

**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	19 Van Kleeft Circuit, Perth 6000
Tenant's Name(s)	Mrs Mary Lewis
Tenant's Signature	

**PIM Inspections**PO Box 999  
Perth WA 6000**Phone:** 1300 668 594**Email:** support@propertyinspectionmanager.com

TENANT	Mrs Mary Lewis	AGENT/LESSOR	Jeremy Emms
ADDRESS	19 Van Kleef Circuit, Perth 6000		

COMMENCEMENT INSPECTION DATE	11 Sep 2023	TERMINATION INSPECTION DATE	
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**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
<b>Front Gardens</b>					Garden neat and tidy. Lawn could do with weed spray and fertiliser.		
Driveway	N	Y	Y		Some oil stains which could be jet cleaned		
Paving	Y	Y	Y		Clear of weeds		
Garden	Y	Y	Y		Black mulch laid which looks good		
Grass	Y	Y	Y		Mowed and edged		
Verandah	Y	Y	Y		Gutter replaced last winter no further leaking reported		
Letterbox/Street Number	Y	Y	Y		Numbering, clear and letterbox all good		
Gutters/Downpipes	Y	Y	Y		Clear of leaves, no problems to report		
Watering System	Y	Y	Y		Retic needs to be serviced this summer		
<b>Entry/Exterior</b>					Render chipped on front pillar		
Door					Frosting film installed on front door		

Tenant's Signature

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	Y	Y	Y				
Screen Door/Security Door	Y	Y	Y		Secure and working		
Entry Lighting	Y	Y	Y		Single downlights at entrance, tested and working		
Bricks	Y	Y	Y		Issues with render on front pillar. Refer photo.		
<b>Garage</b>					Roller door working and three remotes tested		
Outside	Y	Y	Y				
Floor	Y	Y	Y		Clean, no oil marks		
Walls	Y	Y	Y				
Ceiling	Y	Y	Y		No cobwebs		
Lighting	Y	Y	Y		Fluro light with cover		
Points	Y	Y	Y				
Other	Y	Y	Y				
<b>Lounge</b>					Neat and tidy		
Door	Y	Y	Y		Double doors painted white		
Floor	Y	Y	Y		Carpet freshly cleaned		
Skirting	Y	Y	Y				
Walls	Y	Y	Y		Painted white		
Blinds	Y	Y	Y		Wiped clean		
Ceiling	Y	Y	Y		Painted white with no marks		

Tenant's Signature

*Maryanne*

Property Address: 19 Van Kleef Circuit, Perth

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Lighting	Y	Y	Y		4 down lights all working, dimmer working		
Points	Y	Y	Y				
Corded Blinds and Window Coverings	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Ceiling Fan/Air Conditioner	Y	Y	Y		Tested and working		
Other	Y	Y	Y				
<b>Bathroom 1</b>					Clean and tiles wiped clean		
Door	Y	Y	Y		Towel hook behind door		
Floor	Y	Y	Y		Tiles clean		
Walls	Y	Y	Y		Painted white		
Ceiling	Y	Y	Y		freshly painted white		
Lighting	Y	Y	Y				
Points	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Sink/Taps	Y	Y	Y				
Toilet	Y	Y	Y				
Shower/Bath/Taps	Y	Y	Y				
Mirror/Cabinet/Vanity	Y	Y	Y				

Tenant's Signature

*Maryanne*

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Towel Rails	Y	Y	N		Rail loose, handle requires tightening		
Toilet Roll Holder	Y	Y	Y				
Heating/Exhaust Fan/Vent	Y	Y	Y		Tested and working		
Corded Blinds and Window Coverings	Y	Y	Y				
Other	Y	Y	Y				
<b>Bathroom 2</b>					A lovely inspection, no problems to report		
Door	Y	Y	Y				
Floor	Y	Y	Y				
Walls	Y	Y	Y				
Ceiling	Y	Y	Y				
Lighting	Y	Y	Y				
Points	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Sink/Taps	Y	Y	Y				
Toilet	Y	Y	Y				
Shower/Bath/Taps	Y	Y	Y				
Mirror/Cabinet/Vanity	Y	Y	Y				
Towel Rails	Y	Y	Y				

Tenant's Signature

*Mary Jones*

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Toilet Roll Holder	Y	Y	Y				
Heating/Exhaust Fan/Vent	Y	Y	Y				
Corded Blinds and Window Coverings	Y	Y	Y				
Other	Y	Y	Y				
<b>Bedroom 1</b>					Neat and tidy		
Door	Y	Y	Y		painted white		
Floor	Y	Y	Y		carpet clean, no stains		
Lighting	Y	Y	Y		tested and working		
Windows/Window Safety Devices	N	Y	Y		Windows need cleaning		
<b>Bedroom 2</b>							
Door	Y	Y	Y				
Floor	Y	Y	Y				
Skirting	Y	Y	Y				
Walls	Y	Y	Y				
Ceiling	Y	Y	Y				
Lighting	Y	Y	Y				
Points	Y	Y	Y				
Corded Blinds and Window Coverings	Y	Y	Y				
Wardrobe/Drawers/	Y	Y	Y				

Tenant's Signature

*Maryanne*

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Shelves							
Windows/Window Safety Devices	Y	Y	Y				
Ceiling Fan/Air Conditioner	Y	Y	Y				
Other	Y	Y	Y				
<b>Bedroom 3</b>							
Door	Y	Y	Y				
Floor	Y	Y	Y				
Skirting	Y	Y	Y				
Walls	Y	Y	Y				
Ceiling	Y	Y	Y				
Lighting	Y	Y	Y				
Points	Y	Y	Y				
Corded Blinds and Window Coverings	Y	Y	Y				
Wardrobe/Drawers/Shelves	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Ceiling Fan/Air Conditioner	Y	Y	Y				
Other	Y	Y	Y				
<b>Kitchen/Meals</b>					Pantry sensor light, not working and pantry door, scraping on floor		
Bench	Y	Y	Y		No noted marks		

Tenant's Signature

*Maryanne*

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Oven	Y	Y	Y		Well cleaned		
RHood	Y	Y	Y		Free from grease		
Pantry	Y	N	N		Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting		
<b>Theatre Room</b>					Carpet clean, no stains		
Door	Y	Y	Y		Double doors painted white		
Floor	Y	Y	Y		Carpet has no stains		
Walls	Y	Y	Y		No marks		
Ceiling	Y	Y	Y		Painted white		
Lighting	Y	Y	Y		Dimmers installed		
<b>Dining</b>					A lovely inspection, no problems to report		
Door	Y	Y	Y				
Floor	Y	Y	Y				
Skirting	Y	Y	Y				
Walls	Y	Y	Y				
Ceiling	Y	Y	Y				
Lighting	Y	Y	Y				
Points	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Corded Blinds and							

Tenant's Signature

*Maryanne*

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Window Coverings	Y	Y	Y				
Ceiling Fan/Air Conditioner	Y	Y	Y				
Other	Y	Y	Y				
<b>Toilet</b>					No problems to report		
Door	Y	Y	Y				
Floor	Y	Y	Y				
Walls	Y	Y	Y				
Toilet	Y	Y	Y				
Roll Holder	Y	Y	Y				
Ceiling	Y	Y	Y				
Lighting	Y	Y	Y				
Windows/Window Safety Devices	Y	Y	Y				
Sink	Y	Y	Y				
Corded Blinds and Window Coverings	Y	Y	Y				
Other	Y	Y	Y				
<b>Laundry</b>					The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated.		
Walls	Y	Y	Y		Paint peeling and requires repainting		
Trough	Y	N	Y		Showing signs of rust		
<b>Rear Gardens</b>					Neat and tidy		

Tenant's Signature

*Mary Jones*

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Paving	Y	Y	Y		Clear of weeds		
Grass	Y	Y	Y		Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.		
<b>Security/Safety</b>					Security doors or working House alarm tested and working		
Smoke Alarms	Y	Y	Y		tested and working		
RCD/Safety Switch	Y	Y	Y		Compliant with regulations		

Tenant's Signature



Property Address: 19 Van Kleef Circuit, Perth



**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: 5 Sep 2023

Signed by the **TENANT**

[Signature of tenant]

Date: 5 Sep 2023

Tenant's Signature

Property Address: 19 Van Kleef Circuit, Perth

View your photos/videos online via [Gallery Link](#)

## Media

### [Front Gardens :](#)

Photo Taken : 09/08/2023



### [Front Gardens :](#)

Video Taken : 01/09/2023



### [Entry/Exterior :](#)

Photo Taken : 09/08/2023



### [Entry/Exterior :](#)

Photo Taken : 09/08/2023



### [Garage :](#)

Photo Taken : 09/08/2023



### [Bathroom 1 :](#)

Photo Taken : 09/08/2023



### [Bedroom 1 :](#)

Photo Taken : 09/08/2023



### [Kitchen/Meals :](#)

Photo Taken : 09/08/2023



### [Laundry :](#)

Photo Taken : 09/08/2023



### [Rear Gardens :](#)

Photo Taken : 09/08/2023



### [Rear Gardens :](#)

Photo Taken : 09/08/2023



### [Rear Gardens :](#)

Video Taken : 09/08/2023

