

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 65)



Address of the rental premises

| | |
|--|----------|
| | |
| | Postcode |

Full name/s of the tenant/s

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| 1. |
| 2. |
| 3. |

Name/trading name of the lessor/agent

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| Calibre Real Estate Pty Ltd |
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Water charging

Tenants can only be charged for all water consumption if the rental premises are individually metered (or water is delivered by vehicle), the agreement states the tenant must pay for water *and* the premises are water efficient.

Are the premises individually metered? Yes No

Water meter reading at start of tenancy:

| | | | | | | | |
|---|---|---|---|--|--|--|--|
| 2 | 9 | 7 | 4 | | | | |
|---|---|---|---|--|--|--|--|

Water meter location:

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|----------------------------|
| RHS of house on fence line |
|----------------------------|

Are the premises water efficient? Yes No

Certain fixtures must have the equivalent of a 3 star WELS rating or higher (evidence available if/as required).

The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These documents may be referred to as evidence if there is a dispute over the bond refund at the end of the tenancy.

Lessor/agent

1. Inspect the premises.
2. Mark each item on the list *clean, working, undamaged* (where applicable).
3. Make a note of any extra items in the *additional comments/information* section.
4. Give a signed copy of the report to the tenant. Keep a copy for your own records.
5. Ask the tenant to add their comments to the report, initial each page and return it to you within 3 days.
6. If the tenant disagrees about the condition of the premises, encourage them to discuss it with you. Comments can be recorded in the *additional comments/information* section (Page 10) or by attaching a separate page.
Supporting documentation has been attached Yes No
7. Give a copy of the final report back to the tenant within 14 days of receiving it.
8. You must keep a copy of the report for at least one year after the tenancy agreement ends.

Tenant

1. Inspect the premises.
2. Comment on any item where you disagree with the lessor/agent, or if you believe the report does not reflect the true condition of the premises.
3. Talk to the lessor/agent if you disagree about the condition of the premises.
4. Initial each page of the report and send it to the lessor/agent within 3 days.
5. The lessor/agent must send you a copy of the final report. You may also want to make a copy for your own records.

If the condition report is not given to the tenant/s within 3 days of occupation, the tenant/s should obtain, complete and sign their own form and submit to the lessor/agent.

Entry condition reports must be completed in accordance with the Act. Penalties apply.

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

The tenant/s have initially received a copy of this report on

Day

| |
|--------|
| Friday |
|--------|

 Date

| |
|----------------|
| 21 / 07 / 2017 |
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Lessor/agent initials

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Tenant/s initials

| | | |
|----|----|----|
| 1. | 2. | 3. |
|----|----|----|



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Insert **Y/✓** = Yes
Insert **N/X** = No

| | | |
|-------|---------|-----------|
| Clean | Working | Undamaged |
|-------|---------|-----------|

Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

| Entry | | | | |
|-----------------------|---|---|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Wooden frames double door with glass inserts all in tact, 1 x lock, 1 x dead lock. Wooden frame in good condition. 2 x glass fixed pane panels vertical, no cracks, no damage. Above door there are three fixed pane panels - all in tact, only middle panel has a glass chip to right hand side just off centre. External has cream rendered walls, in very good condition and no damage to render, some wasp nest remnants. Internal has beige walls when facing lounge and when facing front door white walls. Walls in good condition with no hooks. Minor marks on walls and very minor chips (2or3) below inset frame left hand side, 1 x chip to left of light switch, vertical 10cm yellow mark on same wall higher than this, edges of walls wearing, some marks on edges of archway to lounge room. 2 x white inset wall cut out. White internal, beige external ceiling. |
| Windows/screens | | | | |
| Blinds/curtains | | | | |
| Fans/light fittings | ✓ | ✓ | ✓ | External has 2 x on wall silver long post light with frosted cover in tact. Internal has 4 x downlight, 2 x downlight in wall inset. |
| Floor/floor coverings | ✓ | ✓ | ✓ | Cream square tiles with grey grout all in tact and in good condition. |
| Power points | | | | |
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| | | | | |
| Lounge room | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | White walls with 2 x hook in wall, 1 x nail, 4 x screws, 1 x 3m hook on wall. Minor marks on walls. White wall opposite feature, 1 x cut out in wall with cover and 2 x cut out without cover in walls, 2 x cord hanging out. 4 x holes in wall as well as bracket shelf on this wall, shelf bending, 3 x screw holes in this wall under shelf as well. Feature wooden feature wall with 2 x hooks, small hole under each hook. Feature wall in good condition. White ceiling good condition. |
| Windows/screens | ✓ | ✓ | ✓ | Double glass sliding window with 4 x fixed glass panel all in tact, tracks are clean and fly screen x 2 with no rips or holes. |
| Blinds/curtains | | | | |
| Fans/light fittings | ✓ | ✓ | ✓ | 6 x downlights, 1 x stainless steel overhead fan in good condition. |
| Floor/floor coverings | ✓ | ✓ | ✓ | Professionally cleaned cream carpet with no rips or pulls. Furniture indent visible, discolouration visible. No damage or other stains. |
| TV/power points | ✓ | ✓ | ✓ | 1 x double PowerPoint |
| Air conditioner | | | | |
| | | | | |
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| | | | | |
| Family room | | | | |

Lessor/agent initials Tenant/s initials 1. 2. 3.

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| | Clean | Working | Undamaged | Lessor/agent Comments (if any) | Tenant/s Comment on lessor/agent report |
|-------------------------|-------|---------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Doors/walls/ceiling | ✓ | ✓ | ✓ | LEFT HAND SIDE OF KITCHEN - glass sliding door with - 1 x fixed glass panel, no cracks or damage. security sliding door with mesh that has small rips at base. Plastic on screen in tact for pool safety regulations. White walls with minor marks on walls, 1 x nail on wall near door, 7 x nail in wall under air con, holes directly under air conditioner from previous hook. Old holes visible along window architraves where old blinds used to be. Grey feature wall with wipe marks visible, 2 x hooks on wall. White ceilings. | |
| Windows/screens | ✓ | ✓ | ✓ | Double glass sliding window with 4 x fixed glass panel all in tact, crime safe screen x 2 with no damage. Tracks dirty. | |
| Blinds/curtains | ✓ | ✓ | ✓ | White long vertical blind x 1 with cord and rod in tact. All weights in tact. Bottom of blind creased. | |
| Fans/light fittings | ✓ | ✓ | ✓ | 4 x downlight | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Cream square tiles with grey grout all in tact and in good condition. | |
| TV/power points | ✓ | ✓ | ✓ | 2 x double power point, 1 x Foxtel point, 1 x tv point | |
| Air conditioner | ✓ | ✓ | ✓ | 1 x Mitsubishi reverse cycle split system. 6.3kW. Model: SRK63ZEA-S1 Serial: 715400574RE. Base of air con is warped, vents clean, filters clean. | |
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| | | | | | |
| Kitchen/meals | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Yellow border walls with white wall inside fridge recess. Minor marks on walls, paint in fridge recess lightly coated. White ceilings. | |
| Windows/screens | ✓ | ✓ | ✓ | 2 x fixed window panels. Each with 4 x square glass box bricked fixed window intact. | |
| Blinds/curtains | | | | | |
| Fans/light fittings | ✓ | ✓ | ✓ | 2 x downlight, 2 x stainless steel pendant light in good condition | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Cream square tiles with grey grout all in tact and in good condition, no chips | |
| Cupboards/drawers | ✓ | ✓ | ✓ | Yellow cupboards and drawers with long silver handle all intact and clean inside. Minor chip on edge of door on last cupboard door on left hand side of stove, holes on inside of doors around handles. 1 x pull down yellow roller bread storage with white shelves inside intact. Two hooks and remnant of a hook backing in fridge recess. | |
| Bench tops/tiling | ✓ | ✓ | ✓ | Grey effect laminate benchtop and bar all in good condition with no burns or heavy scratches or damage, minor scratching to left of cook top and left side sink. Metallic grey patterned square splash back tiles with white grout, all intact and clean, minor discolouration to grout above cooktop | |
| Sink/disposal unit/taps | ✓ | ✓ | ✓ | Stainless steel double sinks with 1 x push plug provided. 1 x stainless steel flick mixer. | |
| Stove top | ✓ | ✓ | ✓ | 4 x pot, black glass induction Westinghouse stove top. Near new condition no scratches or ring burns. | |
| Oven/griller | ✓ | ✓ | ✓ | Stainless steel Westinghouse Freestyle oven with separate grill on wall. Glass and trays are clean and good condition | |
| Exhaust fan/rangehood | ✓ | ✓ | ✓ | Stainless steel Westinghouse pull out rangehood in good condition with working light. Vent mesh is clean | |
| Dishwasher | ✓ | ✓ | ✓ | Stainless steel Fisher & Paykel dishwasher in good condition. Model: DW60CDX2 serial: FA9CE0003 | |
| Power points | ✓ | ✓ | ✓ | 3 x double, 1 x single | |

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|-----------------------|----------------------|-------------------|-------------------------|-------------------------|-------------------------|
| Lessor/agent initials | <input type="text"/> | Tenant/s initials | 1. <input type="text"/> | 2. <input type="text"/> | 3. <input type="text"/> |
|-----------------------|----------------------|-------------------|-------------------------|-------------------------|-------------------------|

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| Clean | Working | Undamaged |
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Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

| | Clean | Working | Undamaged | Lessor/agent Comments (if any) | Tenant/s Comment on lessor/agent report |
|--------------------------|-------|---------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
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| Dining room | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Glass double sliding door with 2 x glass fixed panels with no cracks or damage. White walls with minor marks in wall, 1 x telephone point on wall, 1 x hook on wall. Intercom system on wall, 1 x ducted vacuum hole on wall. 5 x old bracket holes on wall along door architrave and two on sides where blinds used to be. White ceilings, 1 x hook on ceiling above window. | |
| Windows/screens | ✓ | ✓ | ✓ | 7x floor to ceiling fixed glass panels on wall with minor marks on glass but no cracks or damage. | |
| Blinds/curtains | | | | | |
| Fans/light fittings | ✓ | ✓ | ✓ | 1 x stainless steel overhead fan in good condition, 3 x downlight. | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Cream square tiles with grey grout all in tact and in good condition, no chips | |
| TV/power points | | | | | |
| Air conditioner | | | | | |
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| Bedroom 1 | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Cream wooden door with silver knob and push lock. Door stop in tact. Mirror in tact behind door. Glass sliding door with - 1 x fixed glass panel, no cracks or damage. White walls with marks on walls, 1 x mark in between two WIR entry wall. Blue mark under curtain rail. Feature dark brown wall with no hooks on walls, minor marks and indentations, chip centre bottom of wall where paint is flaking on top layer, marks below window to bathroom. White ceilings. 1 x ducted point on wall. 1 x intercom on wall. | |
| Windows/screens | ✓ | ✓ | ✓ | Sliding security screen door, hole bottom right corner, debris bottom inside screen | |
| Blinds/curtains | ✓ | ✓ | ✓ | Gold coloured pair of curtains on door with marks on back of curtains, curtains aged. 2 x tie back rope provided. | |
| Fans/light fittings | ✓ | ✓ | ✓ | 4 x downlight. Stainless steel overhead fan blade clean | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Professionally cleaned cream carpet with furniture indents, no pulls or stains or damage. Cream square tiles with grey grout all in tact and in good condition, no chips as border around carpet. | |
| Wardrobe/drawers/shelves | ✓ | ✓ | ✓ | WIR - 1 x door missing, 1 x white wooden door with handle intact. Beige walls with minor marks on walls no hooks, white ceilings with marks on ceilings, 2 x downlight working. White cupboards, shelves and rod all in tact. Cream square tiles with grey grout all in tact and in good condition. | |
| Power points | ✓ | ✓ | ✓ | 3 x double powerpoint, 1 x phone point, 1 x tv point | |
| Air conditioner | | | | | |

Lessor/agent initials Tenant/s initials 1. 2. 3.

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Insert **N**/**X** = No

| Clean | Working | Undamaged |
|-------|---------|-----------|
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Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

| | Clean | Working | Undamaged | Lessor/agent Comments (if any) | Tenant/s Comment on lessor/agent report |
|---------------------------|-------|---------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
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| Ensuite | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Beige walls no hook on wall, chip next to right towel hook, otherwise unmarked and undamaged, feature frosted brick curved wall all in tact, white ceiling 1 x hook in ceiling. | |
| Windows/screens | ✓ | ✓ | ✓ | Frosted glass sliding window with 1 x frosted glass fixed panel no crack or damage, 2 x screws in window frame. 1 x fly screen meshing intact. | |
| Blinds/curtains | | | | | |
| Fans/light fittings | ✓ | ✓ | ✓ | 1 x IXL fan light combo all working but slightly dusty. | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Beige square tiles with grey grout in good condition no cracks or damage. | |
| Bath/shower/shower screen | ✓ | ✓ | ✓ | Corner white plastic spa bath with white plug provided. Spa nozzles have water marks but free from calcium build up. Chrome hot and cold tap and nozzle in good condition. Beige square tiling around spa with white grout in good condition with no mould or scum built up. Beige tiles walls in shower with white grout in good condition, minor discolouration to grout. Beige tiles flooring with half the grey grout permanently water discoloured. Hot and cold tap and nozzle free from calcium build up and 1 x rusted remaining base of old hook. Glass shower screen in tact and free from damage or watermark. | |
| Wash basin/vanity | ✓ | ✓ | ✓ | Johnson Suisse ceramic double basin with chrome hot and cold nozzle and tap free from calcium build up in good condition. No plug provided. The Laminate gloss bench in good condition with no damage and white laminate vanity cupboard and drawers with silver handles all in tact and in good condition. No stains or damage | |
| Mirror/cabinet | ✓ | ✓ | ✓ | Frameless mirror on wall all in tact no cracks or damage no streak marks. | |
| Towel rails | ✓ | ✓ | ✓ | 2 x chrome towel hooks | |
| Toilet | ✓ | ✓ | ✓ | Toilet has white wooden door with silver knob and push lock, rubber door stop. Half wall is white in good condition half wall is tiled beige with white grout in good condition and no damage. Beige square tiles with grey grout and no damage. 1 x downlight. 1 x chrome toilet roll holder. Frosted glass sliding window with 1 x frosted glass fixed panel no crack or damage, 2 x screws bottom of window frame. 1 x fly screen meshing intact. Aluminium horizontal blinds Caroma dual flush toilet with aged white toilet seat. | |
| Power points | ✓ | ✓ | ✓ | 1 x double powerpoint | |
| Exhaust fan | | | | | |
| | | | | | |
| | | | | | |
| Bedroom 2 | | | | | |

Lessor/agent initials Tenant/s initials 1. 2. 3.

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| | Clean | Working | Undamaged | Lessor/agent Comments (if any) | Tenant/s Comment on lessor/agent report |
|--------------------------|-------|---------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Doors/walls/ceiling | ✓ | ✓ | ✓ | OFF KITCHEN HALLWAY - Cream wooden door with silver knob and push lock, door stop in tact. White walls with marks on walls, marks below light switch, 2 x hook on wall, 4 x mark on wall from previous holes. Intercom on wall. White ceilings unmarked undamaged | |
| Windows/screens | ✓ | ✓ | ✓ | Glass sliding window with 3 x fixed glass panel all intact, 2 x screws in window ledge. Crime safe screen intact. | |
| Blinds/curtains | ✓ | ✓ | ✓ | Wooden blind that is brittle, each panel is flaking away from sun damage, very aged. Clean | |
| Fans/light fittings | ✓ | ✓ | ✓ | 4 x downlight, 1 x stainless steel overhead fan with light and cover | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Professionally cleaned cream carpet with furniture indents, no pulls or stains or damage. Cream square tiles with grey grout all in tact and in good condition, no chips as border around carpet. | |
| Wardrobe/drawers/shelves | ✓ | ✓ | ✓ | White wooden door with silver knob in tact, white shelves and rod in tact. Beige walls slightly marked | |
| Power points | ✓ | ✓ | ✓ | 2 x double powerpoint | |
| Air conditioner | | | | | |
| Bedroom 3 | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | ADJACENT TO BATHROOM - Cream wooden door with silver knob and push lock, 1 x sticker on external of door. Door stop in tact, white walls with marks on walls, No hook on wall, 1 x nail hole on wall right hand side of blind, Green feature wall with visible green patch on wall. 8 x nail holes in wall on feature wall, 4 x nail hole and 1 x nail in wall with light switch, 1 x nail in wall, 1 x hook. White ceilings unmarked undamaged, 1 x hook | |
| Windows/screens | ✓ | ✓ | ✓ | Glass sliding window with 3 x fixed glass panel all intact. Crime safe screen. | |
| Blinds/curtains | ✓ | ✓ | ✓ | Wooden blind that is brittle, each panel is flaking away from sun damage, Blind is dusty plus water damage visible | |
| Fans/light fittings | ✓ | ✓ | ✓ | Fan light combo with glass shade, dust on top of fan | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Professionally cleaned cream carpet with furniture indents, no pulls or stains or damage. Cream square tiles with grey grout all in tact and in good condition, no chips as border around carpet. | |
| Wardrobe/drawers/shelves | ✓ | ✓ | ✓ | Double sliding white wooden sliding door with aluminium frame, white shelves and rod in tact. | |
| Power points | ✓ | ✓ | ✓ | 2 x double powerpoint | |
| Air conditioner | | | | | |
| Bedroom 4 | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | OPPOSITE BATHROOM NEXT TO TOILET - Cream wooden door with silver knob and push lock, door stop in tact, Beige walls with minor marks on walls, 1 x nail in wall, patches and minor repairs visible on wall where light switch is, chipped below door stop, 3 x black marks wall next to side window. Dark brown feature wall. White ceiling unmarked and undamaged | |
| Windows/screens | ✓ | ✓ | ✓ | 2 x Glass sliding window with 3 x fixed glass panel all intact. Crime safe screen. | |
| Blinds/curtains | ✓ | ✓ | ✓ | 2 x Wooden blind that is brittle, each panel is flaking away from sun damage, quite aged, clean. 1 x black curtain rod with 1 x dark brown blackout curtain, clean | |

Lessor/agent initials Tenant/s initials 1. 2. 3.

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Insert **Y/✓** = Yes
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| | Clean | Working | Undamaged | Lessor/agent Comments (if any) | Tenant/s Comment on lessor/agent report |
|--------------------------|-------|---------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Fans/light fittings | ✓ | ✓ | ✓ | Fan light combo with glass shade | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Professionally cleaned cream carpet with furniture indents, no pulls or stains or damage. Cream square tiles with grey grout all in tact and in good condition, no chips as border around carpet. | |
| Wardrobe/drawers/shelves | ✓ | ✓ | ✓ | Double sliding beige wooden sliding door with aluminium frame, white shelves and rod in tact. | |
| Power points | ✓ | ✓ | ✓ | 2 x double powerpoint | |
| Air conditioner | | | | | |
| STUDY | ✓ | ✓ | ✓ | STUDY - Cream wooden door with silver knob and push lock, door stop in tact. Grey feature wall with grey ledge in wall cut out with chips on ledge, minor marks and paint chips tp grey wall. White walls. Minor marks on walls but no hooks. Glass sliding door with - 1 x fixed glass panel, no cracks or damage. 1 x diamond grill security sliding door, minor holes bottom of screen. Tracks to door dirty. Stripped beige and cream curtain set with white rope tie back in good condition, clean. Beige square tiles all in tact in good condition, stainless steel fan/light combo with no cover on light . Built in black laminate study table all with handles in tact and no damage. | |
| Bathroom | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | White wooden door with silver push lock. & rubber stop. White walls in good condition with mostly floor to ceiling white tiles and white grout in good condition with no mould or damage. White ceiling unmarked undamaged | |
| Windows/screens | ✓ | ✓ | ✓ | Frosted glass sliding window with 1 x frosted glass fixed panel no crack or damage. 1 x fly screen meshing intact. | |
| Blinds/curtains | ✓ | ✓ | ✓ | Aluminium blinds, aged but intact, slight dust to surface, mark centre of window ledge | |
| Fans/light fittings | ✓ | ✓ | ✓ | 1 x IXL fan light combo all working, dusty behind lights | |
| Floor/floor coverings | ✓ | ✓ | ✓ | White square tiles floor with grey grout in good condition no damage. | |
| Bath | ✓ | ✓ | ✓ | White plastic bathtub good condition. Chrome hot and cold tap and nozzle in good condition. White square tiling around bath with white grout in good condition with no mould or scum built up. Ceramic dish holder intact, no damage. | |
| Shower/shower screen | ✓ | ✓ | ✓ | White tiled walls in shower with white grout in good condition, minor discolouration. Blue tiled flooring with half the grey grout permanently water discoloured. Hot and cold tap and flexi hose free from calcium build up and Ceramic soap holder instead of hook. 3 x glass screen panels with 1 that pulls out, slightly cloudy at base and minor scum build up. | |
| Wash basin/vanity | ✓ | ✓ | ✓ | Johnson Suisse ceramic basin, tap with chrome hot and cold nozzle and tap free from calcium build up in good condition. 1 x plug provided. Blue laminate bench in good condition with damage to left hand side and white and beige laminate vanity cupboard and drawers with silver handles all in tact and in good condition. No stains or damage | |
| Mirror/cabinet | ✓ | ✓ | ✓ | Frameless mirror on wall all in tact no cracks or damage no streak marks. | |
| Towel rails | ✓ | ✓ | ✓ | 3 x chrome towel hook | |
| Power points | ✓ | ✓ | ✓ | 1 x double PowerPoint | |
| Exhaust fan | ✓ | ✓ | ✓ | | |
| Toilet | ✓ | ✓ | ✓ | Separate | |

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| | | |
|-------|---------|-----------|
| Clean | Working | Undamaged |
|-------|---------|-----------|

Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

| | | | | | |
|----------------------------|---|---|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | ✓ | ✓ | ✓ | HALLWAY TO KITCHEN - white walls in good condition, no hooks, marks on right handside wall to kitchen, left handside wall paint chip on corner, chip to right of bedroom 2 door, high on wall. 4 x downlights. 1 x linen cupboard with white shelves and hoses for vacuum. Ducted hose point for vacuum in hallway. | |
| Toilet | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | Toilet has white wooden door with silver knob and push lock, rubber door stop. Walls are white two sides and beige two sides, in good condition, nails and holes to wall above toilet. Blue square tiles with grey grout and no damage. Tiled splashback clean and intact. 1 x chrome toilet roll holder. Frosted glass sliding window with 1 x frosted glass fixed panel no crack or damage, 2 x screws to window sill. 1 x fly screen meshing intact. Aluminium horizontal blinds slightly dusty to surface, aged. Johnson Suisse ceramic basin, tap with chrome hot and cold nozzle and tap free from calcium build up in good condition. 1 x plug provided. Blue laminate bench in good condition white laminate vanity cupboard and drawers with silver handles all in tact and in good condition. No stains or damage, frameless mirror on wall, no damage. 1 x hand towel holder | |
| Cistern | ✓ | ✓ | ✓ | Caroma dual flush toilet with aged white toilet seat. | |
| Light fittings | ✓ | ✓ | ✓ | 1 x downlight | |
| Exhaust fan | | | | | |
| | ✓ | ✓ | ✓ | HALLWAY TO GARAGE - white ceiling unmarked and undamaged, with 3 x downlight, tiled floor, clean and intact, white walls in good condition, picture hooks on wall next to bedroom 1, minor marks to walls. Double sliding white wooden sliding door with aluminium frame, white shelves, light marks | |
| Laundry | | | | | |
| Doors/walls/ceiling | ✓ | ✓ | ✓ | White wooden door with rubber stop, unamrked undamaged. Glass door clean and intact. White walls, movement cracks visible, no damage, no marks. 1 x curtain rod holders above door to outside. White ceiling unmarked undamaged. 2 x holes in external door frame. | |
| Windows/screens | | | | | |
| Blinds/curtains | ✓ | ✓ | ✓ | BUILT IN IRONING BOARD - 1 x built in Robin Hood station with ironing board in good condition, marks to cover, and light working. | |
| Fans/light fittings | ✓ | ✓ | ✓ | 1 x external light with cover, 1 x internal light with glass cover. | |
| Floor/floor coverings | ✓ | ✓ | ✓ | Cream square tiles with grey grout all in tact and in good condition. | |
| Wash tubs | ✓ | ✓ | ✓ | Stainless steel washtub built into bench with 2 x plug and hot and cold tap and nozzle. | |
| Washing machine/dryer | ✓ | ✓ | ✓ | Bench top - Dark grey laminate bench top with storage under cupboard and overhead cupboards all in good condition. 1 x rod. 1 x long wooden cupboard in good condition with hook and nail inside. End cupboard under bench, shelf not upright inside, no clips to hold up | |
| Power points | ✓ | ✓ | ✓ | 2 X double powerpoint | |
| General | | | | | |
| Smoke alarms* | ✓ | ✓ | ✓ | Serviced by Smoke Alarm Solutions | |
| Security devices | ✓ | ✓ | ✓ | INTERCOM AND ALARM SYSTEM DOES NOT WORK | |
| Electrical safety switches | ✓ | ✓ | ✓ | Present, left hand side of house | |
| Hot water system | ✓ | ✓ | ✓ | Rheem Electric hot water system | |

Lessor/agent initials Tenant/s initials 1. 2. 3.

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|----------------------------|-------|---------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Keys/locks/remotes | ✓ | ✓ | ✓ | As per key register | |
| Staircases/railings | | | | | |
| Wheeie & recycle bins | ✓ | ✓ | ✓ | 1 x recycle, 1 x general waste, 1 x green bin | |
| Pool/equipment | ✓ | ✓ | ✓ | Pool has black and cream fence in good condition. 1 x creepy crawly, 1 x pole, 1 x brush, 1 x scoop, 1 x roller, all intact. Wooden deck around pool in tact and good condition, light white marks. 1 x CPR board on fence. Rendered feature back wall intact, some pool toys behind. 2 x spotlight working. | |
| Street number/ letter box | ✓ | ✓ | ✓ | Brick letter box rendered with 12 intact. | |
| External walls | ✓ | ✓ | ✓ | Rendered walls | |
| Balcony/porch/deck | | | | | |
| Awning/gutters | ✓ | ✓ | ✓ | Cream guttering | |
| Paving/ pergola | ✓ | ✓ | ✓ | Patio - beige square tiles all in tact in good condition. All downlights working. Stainless steel fan rusted. Dark beige render in good condition with 4 x stud in wall below iron rail. 2 x double PowerPoint. White ceiling 1 x hook in ceiling. 2 x spotlights to garden working | |
| Garage/car port/ storeroom | ✓ | ✓ | ✓ | Beige walls marked, concrete floors stained, 3 x fixed pane glass windows all in tact no damage with aged and stained white blinds, aged. 1 x DAS dicted vacuum model DASDV, 3 x double PowerPoint. 2 x double fluro light with frosted cover intact. Large white manhole cover dirty. White wooden door with push lock. 2 x double storage cupboard with white shelves all in tact, marked, cupboard next to internal door, dusty and marked, aged. Boss motor with light cover in tact. 1 x remote on wall. Beige garage panelling in tact no damage. | |
| Garden shed | | | | | |
| Gates/fences | ✓ | ✓ | ✓ | Wooden fencing blue all in tact, no damage but slightly leaning | |
| Grounds/garden | ✓ | ✓ | ✓ | Well manicured lawns and gardens, minimal weeds present in rear yard outside bedroom 1 door, no other weeds, front gardens well kept and inside beds, palm fronds and hedges well manicured. Pebbles in pool area down side, minimal weeds appearing, low to ground. Garden area in pool, palms, minor palm fronds in base of garden. Vine growing over fence next to HWS. Pebbles down left side of house near clothesline, minor weeds near laundry area, low to ground, no other weeds, pavers intact and neat. | |
| External taps/hose | ✓ | ✓ | ✓ | Side of house with hose holder | |
| Clothes line | ✓ | ✓ | ✓ | Side of house as external tap, collapsible clothes line in tact with 2 spotlight. | |
| Solar panels | ✓ | ✓ | ✓ | Water tank side of house with Onga pump, working and undamaged | |
| Paths/driveway | ✓ | ✓ | ✓ | Concrete coloured driveway cracked, faded | |

Lessor/agent initials

Tenant/s initials

| | | |
|----|----|----|
| 1. | 2. | 3. |
|----|----|----|

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



***Smoke Alarms** - In relation to smoke alarms, where the boxes 'working' &/or 'undamaged' have been ticked, it confirms only that at the time of testing, each smoke alarm's battery & alarm sounder were working.

Additional comments/information

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|------------------|------------------|----------------------------------|
| Gas bottle level | Water tank level | Pool safety certificate location |
|------------------|------------------|----------------------------------|

| | |
|-----------------|------|
| Tenant 1 | |
| Signature | Date |
| | / / |
| Print name | |

| | |
|-----------------|------|
| Tenant 2 | |
| Signature | Date |
| | / / |
| Print name | |

Lessor/agent

| | |
|------------|----------------|
| Signature | Date |
| | 20 / 07 / 2017 |
| Print name | |

| | |
|-----------------|------|
| Tenant 3 | |
| Signature | Date |
| | / / |
| Print name | |