

PROPERTY CONDITION REPORT

Property	123 Main Street, Perth WA 6000
Date of Inspection	20 June 2017
Tenant(s)	
Inspected by	Property Management Department
Commencement of Lease	21 June 2017

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.

C - Clean U - Undamaged W - Working Y - Yes N - No										
Exterior Front	C	U	W	TENANT AGREES	Condition of premises at START of tenancy	C	U	W	TENANT AGREES	Condition of premises at END of tenancy
Lawn	Y	Y			Couch lawn is green and in good condition. Minor dry patches.					
Garden Beds/Grounds	Y	Y			Mulched/sandy garden beds. Minor weeds and grass in garden beds. Cordylines, Frangipani's and other bushes appear healthy. Frangipani has dry leaves but possibly due to end of season.					
Retioulution	Y	Y	Y		Retioulution appears to be working. Not tested.					
Driveway	Y	Y			Square grey pavers with rectangular cream border pavers. Intact.					
Fences/Gates	Y	Y			Cream Colorbond fence separating front from back on left hand side of the property. Intact. Minor cobwebs at top. Cream Colorbond gate at left hand side of the property. Intact. Some scratches to bottom right hand side at front of gate. Metal latch has rust but otherwise intact.					
Letterbox	Y	Y			Cream freestanding metal letterbox. Intact. Number '18' intact. Letterbox needs clearing.					
Walls	Y	Y			Grey render and light beige brick exterior walls. Intact. Chip to					

Home Condition Report Terms Of Engagement

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Inspections and Reports on Dwellings Ian Melville, Ian Gordon, 2016-12-05 Inspections and Reports on Dwellings is a series of four books the first three of which have already been published to considerable success This concluding book covers reports prepared before dwellings are put on the market for sale whether as a legal requirement or on a voluntary basis All take into account guidelines laid down by the Courts for this type of work Sellers surveys are not new but only now have standard formats been developed In England and Wales this is the Home Condition Report with its Energy Performance Certificate which can only be prepared by Licensed Home Inspectors The Home Inspectors hold a Diploma in Home Inspection sometimes with an add on Certificate in Valuation of Residential Property for Secured Lending and they are members of a Government approved certification scheme In Scotland each dwelling must have a Single Survey Report carried out before it goes on the market from 1 December 2008 The Single Survey Report describes the condition sets out accessibility information contains a valuation and energy reports Initially only Chartered Surveyors will be authorised to do this work Both Inspectors and Surveyors have to follow Codes of Conduct and Practice carry professional indemnity insurance and allow their reports to be monitored to maintain standards an entirely new concept The book examines the relevant legislation and looks closely at the entire qualification and certification process for Home Inspector Valuers Additionally the likely reaction of sellers buyers and lenders are discussed A substantial section is devoted to lending on dwellings and the practicalities of their valuation by the Comparative Investment and Residual methods following the requirements of the Red Book Four detailed sample reports are included to demonstrate how reports must be presented The book is intended for all those engaged in the preparation of reports on dwellings whether experienced newly qualified or studying As well as being an essential book for surveyors it will also be of considerable interest to solicitors and estate agents particularly those based in Scotland The authors experienced Chartered Surveyors have written extensively on the diagnosis of defects in dwellings and are joint authors of the successful EG Books publication The Repair and Maintenance of Houses 2nd edn

Inspections and Reports on Dwellings: Inspecting Ian A. Melville, Ian A. Gordon, 2014-07-21 With the introduction of Home Information Packs and Home Condition Reports house buying is being revolutionised This second book in the series of four following Inspections and Reports on Dwellings Assessing Age covers the entire field of inspecting dwellings from ascertaining the clients requirements setting the instructions by way of agreeing the Conditions of Engagement for any one of the five types of report envisaged as being covered by the series to the physical inspection itself Desirable attributes in the surveyor are discussed qualifications necessary insurance cover both in respect of liability for his work and his own person together with his fees Court cases determining the scope and level of inspection are given full consideration and there is a concentration on ascertaining particularly in regard to age the materials and forms of construction that make up each part of a dwelling the structure finishes services and surroundings and its condition all by

means of sight sound feel and smell *Valuation and Sale of Residential Property* David Mackmin, 2013-10-11 *Valuation and Sale of Residential Property* is aimed at all those studying for a qualification or already practising as residential valuers surveyors and estate agents It provides valuable information on all elements of the home sales process enabling professionals to give advice on market value the best means for sale condition and financial arrangements Topics covered include determinants of value and provision of the valuation agency auction and taking instructions mortgage valuation and survey legal process and types of tenure investment and return The author considers these topics against a background of wide legislative change and draws on the standard guidelines set down by the RICS and NAEA This third edition written at a time of rapid change in the home selling market details the processes and procedures for dealing with this ever evolving market Whatever your level of seniority this book will help you stay ahead of the game and present sound advice to clients at any stage of the process **Building Surveys and Reports** Edward A. Noy, 2008-04-15 This book deals with structural surveys for all types of building domestic industrial and commercial and includes diagnosis of a wide range of defects It considers both modern and older construction methods and deals with the particular problems of alterations and restoration work Guidance is given on how to carry out measured surveys and on report writing The third edition covers the latest definitions of types of property surveys more information on report writing and a range of detail updates Covers all types of building commercial industrial and historical not just domestic Deals with particular problems of conversion and renovation work increasingly important today New edition features latest definitions of survey types more on report writing and a range of other updates a valuable reference book *ASI Journal* *Building Surveys and Reports* James Douglas, 2010-12-13 This book provides guidance on building survey work for typical residential commercial and industrial buildings with advice on how to diagnose a wide range of defects It considers both modern and older construction methods together with new and traditional materials The particular problems of alteration and renovation work are discussed with guidance on how to carry out measured surveys A separate chapter covers survey problems after flood and fire damage and the legal section takes account of recent developments in case law relating to inspections and surveys of properties This new edition continues to provide a thorough treatment of all the key issues relating to surveying buildings dealing with the problems that surveyors are likely to encounter when inspecting buildings Changes for the new edition include Examples and references have been updated Evaluation of condition rating systems for domestic and commercial buildings A new section on the home condition reports More information on slate defects Bibliography revised and expanded to make it more comprehensive Additional appendix showing the home condition report format **Building Surveys** Peter Glover, 2010-05-04 Since the first edition was published in 1983 *Building Surveys* has been the core text in its field for students and professionals alike Covering everything needed for initial inspections such as equipment know how and procedures to writing an accurate report this book is a proven indispensable guide It considers all the structural elements required when surveying a property for example

foundations walls and roofs as well as what to look out for and how to deal with it Legal considerations and recent cases are used to illustrate good working practice making this a comprehensive text to this important subject

Inspections and Reports on Dwellings Ian A. Melville, Ian A. Gordon, 2016-02-05 This new edition of Reporting for Buyers provides guidance for the surveyor on setting out the findings of the inspection in a clear unambiguous and unequivocal way The book provides a full critical look at the current situation describing the various types of report currently available to the public for commissioning The limitations and attributes of these reports are discussed and their respective forms of advice considered in detail together with the advice provided to buyers which is a legal requirement to Scotland The authors stress the need for Surveyors to demonstrate their all round abilities by putting themselves in their client s shoes to provide advice appropriate to their needs and requirements In doing so they set out a cogent criticism of the standardised forms of advice offered to buyers and the lack of transparency in how they are presented by comparing what is seen by the client and what is set out in the various guidelines available Surveyors will find the site notes and sample reports invaluable in demonstrating how the same dwelling can be described in the reports available Sample reports include mortgage valuation report RICS Condition Report RPSA Home Condition Survey Scottish Single Survey and the RICS Home Buyer Report This book is intended for all those engaged in inspecting and reporting on dwellings whether experienced newly qualified or studying for appropriate qualifications to become members of professional institutions It will also be found useful to conveyancing solicitors acting for lenders

Residential Property Appraisal Phil Parnham, Larry Russen, 2022-11-30 Residential Property Appraisal Volumes 1 and 2 are handbooks not only for students studying residential surveying but also for those involved in the appraisal of residential property Volume 1 has been updated and covers the valuation process as it relates to residential properties particularly when valuation is undertaken for secured lending purposes It addresses the basic skills required the risks posed in a valuation the key drivers of value emerging issues that impact valuation and the key legal and RICS regulatory considerations that a valuer needs to understand Volume 2 of the series goes on to consider the practical aspects of the survey and inspection of residential properties in more detail Not only does this include updated sections on the most common defects for example building movement moisture problems wood rot and wood boring insects it also covers emerging challenges including assessing personal safety hazards modern construction technologies and materials and invasive plants The volume also takes account of the Home Survey Standard recently published by the RICS and the changes resulting from climate change the energy crisis and concerns about fire safety Building services in domestic residential properties is another area of rapid change especially with the development of low carbon and renewable technologies To ensure that this aspect is covered in sufficient detail the content is to be included in Volume 3 Assessing Building Services An essential book for students studying to enter the residential survey and valuation profession and for existing practitioners who wish to improve their knowledge of current practices

Introducing Property Valuation Michael Blackledge, 2016-09-13

This new edition of bestselling textbook *Introducing Property Valuation* provides students with a comprehensive introduction to the concepts and methods of valuing real estate helping them to progress successfully from basic principles to a more sophisticated understanding. Taking a practically oriented rather than purely theoretical approach the textbook equips readers with the skills to undertake their own valuation calculations. Fully updated to reflect recent developments in regulation and practice experienced tutor and valuer Michael Blackledge demonstrates how the principles can be applied in professional practice in line with the requirements and guidance provided by the International Valuation Standards Council and the Royal Institution of Chartered Surveyors. Online material accompanies the new edition with Q As and pre programmed excel spreadsheets enabling students to prepare their own calculations. The five traditional methods of valuation are outlined and the practical applications of the two main approaches the comparison and investment methods are fully explored. The use of discounted cash flow and quarterly in advance calculations topics which are not always adequately covered elsewhere are also explained. Accessibly written with a full range of worked examples case studies clear chapter summaries and extensive further reading suggestions this book is essential for any student of real estate and its valuation.

Independent Review of Police Officer and Staff Remuneration and Conditions final report Thomas P. Winsor, Independent Review of Police Officer and Staff Remuneration and Conditions, 2012-03-15. This Review has established that the police service is currently ill equipped to respond to possible and probable changes in increasingly specialised crime trends political accountability financial resources and the demographics of its workforce. This report covers reforms that may be introduced in the longer term. An earlier report on reforms that could be introduced in the short term published in March 2011 Cm 8024 ISBN 9780101802420 and made recommendations for savings of 1.1 billion over 3 years most of which are being implemented following a determination of the Police Arbitration Panel. This report makes recommendations which could realise gross savings of 1.9 billion with 1.2 billion reinvested in policing. The 121 recommendations cover employment framework entry route and promotion health fitness and managing the workforce basic pay contribution related pay and role based pay negotiating machinery. Each chapter contains a recommended phased process for introduction. The recommendations will provide the police service with the ability to attract and retain high calibre candidates with different skills and experiences to maintain operational resilience by maximising the deployment of fit and healthy officers and to manage office numbers according to need and in the public interest. Entry into the police service and advancement within would be according to the sole criterion of merit. The recommendations for reform of the pay review apparatus will have a profound effect establishing a well resourced professional pay review body ensuring that officers pay is determined on sound evidence.

Professional Liability: Law and Insurance Ray Hodgkin, 2020-11-25. Professional Liability Law and Insurance 2nd Edition has been updated in line with changes in the law. With the increase in liability litigation and the growing sophistication of the law in this area this edition provides an easy to read reference source offering a practical analysis of

professional negligence **Residential Property Appraisal** Chris Rispin, Fiona Haggett, Carrie de Silva, Phil Parnham, Larry Russen, 2021-12-29 Residential Property Appraisal Volumes 1 and 2 are essential handbooks not only for students studying surveying but also for surveyors and others involved in the appraisal of residential property Volume 1 has been updated and covers the valuation process as it relates to residential properties particularly when valuation is undertaken for secured lending purposes It addresses the basic skills required the risks posed in a valuation the key drivers of value emerging issues that impact valuation and the key legal and RICS Regulatory considerations that a valuer needs to understand Volume 2 of the book goes on to address the inspection and survey of residential properties covering new technology modern methods of construction problem plants and pests damp in new builds and modern building services New challenges for the surveyor to consider include the health and well being of building occupants the Party Wall etc Act 1996 and schedules of condition energy and building performance and owner occupied and tenanted properties An essential book for students studying to enter the residential survey and valuation profession and for existing practitioners who wish to improve their knowledge of industry practices Appendix to the Journals of the House of Representatives of New Zealand New Zealand. Parliament.

House of Representatives, 1882 **Appendix to the Journal of the House of the Representatives** New Zealand. Legislature. House of Representatives, 1906 *Parliamentary Papers* Great Britain. Parliament. House of Commons, 1904

House Documents USA Congress House of Representatives, 1898 **Report** Commonwealth Shipping Committee, 1917

Delivering Personal Health Budgets Vidhya Alakeson, 2014-01-01 Personal health budgets PHBs are an important new tool in the National Health Service of the UK s efforts toward improving the lives of people living with long term conditions and disabilities This is the first step by step guide to their implementation Using evidence from and best practices identified by pilot sites Delivering Personal Health Budgets contains everything there is to know about PHBs their purpose history various degrees of effectiveness and the challenges they pose to traditional healthcare systems It focuses on how PHBs can be implemented to achieve the best possible income for individuals whose real life accounts are also included to bring the potential of PHBs vividly into view **Parliamentary Debates** Australia. Parliament, 1917 *Sessional Papers* Great Britain. Parliament. House of Commons, 1892

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Table of Contents Home Condition Report Terms Of Engagement

1. Understanding the eBook Home Condition Report Terms Of Engagement
 - The Rise of Digital Reading Home Condition Report Terms Of Engagement
 - Advantages of eBooks Over Traditional Books
2. Identifying Home Condition Report Terms Of Engagement
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Home Condition Report Terms Of Engagement
 - User-Friendly Interface
4. Exploring eBook Recommendations from Home Condition Report Terms Of Engagement
 - Personalized Recommendations
 - Home Condition Report Terms Of Engagement User Reviews and Ratings
 - Home Condition Report Terms Of Engagement and Bestseller Lists
5. Accessing Home Condition Report Terms Of Engagement Free and Paid eBooks
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6. Navigating Home Condition Report Terms Of Engagement eBook Formats
 - ePub, PDF, MOBI, and More
 - Home Condition Report Terms Of Engagement Compatibility with Devices
 - Home Condition Report Terms Of Engagement Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Home Condition Report Terms Of Engagement
 - Highlighting and Note-Taking Home Condition Report Terms Of Engagement
 - Interactive Elements Home Condition Report Terms Of Engagement

8. Staying Engaged with Home Condition Report Terms Of Engagement
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Home Condition Report Terms Of Engagement
9. Balancing eBooks and Physical Books Home Condition Report Terms Of Engagement
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Home Condition Report Terms Of Engagement
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Home Condition Report Terms Of Engagement
 - Setting Reading Goals Home Condition Report Terms Of Engagement
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Home Condition Report Terms Of Engagement
 - Fact-Checking eBook Content of Home Condition Report Terms Of Engagement
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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