



## INSPECTION SHEET

At the time that a residential tenancy agreement is entered into, the landlord (or his or her agent) must complete and provide to the tenant two signed copies of an inspection sheet. This sheet should be used to record the condition of the premises and the fixtures, furniture and other contents as described by both the landlord and the tenant. If the tenant disagrees with any of the landlord's assessments he/she can put his/her assessment in the column provided. Use the codes listed below to indicate the condition of the premises.

C = Clean

D = Dirty

F = Fair

G = Good

B = Broken/Damaged

S = Scratched/Marked

N = Not working

This form should be used for a comparison check when the tenant vacates the premises. If any dispute arises about the condition of the premises that cannot be resolved, either party may contact the Tenancies Branch of Consumer and Business Services on 131 882 for information and advice.

<b>Inspection Date:</b>	Wednesday, 8 June 2016
<b>Address of rental premises:</b>	200 Hampden Road, Nedlands, Western Australia
<b>Postcode:</b>	6009



L = Landlord or Agent  T = Tenant	L			T	Commencement Comments	L			T	Termination Comments
	Clean	Undamaged	Working			Clean	Undamaged	Working		
<b>Front Gardens</b>					gardens require weeding					gardens weeded
Driveway										
Paving					Clear of weeds					Clear of weeds
Garden	✓	✓	✓		Prune roses	✓	✓	✓		Roses pruned
Grass	✓	✓	✓		Mowed	✓	✓	✓		Mowed
Fence	✓	✗	✓		Requires painting	✓	✗	✓		Fencepainted
Verandah	✓	✗	✓		Render crumbling	✓	✗	✓		Render fixed
Carport										
Letterbox/Street Number	✓	✗	✓		Requires painting. See photo	✓	✗	✓		Letterbox painted
Gutters/Downpipes										
<b>Rear Gardens</b>					A lovely inspection, no problems to report					A lovely inspection, no problems to report
Paving					Clear of weeds					Clear of weeds
<b>Garage</b>										
Outside										
Floor										
Walls										
Ceiling										
Lighting										
Points										
<b>Entry/Exterior</b>					Veranda wall needs render and painting					Veranda wall needs render and painting
Door										
Screen Door/Security Door	✓	✓	✓		Secure and working	✓	✓	✓		Secure and working
Windows/Window Safety Devices										
Floor										
Skirting										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Walls										
Ceiling										
Entry Lighting					Security sensor light working	✓	✓	✓		Security sensor light working
Points										
Corded Blinds and Window Coverings										
Bricks										
<b>Kitchen/Meals</b>					Pantry sensor light not working					Pantry sensor fixed
Floor										
Skirting										
Walls										
Ceiling										
Lighting					Pantry sensor not working	✓	✓	✓		Pantry sensor working
Points	✓	✓	✓			✓	✓	✓		
Windows/Window Safety Devices										
Bench	✓	✓	✓		No noted markings	✓	✓	✓		No noted markings
Cupboard	✓	✓	✗		Hing problems	✓	✓	✓		Hing fixed
Drawer										
Sink										
Oven										
StoveTop										
RHood										
Pantry										
D/washer										
Corded Blinds and										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Window Coverings										
<b>Theatre</b>					Carpet has texta stain					Stain removed
Power Sockets	✓	✓	✓		Smart wired with cable	✓	✓	✓		Smart wired with cable
Walls	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Lights	✓	✓	✗		2 down lights need new globes	✓	✓	✓		2 down light globes replaced
Carpets	✗	✓	✓		Require a clean	✓	✓	✓		Cleaned
<b>Lounge</b>					Carpet require cleaning					Carpet cleaned
Door										
Floor	✗	✓	✓		Carpet requires cleaning	✓	✓	✓		Carpet cleaned
Skirting										
Walls	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Blinds	✗	✓	✓		Require cleaning	✓	✓	✓		Cleaned
Ceiling	✓	✓	✓		Freshly painted	✓	✓	✓		Freshly painted
Lighting	✓	✓	✓		All lights working	✓	✓	✓		All lights working
Points										
Corded Blinds and Window Coverings										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner	✓	✓	✗		Requires servicing	✓	✓	✗		Requires servicing
<b>Bathroom 1</b>					floor tiles/tiling cracked					floor tiles/tiling cracked
Door	✓	✓	✓			✓	✓	✓		
Floor	✓	✓	✓		All tiles wiped clean, area neatly presented.	✓	✓	✓		All tiles wiped clean, area neatly presented.
Walls										
Ceiling										
Lighting										
Points										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Windows/Window Safety Devices										
Sink/Taps	✓	✓	✗		tap(s) leaking	✓	✓	✓		tap(s) fixed
Toilet										
Shower/Bath/Taps	✓	✓	✓		Wet areas are clean and tidy.	✓	✓	✓		Wet areas are clean and tidy.
Mirror/Cabinet/Vanity										
Towel Rails	✓	✓	✗		Requires new rail	✓	✓	✓		Towel rail replaced
Toilet Roll Holder										
Heating/Exhaust Fan/Vent	✓	✓	✗		Heat globe not working	✓	✓	✓		New heat globe installed
Corded Blinds and Window Coverings										
<b>Bathroom 2</b>										
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										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Corded Blinds and Window Coverings										
<b>Bedroom 1</b>										
Door	✓	✓	✗		Scrapes when closing	✓	✓	✗		Scrapes when closing
Floor					carpet neat and clean	✓	✓	✓		carpet neat and clean
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings	✗	✓	✓		Requires cleaning	✓	✓	✓		Blinds cleaned
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
<b>Bedroom 2</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shelves										
Windows/Window Safety Devices										
Ceiling Fan/Air										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Conditioner										
<b>Bedroom 3</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Corded Blinds and Window Coverings										
Wardrobe/Drawers/Shel ves										
Windows/Window Safety Devices										
Ceiling Fan/Air Conditioner										
<b>Dining</b>										
Door										
Floor										
Skirting										
Walls										
Ceiling										
Lighting										
Points										
Windows/Window Safety Devices										
Corded Blinds and Window Coverings										
Ceiling Fan/Air Conditioner										
<b>Toilet</b>										
Door										



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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Floor										
Walls										
Toilet										
Roll Holder										
Ceiling										
Lighting										
Windows/Window Safety Devices										
Sink										
Corded Blinds and Window Coverings										
<b>Laundry</b>										
Door										
Floor										
Skirting										
Walls										
Untitled										
Ceiling										
Lighting										
Points										
Cupboard										
Bench										
Trough										
Washing Machine Taps										
Exhaust Fan/Vent										
Toilet										





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	Clean	Undamaged	Working			Clean	Undamaged	Working		
Outside Door										
Corded Blinds and 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										
Maintenance Required					1. Render on front veranda required 2. Paint front fence/letterbox 3. Replace heat globe in bathroom 4. Sensor in pantry not working					1. Render on front veranda required 2. Paint front fence/letterbox 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.



**WATER READING**

**AT COMMENCEMENT:** ..... KL

**AT TERMINATION:** ..... KL

**TOTAL CONSUMPTION:** ..... KL

No of keys provided to the tenant at the commencement of the tenancy

An information brochure has been provided to the tenant


I have noted the condition of the premises at the commencement of the tenancy:

LANDLORD/S OR AGENT'S SIGNATURE: ..... Dated: .....

TENANT/S SIGNATURE ..... Dated: .....

I have noted the condition of the premises at the termination of the tenancy:

LANDLORD/S OR AGENT'S SIGNATURE: ..... Dated: .....

TENANT/S SIGNATURE ..... Dated: .....