



PROPERTY CONDITION REPORT

ANY AMENDMENTS TO THIS REPORT MUST BE LISTED IN WRITING AND FORWARDED TO THE AGENT WITHIN SEVEN (7) DAYS. FAILURE TO DO THIS WILL RESULT IN THE BOND INSPECTION BEING CARRIED OUT AGAINST THIS ORIGINAL REPORT.

ADDRESS: *Great Northern Highway Midland*

DATED: *21 March 2005*

This property is brand new and has light dust and a couple of minor tradesmen's marks only

Exterior Front

Driveway red brick has a bit of leftover sand from paving a little leaf matter near garden no stains

Front Garden very tidy has a lot of mulch no rubbish there is a very healthy Kangaroo paw a green and healthy verbena bush another healthy native bush a couple more Kangaroo paws and a bottlebrush and a Grevillea all looking very healthy the garden is very tidy letterbox is clean and intact

Gutters painted beige clean and intact down pipe is clean and intact

Entrance two red brick pillars at the front of entry they are clean and intact with no webs with a tap mounted on the left pillar with no leaks is tarnished with fittings for the reticulation are intact

Front door cream wooden door dusty on the outside clean inside with a silver handle and deadlock all is intact with no marks or damage

Doorframe cream is clean inside is dirty outside and is intact with no marks or damage

Lounge

Ceiling	painted white clean and intact with no webs
Cornices	painted white clean and intact with no webs
Lights	single ornate round brass hanging light with white dome shade clean and intact in working order no webs
Walls	painted cream with a white plastic vent is clean and intact with no webs
Skirting	painted white clean intact light dust
Floor	beige carpet new clean and intact
Power Point	white double plastic switches intact in working order
Window	cream aluminium frames glass clean on the inside dusty on the outside track and sill clean
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Blinds	light beige verticals clean intact chain and handle intact in working order
Security Alarm	inside left of front door white plastic box clean in working order

Kitchen

Ceiling	painted white clean and intact no webs
Cornices	painted white clean and intact
Exhaust Fan	cover is clean and intact unit is in good working order
Light Fitting	down light in working order clean and intact
Splash backs	cream tiles clean and intact a little dusty
Stove Top	brand new "Ariston" 4 burner gas stove top all clean no scratches
Oven	Brand new Ariston electric clean inside and out
Dishwasher	Brand new Ariston complete issue of internal pieces still in plastic bags filters cutlery basket attachments all sitting inside with instructions

Sink	dual S/S with single mixer tap no leaks polished 2 orange plugs
Bench Tops	brown formica new clean undamaged a little dusty
Floor Cupboards	doors light cream clean and intact with chrome handles cupboard shelves and drawers clean and intact
Window	cream aluminium track clean window dusty on the inside and the outside
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Blinds	new cream verticals clean and intact chain and closer in working order
Walls	painted cream clean undamaged
Floor	light beige tiles new and clean no stains or damage grout all clean
Power Points	double plastic clean and intact
Pantry	white door clean and intact white melamine shelves clean and intact
Sliding Door	cream doeskin aluminium frame track clean handle and lock in working order glass dusty on the inside and outside
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Blinds	cream verticals clean and intact chain and closer intact in working order
Bedroom 3	
Ceilings	painted white clean and intact no webs
Cornices	painted white clean and intact
Lights	single silver round hanging light with a white dome shade clean and intact in working order with no webs
Carpet	Brand new beige carpet clean and intact

Skirting	painted white clean and intact
PowerPoint	2 single white clean intact
Windows	cream floor-to-ceiling windows on the left clean and intact little opaque window in the front wall clean and intact both dusty on the inside and weather marked on the outside track and sill clean
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Blinds	beige verticals clean and intact chain and closer intact in working order

Bathroom

Ceiling	painted white clean and intact no webs
Cornices	painted white clean and intact no webs
Extractor Fan	cover clean intact unit in working order
Down Lights	white clean intact in working order switch clean and intact
Walls	painted white slight grubby marks above the toilet cistern otherwise clean and intact
Window	cream metal frame with frosted glass and a cream tiled sill all is intact with no marks or damage and is clean
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Bath	brand new white multiform clean and undamaged needs a rinse taps and mixer are chrome new and clean H&C buttons intact splashback tiles are white new and clean
Towel Rail	plastic double rail attached to the wall clean intact
Toilet Suite	cistern is Caroma dual flush white clean although marked seat is marked bowl has BluLoo in it there are some yellow marks from a transfer on the rim of the bowl from the bottom of the seat toilet roll holder is white plastic mounted on the side of the vanity unit all intact and clean
Floor	beige tiles dusty no damage drain hole is clear

Shower Recess	white tiles with a brown rim new clean no stains floor tiles are dark beige new clean no stains grout is clean throughout shower rose and taps are chrome new and clean H&C buttons intact soap dish is white china new and clean shower screen is clear perspex in a white frame new clean no stains
Vanity	basin is white plastic new and clean with no stains the chrome taps and mixer are new and clean H&C buttons intact the drain is clean 1 plug the surround is light beige formica new and clean the cabinet is light beige new and clean matching chrome handles the inside is white formica all clean

Hallway

Ceiling	painted white clean and intact no webs
Cornices	painted white clean and intact no webs
Light Fitting	single light fitting clean and intact in working order
Walls	painted cream clean and undamaged
Manhole Cover	painted white clean and intact
Floor	new beige carpet clean and intact
Smoke Alarm	and Alarm Sensor in working order
Linen Press	doors painted white clean and intact matching silver handles 4 shelves inside which are clean a power adaptor attached to the alarm system from internal power point

Laundry

Ceilings	painted white clean and intact no webs
Cornices	painted white clean and intact no webs
Down light	white new working order clean and intact
Walls	painted cream clean and undamaged
Air Vents	white intact and clear
Broom Cupboard	cream doors clean and intact 1 white shelf clean

Trough	clean with light dust drain is clear has a red sticker on it near the plug the taps and mixer are chrome clean H&C buttons intact a white plastic soap holder which is intact and clean the splashback tiles are beige new and clean no damage the cupboard doors are white plastic clean and intact interior all clean no leaks in the plumbing
Sliding Doors	clean and intact track dusty door slides properly lock and handle in working order glass dusty on the inside weather marked on the outside
Flyscreen	cream metal frame sliding door with the flyscreen intact with no marks or damage and is clean
Blinds	light beige verticals clean and intact chain and closer intact in working order
W/M Taps	new chrome clean intact no leaks hot and cold buttons intact
Power Points	double white clean and intact switch is working properly
Floor	brown tiles new clean and intact no stains or damage
<i>Bedroom 2</i>	
Ceiling	painted white clean and intact no webs
Cornices	painted white clean and intact
Lights	single silver round hanging light with a white dome shade clean and intact in working order with no webs
Power points	double white plastic intact and clean
Windows	doeskin aluminium track dusty window clean on inside dusty on the outside
Fly Screens	cream aluminium frames externally fitted are clean intact with no marks or damage
Blinds	verticals light beige clean chain and closer intact in working order
Walls	painted cream clean and intact
Floor	new beige carpet clean and intact

Robe cream door with a silver handle with a cream shelf and silver hanging rail all is intact with no marks or damage and is clean

Bedroom 1

Ceiling painted white clean and intact

Cornices painted white clean and intact
Lights single silver round hanging light with a white dome shade clean and intact in working order with no webs

Power Points 2 double clean intact switches work properly

Robe cream double doors clean handles intact 1 shelf 1 rail clean and intact

Window clean and intact track clean lock and key lock in working order

Flyscreen cream metal frame with the flyscreen intact with no marks or damage and is clean

Door cream with a cream frame and a silver handle with no marks or damage and is clean

Robe Double cream doors clean and intact matching handles intact shelf and hanging rail intact and clean walls and ceiling clean and unmarked

Ensuite

Ceiling painted white with a white exhaust fan all with no marks or damage and clean

Lightfitting white downlight is intact in working order with no marks or damage and is clean

Walls painted cream with no marks or damage and are clean with a double white plastic towel rail is intact

Mirror white metal frame with no marks or damage and is clean

Door cream with a cream frame and a silver handle with no marks or damage and is clean

Window	cream metal frame with frosted glass with no marks or damage and is clean
Flyscreen	cream metal frame with the flyscreen intact with a cream silver lock and winder with a cream sill with no marks or damage and is clean
Blinds	cream verticals with no marks or damage working order and clean
PowerPoint	single white is intact with no marks or damage and is clean
Basin	cream tile splashback with a brown and cream decorative boarder with a brown speckled laminate benchtop with a white basing with a silver mixer and tap with the hot and cold buttons intact with a cream doors with silver handles to the bottom with two shelves all is intact with no marks or damage and is clean
Toilet	white plastic Caroma cistern is marked throughout with a white plastic lid and seat with a white China bowl with yellow marking around the bottom of the seat and to the top the bowl with a silver tap to the right and a cream plastic toilet role holder to the right of the vanity with no other marks or damage and is clean
Shower	cream tile splash back with a brown black decorative tile to the top with a cream soap dish with marks to the bottom right with a silver mixer and taps with the hot and cold buttons intact and cream tile to the floor with a clear glass white framed panel to the right and a white framed clear glass door to left with a white handle is intact with no other marks or damage and is clean
Skirting	cream tile is intact with no marks or damage and is clean
Floor	Brown tiles new and clean with no marks or damage
Side garden	
Paving	a small square of paving out side the laundry door all clean with no stains or weeds the rest is sand and weeds
Fence	doeskin colourbond in burgundy frames clean and undamaged

Area has a bit of rubbish leaf matter a few cigarette butts in the sand

Rear Garden

Rear Patio limestone pavers edged with red bricks there are no gardens there are weeds growing around the edges a lot of sand and old construction rubbish

Washing Line free standing fold out line wire intact unit in working order

Storeroom at rear of garage white door is clean handle and lock intact in working order floor and walls clean single bayonet light fitting no webs

Garage

Door Single roller door intact undamaged dusty

Floor unpainted concrete clean no stains

Walls house brick a bit dusty no damage

Light single bayonet globe in working order

PROPERTY MANAGER SIGNED: _____

DATE: _____

TENANT (S) SIGNED: _____

DATE: _____

TENANTS Telephone Numbers

Home _____

Work _____

Mobile _____