



RESIDENTIAL PROPERTY CONDITION REPORT

This inspection form must be completed and signed by the Lessee and the Lessor's representative upon occupation of the premises as well as upon vacating the premises and will serve as a record and testimony as to the condition of the premises on both occasions.

Guidelines:

- The Lessor's agent (assessor) will inspect the premises on both occasions as close to the incoming and outgoing event as practically possible.
- Should furniture be covering or hiding any defects, then it is the responsibility of the incoming Lessee to point those out – else any damage will be for their account.
- The assessor will take into account fair wear and tear when it comes to carpet use, wall paint and other fittings – which is different from malicious or deliberate damage.
- Should there be any damage determined on the outgoing report, the assessor will give the Lessor the opportunity to make good, else the assessor will effect the repairs which will be for the Lessee's account.
- Should any defects be recorded upon an incoming inspection, despite being recorded here, the Lessor may elect to have them repaired and once completed, the repairs need to be noted on this report in the notes section to negate the damage recorded.
- If there is more than one dwelling on a common ERF being leased under one agreement, then a separate document must be used for each dwelling.
- For any detail on an item, write the detail point reference in the column provided and full description in the detail section at the end of the document.

Rental Property Address	
LIS Reference: [SS000RXXX]	

DATES	INCOMING	OUTGOING
Inspection Date		

METER READINGS	NOTES REF	INCOMING	OUTGOING
Electricity			
Water			
Gas			

ENTRANCE	NOTES REF	INCOMING	X	OUTGOING	X
Front Door					
Glass Door Sides					
Mirrors					
Walls & Ceiling					
Lights & Fittings					
Tiles / Carpets					



LOUNGE	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / Bulbs					
Light Switches					
Windows & Frames					
Door (s)					
Door Locks/Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

DINING ROOM	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / Bulbs					
Light Switches					
Windows & Frames					
Door (s)					
Door Locks/Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

KITCHEN	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floors					
Plugs					
Light Fittings / bulbs					
Switches					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Counter tops					
Stove					
Sink & Taps					
Drains & Pipes					
Blinds / Curtain Rails					

BEDROOM MASTER	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

BATHROOM ENSUITE	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floors					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Counter Tops					
Cupboards					
Blinds / Curtain Rails					
Basin					
Toilet					
Bath					
Shower					
Taps					
Drains & Pipes					

BEDROOM 2	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

BEDROOM 3	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

BEDROOM 4	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Carpets					
Plugs					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Blinds / Curtain Rails					

BATHROOM FAMILY	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floors					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Counter Tops					
Cupboards					
Blinds / Curtain Rails					
Basin					
Toilet					
Bath					
Shower					
Taps					
Drains & Pipes					

BATHROOM VISITORS	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floors					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Counter Tops					
Cupboards					
Blinds / Curtain Rails					
Basin					
Toilet					
Taps					
Drains & Pipes					

BALCONIES	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floors					
Walls / Ballustrades					
Light Fittings / bulbs					

GARDEN(s)	NOTES REF	INCOMING	X	OUTGOING	X
Mowed					
Tidyness					
Garden Walls					
Gates & Locks					
Trees & Plants					
Driveway					

SWIMMING POOL	NOTES REF	INCOMING	X	OUTGOING	X
Water Condition					
Water Level					
Pump & Timers					
Other Equipment					
Pool Light					

GARAGES	NOTES REF	INCOMING	X	OUTGOING	X
Tiles / Floor Surface					
Plugs					
Light Fittings / bulbs					
Windows & Frames					
Door (s)					
Door Locks /Handles					
Walls & Ceiling					
Cupboards					
Garage Door (s)					
Garage Remotes					

	NOTES REF	INCOMING	X	OUTGOING	X

	NOTES REF	INCOMING	X	OUTGOING	X

NOTES:
