	N	Y								
TV point	One TV point secure and intact. Needs wiping.  One TV/ telephone data point secure and intact. Needs wiping.	N	Y								
Floor coverings	Wood look flooring. Wear scratches. Needs cleaning. Quite a few of the boards are chipped and swollen.	N	N								
Skirtings	Quarter round skirtings. Heavily chipped and damaged to either side of the sliding door. Area chipped to the skirting where the skirtings join to the right hand side wall.	Y	N								
Window glass	Two windows. Glass appears to have been cleaned although still has slight residue. No cracks or chips to the glass.	Y	Y								
Window frame	White aluminium frames secure and intact.	Y	Y								
Window lock	Three keyed locks secure and intact.	Y	Y								
Window sill	Painted. Only able to view the back window sill. Many	N	Y								



	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	marks.										
Tracks	Only able to view the back window tracks. Need cleaning.	N	Y								
Flyscreen	Three flyscreens. Frames are intact. No holes or tears to the wire.	Y	Y								
Window coverings	Two white patterned rolling Holland blinds with control chains intact. No holes or tears. A lot of spot marks. The side window has a large area that is stained/discoloured.	N	Y								
Air conditioner	Teco split system air conditioning unit secure and intact.  Teco air conditioning remote has been left.	Y	Y								
Additional	Mains power box with plastic door cover intact.	Y	Y								
<b>Kitchen</b>											
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream. One hook. One screw. Two plastic brackets in the fridge recess.  A lot of light marks to the walls.  Tap attachment for plumbing for fridge to the back of the fridge recess walls. No obvious signs of leaking.	N	Y								
Light fittings	Four downlights secure and intact.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Globe	Working order.			Y							
Power points	One single power point secure and intact.  Three double power points, secure and intact, including the double power point to the back of the kitchen cupboards.	Y	Y								
Floor coverings	Wood look flooring. Wear scratches otherwise intact. Needs cleaning.	N	Y								
Skirtings	Quarter round skirtings. Loose to the back of the fridge recess. Chips to the corners.	Y	N								
Window	Nil.										
Sink	One and a half bowl stainless steel sink. Wear scratches otherwise intact. Water marked. Needs wiping.	N	Y								
Sink taps	Flick mixer secure and intact. No obvious signs of leaking.	Y	Y								
Plug	Two stainless steel push down straining plugs intact.	Y	Y								
Splashback tiles	White patterned rectangle tiles. No cracks or chips. Grout is slightly discoloured behind the hot plates.	Y	Y								
Rangehood	Stainless steel Westinghouse rangehood intact. Grills are greasy.  Only one globe is in working order. Fan is in working order.	Y	Y	Y							
Hot plates	Stainless steel Westinghouse four gas burner hot plates. Wear scratches otherwise intact. Three black racks	Y	N								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	intact. Metal ring is rusting.										
Hot plate knobs	Knobs are secure and intact. Slightly worn.	Y	Y								
Oven	Stainless steel Westinghouse 613 oven intact. Appears to have been cleaned although still has minor residue marking.	Y	Y								
Oven door	Glass and handle intact. No cracks or chips. Minor scratches to the glass.	Y	Y								
Oven racks	Two stainless steel racks and one grilling tray with stainless steel rack intact. Appears to have been cleaned although still have minor carbon spot stains.	Y	Y								
Oven knobs	Knobs are secure and intact.  Oven light is not in working order.	Y	Y	N							
Oven internal	Appears to have been cleaned although still has some minor residue marking.	Y	Y								
Cupboards	Five white laminate doors with handles secure and intact. No chips or damage.	Y	Y								
Cupboard shelves	Laminate shelves secure and intact. No chips or damage.  Single power point to the cupboard to the right hand side of the oven.  Single power point to the cupboard underneath the sink.	Y	Y								
Drawers	Four white laminate drawers with handles secure and	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	intact. No chips or damage.										
Bench tops	Light natural coloured stone bench top. No chips or damage.	Y	Y								
Dishwasher	Stainless steel Cardini dishwasher with three racks to the interior intact. Needs cleaning to the interior of the dishwasher at the bottom.	N	Y								
<b>Pantry</b>											
Door	Two white laminate doors with handles secure and intact. No chips or damage. Hook to the back of the right hand side door.	Y	Y								
Shelves	Laminate shelves secure and intact. No chips or damage.	Y	Y								
Additional	One single power point secure and intact to the laminate on the right hand side.	Y	Y								
<b>Bedroom one</b>											
Door	Painted cream. A few very faint marks. Two chips to the right hand side edge lower twenty centimetres.	Y	N								
Door frame	Painted cream. Two chips to the right hand side.	Y	N								
Door handle	Metal lever handle with privacy lock secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Walls	<p>Painted light cream. Two hooks.</p> <p>One white laminate shelf secure and intact.</p> <p>One black metal TV bracket secure and intact.</p> <p>One white framed rectangle mirror secure and intact. No cracks or chips.</p> <p>Many marks and rub marks.</p> <p>A lot of chips to the floor line. Quite a few chips to the lower quarter of the walls.</p>	N	N								
Light fittings	Four downlights secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Power points	Three double power points, secure and intact.	Y	Y								
TV point	One TV point secure and intact.	Y	Y								
Floor coverings	Dark coloured carpet. Furniture indents. Needs vacuuming. No obvious signs of staining.	N	Y								
Window glass	Glass appears to have been cleaned although still has slight residue. No cracks or chips to the glass.	Y	Y								
Window frame	White aluminium frame secure and intact. Needs wiping.	N	Y								
Window lock	One keyed winding lock secure and intact. Needs wiping.	N	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Window sill	Painted. Marked/discoloured. Needs wiping.	N	Y								
Flyscreen	One flyscreen. Frame is intact with no obvious signs of damage. No holes or pulls in the wire.	Y	Y								
Window coverings	One white patterned rolling Holland blind with control chain. A lot of areas deteriorating to the back of the blind to the lower third. Minor marks.  One set of light grey curtains intact. No holes or tears. A lot of marks to the backs of the curtains. Right hand side curtain has two brown marks to the front lower quarter.	N	N								
<b>Walk in robe</b>	Left hand side										
Door	Painted cream. A few minor light marks.	Y	Y								
Door frame	Painted cream. Several chips to the right hand side lower half. Chip to the left hand side lower quarter. A few minor marks.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. Minor marks.	Y	Y								
Cornices	Painted white. A few minor marks.	Y	Y								
Walls	Patchy base coat only. Many chips and marks.	N	N								
Light fitting	One downlight secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switch	One single light switch secure and intact.	Y	Y								

Tenant signature\_\_\_\_\_

Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Floor covering	Dark coloured carpet. Needs vacuuming. No obvious signs of staining.	N	Y								
Shelf & rail	Laminate shelving with painted wooden trim and four metal hanging rails secure and intact.	Y	Y								
<b>Walk in robe</b>	Right hand side										
Door	Painted cream. A few very minor light marks	Y	Y								
Door frame	Painted cream. Two chips to the right hand side lower quarter. A few very minor marks. Several chips to the right hand side top half.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. A lot of marks.	N	Y								
Cornices	Painted white. No obvious signs of damage.	Y	Y								
Walls	Patchy base coat only. Many marks. Quite a few chips to the lower quarter.	N	N								
Light fitting	One downlight secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switch	One single light switch secure and intact.	Y	Y								
Floor covering	Dark coloured carpet. No obvious signs of staining.	Y	Y								
Shelf & rail	Laminate shelving with painted wooden trim and three metal hanging rails secure and intact.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Additional	One double power point, secure and intact.  One data/telephone point secure and intact.  One Telstra NTD unit secure and intact with wire running to an additional point.	Y	Y								
<b>Ensuite bathroom</b>											
Door	Nil.										
Ceilings	Painted white. Paint is slightly cracking over the shower recess around the shower rose.	Y	N								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream.  Minor washable marks.  Right hand side wall has several chips to the lower quarter.	N	N								
Light fittings	One downlight secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One double light switch secure and intact.	Y	Y								
Floor coverings	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact. Minor water marking by the shower recess.	Y	Y								
Skirting tiles	White rectangle tiles. The tile to the wall housing the light	Y	N								



	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	is cracked and has a large chip to the top. Grout is intact.										
Window	Nil.										
Mirror	Intact. No cracks or chips. Needs wiping	N	Y								
Mirror frame	Silver aluminium frame secure and intact.	Y	Y								
Vanity benchtop	Cream/beige mottled laminate bench top. No chips or damage.	Y	Y								
Vanity cupboards	Three white laminate doors with handles secure and intact. No chips or damage.	Y	Y								
Vanity cupboard interior	Laminate shelf secure and intact. No chips or damage.	Y	Y								
Basin	White Caroma ceramic basin intact.	Y	Y								
Basin taps	Flick mixer secure and intact. No obvious signs of leaking.	Y	Y								
Splashback tiles	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								
Shower screen	One fixed panel and one pivoting door panel of clear glass intact. No cracks or chips. Water marked.	N	Y								
Shower screen frame	Silver aluminium frame secure and intact. Water marked.	N	Y								
Shower wall tiles	White rectangle tiles. One wall with brown stripe patterned rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Shower floor tiles	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact. A lot of water residue marking to the tiles.	N	Y								
Shower rose	Shower rose secure and intact to the ceiling. No obvious signs of leaking.  Shower rose and hose secure and intact. No obvious signs of leaking.	Y	Y								
Shower taps	Flick mixer secure and intact. No obvious signs of leaking.	Y	Y								
Towel rail	Metal hand towel rail secure and intact.	Y	Y								
Exhaust fan	Two exhaust fan covers clean and intact. Working order.	Y	Y	Y							
<b>Powder room/toilet</b>											
Door	Painted cream. No marks or chips.	Y	Y								
Door frame	Painted cream. Three small chips to the right hand side. A couple of very minor spot marks.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream. No marks or chips.  Paint patchy around toilet roll holder.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	Paint patchy around the toilet.										
Light fittings	Bayonet light fitting secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Floor coverings	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact.	Y	Y								
Skirtings	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								
Window	Nil.										
Toilet	White Stylus dual flush cistern, secure and intact to the wall.	Y	Y								
Toilet tap	Toilet tap secure and intact. No obvious signs of leaking. Slightly dusty.	N	Y								
Toilet lid/seat	White seat and lid intact. Two of the rubber stoppers underneath the seat are cracked.	Y	N								
Toilet pedestal	White pedestal intact. No cracks or chips.	Y	Y								
Toilet roll holder	Metal toilet roll holder is slightly loose.	Y	Y								
Exhaust fan	Airflow exhaust fan cover clean and intact. Fan in working order. No obvious signs of damage.	Y	Y	Y							
Additional	One toilet brush cleaning set has been left.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
<b>Bedroom two</b>	<b>Front of the house</b>										
Door	Painted cream. A few very faint marks.	Y	Y								
Door frame	Painted cream. Several chips and minor marks to both sides. A lot of chips to the top of the frame.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream.  One screw. One hook.  Many marks.  Quite a lot of chips to the lower quarter.	N	N								
Light fittings	Two downlights secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Power points	Two double power points, secure and intact.	Y	Y								
Floor coverings	Dark coloured carpet. Needs vacuuming. No obvious signs of staining.	N	Y								
Window glass	Glass appears to have been cleaned although still has slight residue. No cracks or chips to the glass.	Y	Y								

Tenant signature \_\_\_\_\_ Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Window frame	White aluminium frame secure and intact. Needs wiping.	N	Y								
Window lock	One keyed winding lock secure and intact. Needs wiping.	N	Y								
Window sill	Painted. A lot of marks. Quite a few chips.	N	N								
Flyscreen	One flyscreen. Frame is intact with no obvious signs of damage. No holes or pulls in the wire.	Y	Y								
Window coverings	One white patterned rolling Holland blind with control chain. Two small deterioration holes to the back to the blind to the lower quarter otherwise intact.	Y	N								
<b>Built in robe</b>											
Doors	One mirrored sliding door intact. No cracks or chips.  One white laminate sliding door intact.	Y	Y								
Door frame	Silver aluminium frame secure and intact. Needs cleaning to the bottom track.	N	Y								
Ceiling	Painted light cream. Paintwork is patchy. Several scuff marks.	N	Y								
Walls	Painted light cream. Paintwork is patchy. Many marks.	N	Y								
Floor covering	Dark coloured carpet. No obvious signs of staining.	Y	Y								
Shelf & rail	Shelf and rail are intact. No obvious signs of damage.	Y	Y								
<b>Bedroom three</b>	<b>Closest to the kitchen</b>										

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Door	Painted cream. A few very faint marks.	Y	Y								
Door frame	Painted cream. Many chips and marks	N	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream. One hook.  One white laminate shelf secure and intact.  Two wood shelves/ racks secure and intact.  Many marks.  Many chips to the lower third.	N	N								
Light fittings	Two downlights secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Power points	Two double power points, secure and intact.	Y	Y								
Floor coverings	Dark coloured carpet. Needs vacuuming. No obvious signs of staining.	N	Y								
Window glass	Glass appears to have been cleaned although still has slight residue. No cracks or chips to the glass.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Window frame	White aluminium frame secure and intact.	Y	Y								
Window lock	One keyed winding lock secure and intact.	Y	Y								
Window sill	Painted. A lot of marks.	N	Y								
Flyscreen	One flyscreen. Frame is intact with no obvious signs of damage. No holes or pulls in the wire.	Y	Y								
Window coverings	One white patterned rolling Holland blind. Area deteriorating to the back of the blind to the lower third otherwise intact. The wall plug for the base of the control chain has come out of the wall. Refer to photos.	Y	Y								
<b>Built in robe</b>											
Doors	One mirrored sliding door intact. No cracks or chips.  One white laminate sliding door intact.	Y	Y								
Door frame	Silver aluminium frame secure and intact. Needs cleaning to the bottom track.	N	Y								
Ceiling	Painted light cream. Paintwork is patchy. Cracking where it meets the walls.	Y	N								
Walls	Painted light cream. Paintwork is patchy. Walls are heavily marked. Heavy chips to the lower third.	N	N								
Floor covering	Dark coloured carpet. No obvious signs of staining.	Y	Y								
Shelf & rail	Shelf and rail are intact. No obvious signs of damage.	Y	Y								
<b>Main bathroom</b>											

Tenant signature \_\_\_\_\_

Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Door	Painted cream. Chip to the bottom left hand side corner.	Y	N								
Door frame	Painted cream. Minor cobwebs to the bottom on the right hand side. A lot of marks, generally to the lower third. A few chips to both sides to lower half. A larger chip to the right hand side above the handle area.	N	N								
Door handle	Metal lever handle with privacy lock secure and intact.	Y	Y								
Ceilings	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream.  Paintwork appears patchy.  Washable marks.  A lot of chips underneath the towel rail.	N	N								
Light fittings	Bayonet light fitting secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Power points	One double power point, secure and intact.	Y	Y								
Floor coverings	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact.	Y	Y								
Skirting tiles	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								



	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Window	Nil.										
Mirror	Intact. No cracks or chips.	Y	Y								
Mirror frame	Silver aluminium frame secure and intact.	Y	Y								
Vanity benchtop	Cream/beige mottled laminate bench top. No chips or damage.	Y	Y								
Vanity cupboards	Two white laminate doors with handles secure and intact. No chips or damage.	Y	Y								
Vanity cupboard interior	Laminate shelf secure and intact. No chips or damage. Two plugs left to the shelf.	Y	Y								
Basin	White Caroma ceramic basin intact. Tarnished to the metal ring at the back.	Y	Y								
Basin taps	Flick mixer secure and intact. No obvious signs of leaking.	Y	Y								
Splashback tiles	White rectangle tiles. One large chip to the left hand side of the vanity at the bottom. Grout is intact.	Y	N								
Bath	White bath intact.	Y	Y								
Bath taps	Tap set intact and in good condition. No obvious signs of leaking.	Y	Y								
Bath spout	Spout secure and intact. No obvious signs of leaking.	Y	Y								
Tiles surrounding bath	White rectangle tiles. One chip to the front edge on the right hand side. Grout is intact.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Shower screen	Two fixed panels and one pivoting door panel of clear glass intact. No cracks or chips. Water marked.	N	Y								
Shower screen frame	Silver aluminium frame secure and intact. Slightly water marked.	Y	Y								
Shower wall tiles	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								
Shower floor tiles	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact.	Y	Y								
Shower rose	Shower rose and hose secure and intact. No obvious signs of leaking.	Y	Y								
Shower taps	Tap set intact and in good condition. No obvious signs of leaking.	Y	Y								
Towel rail	Double metal towel rail. Slightly loose from the wall.	Y	Y								
Exhaust fan	Airflow exhaust fan cover clean and intact. Fan in working order. No obvious signs of damage.	Y	Y	Y							
<b>Laundry</b>											
Door	Painted cream. A few very faint spot marks.	Y	Y								
Door frame	Painted cream. A lot of chips to both sides. A few very minor marks.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.  Air vent intact. Slightly dusty.	N	Y								

Tenant signature \_\_\_\_\_

Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Cornices	Painted white. No marks or damage apparent. Minor cobwebs to the back left hand side corner.	N	Y								
Walls	Painted light cream.  Paintwork appears slightly patchy.  Many marks, especially in the washing machine recess.  A lot of chips to the lower third, especially to the wall housing the door.  Several long scratches underneath the washing machine taps.	N	N								
Light fittings	Bayonet light fitting secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Power points	Two double power points, secure and intact.	Y	Y								
Floor coverings	Grey mottled square tiles. No cracks or chips. Grout is intact. Floor drain intact.	Y	Y								
Skirtings	White rectangle tiles. No cracks or chips. Grout is intact. Tiles need wiping.	N	Y								
Window	Nil.										
Trough sink	Stainless steel trough. Wear scratches otherwise intact. Water marked. Needs wiping.	N	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Trough cupboard door	White metal door. A small dent towards the bottom.	Y	Y								
Trough cupboard internal	Slightly marked.	Y	Y								
Trough tap spout	Spout secure and intact. No obvious signs of leaking.	Y	Y								
Trough taps	Tap set intact and in good condition. No obvious signs of leaking.	Y	Y								
Trough plug	One plug.	Y	Y								
Tiles surrounding trough	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								
Washing machine taps	Tap set intact and in good condition. No obvious signs of leaking.	Y	Y								
Exhaust fan	Airflow exhaust fan cover clean and intact. Fan in working order. No obvious signs of damage.	Y	Y	Y							
<b>Linen cupboard</b>											
Door	Painted cream. Two chips to the right hand side edge to the lower half. Minor light marks. One hook to the back of the door.	Y	N								
Door frame	Painted cream. A couple of chips to the right hand side. A few very minor light marks.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Appear unpainted. Minor marks.	Y	Y								
Light	Bayonet light fitting secure and intact.	Y	Y								
Globe	Working order			Y							
Light switch	One single light switch secure and intact.	Y	Y								
Shelves	Four laminate shelves with a painted wooden trim secure and intact. No chips or damage.	Y	Y								
Floors	Grey mottled square tiles. No cracks or chips. Grout is intact.	Y	Y								
Skirtings	White rectangle tiles. No cracks or chips. Grout is intact.	Y	Y								
<b>Toilet</b>											
Door	Painted cream. Washable marks.	N	Y								
Door frame	Painted cream. Chip to the right hand side lower floor line. A couple of very minor spot marks.	Y	N								
Door handle	Metal lever handle secure and intact.	Y	Y								
Ceiling	Painted white. No marks or damage apparent.	Y	Y								
Cornices	Painted white. No marks or damage apparent.	Y	Y								
Walls	Painted light cream.	Y	Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	Paintwork appears slightly patchy. A few very minor light marks.										
Light fittings	Bayonet light fitting secure and intact.	Y	Y								
Globe	Working order.			Y							
Light switches	One single light switch secure and intact.	Y	Y								
Floor coverings	Grey mottled square tiles. Two cracks by the floor drain. Minor water marking by the toilet. Grout is intact. Floor drain intact.	Y	N								
Skirtings	White rectangle tiles. Chip to the top edge of one of the tiles to the left hand side wall. Grout is intact.	Y	N								
Window	Nil.										
Toilet	White Stylus dual flush cistern, secure and intact to the wall. Slightly dusty.	N	Y								
Toilet tap	Toilet tap secure and intact. No obvious signs of leaking. Slightly dusty.	N	Y								
Toilet lid/seat	White seat and lid intact. One of the rubber stoppers underneath the seat is damaged.	Y	N								
Toilet pedestal	White pedestal intact. No cracks or chips.	Y	Y								
Toilet roll holder	Metal toilet roll holder secure and intact.	Y	Y								
Exhaust fan	Airflow exhaust fan cover clean and intact. Fan in working order. No obvious signs of damage.	Y	Y	Y							

Tenant signature\_\_\_\_\_

Property Address: SAMPLE PROPERTY CONDITION REPORT

FORM 1 PROPERTY CONDITION REPORT

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
<b>Rear of Property</b>											
Light fittings	Bayonet light fitting secure and intact.  One downlight secure and intact.		Y								
Globes	Working order.			Y							
Power points	One double exterior power point, secure and intact to the back of the house. Dusty.	N	Y								
Paving	Pavers are discoloured from the weather. Need sweeping. A few minor weeds.  Two pieces of artificial lawn left to the paving.	N	Y								
Back fences/gates	Cream Colorbond fencing to the both sides and to the rear. All appears intact. Cobwebs.	N	Y								
Gardens	Plants are healthy. Minor leaf debris. A lot of weeds towards the back. Refer to photos. A lot of weeds to the garden bed to the side of the house. Dead leaves need removing from the palm tree.										
Taps/hoses	One tap secure and intact. No obvious signs of leaking. Hose with end fitting has been left.  Metal hose reel secured to the wall.		Y								
Outside walls	Brick. No obvious signs of damage.		Y								
Eaves	Secure and intact.		Y								
Gutters	Painted cream. Gutters are secure and intact. Overall gutters present in good condition and appear free from		Y								

	Condition of premises at START of tenancy	Clean	Undamaged	Working	Tenant agrees	Tenant Comments	Condition of premises at END of tenancy	Clean	Undamaged	Working	Tenant agrees
	major damage.										
Downpipes	Painted cream. Downpipes are secure and intact. Overall downpipes present in good condition and appear free from major damage.		Y								
Hot water system	Rinnai B26 hot water system secure and intact. Attached to a single exterior power point.		Y								
Additional	Teco Fixed speed outdoor air conditioning unit intact.		Y								
<b>Security/safety</b>											
Smoke alarms	As noted in the report.										
Electricity safety switch											
Keys/other opening devices											
<b>General</b>											
Water tanks/septic tanks											

<b>Tenants Comments</b>



**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**

Date: \_\_\_\_\_

\_\_\_\_\_  
[Signature of lessor/property manager]

Signed by the **LESSOR/PROPERTY MANAGER FOR ANY CHANGES TO THE ABOVE REPORT AFTER RECEIVING BACK FROM THE TENANT/S**

Date: \_\_\_\_\_

\_\_\_\_\_  
[Signature of lessor/property manager]

Signed by the **TENANT**

Date: \_\_\_\_\_

\_\_\_\_\_  
[Signature of tenant]

Date: \_\_\_\_\_

**PROPERTY REPORTS PERTH DISCLAIMER:** The above-mentioned Property Condition Report is not a structural or maintenance report and is a visual report only. At the time of inspection the following items if applicable to the property are not tested: reticulation to lawns and gardens, air conditioning units, alarm systems, gas/electric heaters, hot water systems, hot plates, oven and grill, dishwasher, power points, telephone points, intercom phones, television points, Foxtel points, speaker points, pool or spa equipment, fountains/water features. Garage door automatic door openers are only tested if a remote is supplied at the time of inspection and will be noted on the report. In the Property Condition Report to the column 'Working' Property Reports Perth will not fill in the field as items are not tested as stated above. If interior taps and spouts or outside taps are leaking it will be noted on the report. If globes are not working to light fittings inside or outside, ovens or range hoods it will be noted on the report.

Property Reports Perth are not qualified to assess the structural aspects of areas, including but not limited to staircases, decking and balconies, or to ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, pests (ie. termites), asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. Property Reports Perth recommend that landlords have regular inspections carried out by suitable qualified licensed and insured contractors and experts in the appropriate area when necessary.

If the property is fully or partly furnished none of the equipment was tested at the time of inspection. The agent/owner/tenant are aware that when a property is partly or fully furnished/equipped or tenanted many areas are not fully accessible or able to be viewed at the time of inspection. Eg Interiors of cupboards, walls, floor coverings, power points/tv points and the like due to furniture/items obstructing the view. Although all care is taken to report as accurately as possible, when a property is tenanted no Tenant's furniture has been removed to provide an unrestricted visual inspection. Photographs are not taken of the interior of properties when the property is tenanted.

All care has been taken and to the best of Property Reports Perth abilities this report reflects the current condition of the property as seen during a visual inspection of the interior and exterior. No ladders have been climbed to inspect roof areas etc. Property Reports Perth are not builders, tradespeople or pest inspectors, it is suggested a licensed builder, electrical or pest inspector be engaged if further information is required. The Owner/Managing Agents are advised to complete further investigations, if required, as it is their responsibility to ensure that all the above-mentioned items are in good working order.

Sallie (WA) Pty Ltd (ACN 140028 235) ATF The Sallie Trust t/as Property Reports Perth, accepts no responsibility for any items found not to be in working order or any damage, loss, cost or expense incurred to any party (Owner/Managing Agent/Tenant) as a result of any error or omission in the above-mentioned report. When describing/noting colours to the property to interior and exterior it is of a general nature due to the many various colours available and the varying light levels in a property, no responsibility is taken for inaccurate noting of colours.

If the Managing Agents amend or delete any information from the above original report Sallie (WA) Pty Ltd (ACN 140028 235) ATF The Sallie Trust t/as Property Reports Perth will not be held accountable.

DATE OF PROPERTY CONDITION REPORT INSPECTION:

