

CONDITION OF PREMISES REPORT – EXIT (ACT)

Address of rental premises: 200 Hampden Road, Nedlands, 6009

Tenant/Occupant Names: Mark Lester

Agent/Landlord/Grantor Names: Grace Green

Bond Number: Bonds must be lodged with the Office of Rental Bonds in all tenancies, and can be lodged in all occupancies.



**PIM
Real Estate**

Condition reports are used as evidence in bond disputes. This condition report can be used in a tenancy or occupancy. It is available free from www.tenantsact.org.au.

In a tenancy, a condition report is used to determine:

- if a landlord has provided the premises fit for habitation, reasonably clean, in a reasonable state of repair and reasonably secure (clause 54 of the Standard Residential Tenancy Terms in the ACT)
- if a tenant has returned the premises in substantially the same cleanliness and condition as when they moved in, fair wear and tear excepted (clause 64 of the Standard Residential Tenancy Terms in the ACT)

Within 2 weeks of moving in:

1. Fill in this report carefully and sign it, OR
2. If this report is already filled in, check it and make your own comments. Don't sign it unless you agree with it.
3. Make a copy of this report and keep it somewhere safe.
4. Give one copy of this report to the other party.
5. Take date-stamped photos of any defects in the property.

	Clean	Undamaged	Working	Tenant agrees	Condition of premises at START of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at END of tenancy
Front Gardens					gardens require weeding		Y	Y	Y		gardens weeded
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
Letterbox/Street Number	Y	N	Y		Requires painting. See photo		Y	Y	Y		Letterbox painted
Rear Gardens					A lovely inspection, no problems to report		Y	Y	Y		A lovely inspection, no problems to report
Paving					Clear of weeds						Clear of weeds
Garage											
Entry/Exterior					Veranda wall needs render and painting		Y	N	Y		Veranda render fixed and painted
Screen Door/Security Door	Y	Y	Y		Secure and working		Y	Y	Y		Secure and working
Entry Lighting					Security sensor light working		Y	Y	Y		Security sensor light working
Kitchen/Meals					Pantry sensor light not working		Y	Y	N		Pantry sensor fixed
Lighting					Pantry sensor not working		Y	Y	Y		Pantry sensor working
Points	Y	Y	Y				Y	Y	Y		

Lessor/agent's initial

Date : / /

Tenant/s initial

1.

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Date : / /

	Clean	Undamaged	Working	Tenant agrees	Condition of premises at START of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at END of tenancy
Bench	Y	Y	Y		No noted markings		Y	Y	Y		No noted markings
Cupboard	Y	Y	N		Hing problems		Y	Y	Y		Hing fixed
Theatre					Carpet has texta stain		N	Y	Y		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		N	Y	Y		Carpet cleaned
Floor	N	Y	Y		Carpet requires cleaning		Y	Y	Y		Carpet cleaned
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
Ceiling Fan/Air Conditioner	Y	Y	N		Requires servicing		Y	Y	N		Requires servicing
Bathroom 1					floor tiles/tiling cracked		Y	N	Y		floor tiles/tiling cracked
Door	Y	Y	Y				Y	Y	Y		

Lessor/agent's initial

	Date : / /
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Tenant/s initial

1.	2.	3.	Date : / /
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	Clean	Undamaged	Working	Tenant agrees	Condition of premises at START of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at END of tenancy
Floor	Y	Y	Y		All tiles wiped clean, area neatly presented.		Y	Y	Y		All tiles wiped clean, area neatly presented.
Sink/Taps	Y	Y	N		tap(s) leaking		Y	Y	Y		tap(s) fixed
Shower/Bath/Taps	Y	Y	Y		Wet areas are clean and tidy.		Y	Y	Y		Wet areas are clean and tidy.
Towel Rails	Y	Y	N		Requires new rail		Y	Y	Y		Towel rail replaced
Heating/Exhaust Fan/Vent	Y	Y	N		Heat globe not working		Y	Y	Y		New heat globe installed
Bathroom 2											
Bedroom 1											
Door	Y	Y	N		Scrapes when closing		Y	Y	N		Scrapes when closing
Floor					carpet neat and clean		Y	Y	Y		carpet neat and clean
Corded Blinds and Window Coverings	N	Y	Y		Requires cleaning		Y	Y	Y		Blinds cleaned
Bedroom 2											
Bedroom 3											
Dining											
Toilet											
Laundry											
Security/Safety					Security doors all working House alarm working						Security doors all working House alarm working
Maintenance Required					1. Render on front veranda required 2. Paint front fence/letterbox						1. Render on front veranda required 2. Paint front fence/letterbox

Lessor/agent's initial

Date : / /

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	Clean	Undamaged	Working	Tenant agrees	Condition of premises at START of tenancy	Tenant's Comments	Clean	Undamaged	Working	Tenant agrees	Condition of premises at END of tenancy
					3. Replace heat globe in bathroom 4. Sensor in pantry not working						3. Replace heat globe in bathroom 4. Sensor in pantry not working
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.						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.						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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WATER METER READING

AT COMMENCEMENT: 120000 KL

AT TERMINATION:KL

TOTAL CONSUMPTION:KL

GAS READING

AT COMMENCEMENT:

AT TERMINATION:

TOTAL CONSUMPTION:

Lessor/agent's initial

	Date : / /
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Tenant/s initial

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