

Residential Condition Report

102/20 Transfer Street, Collingwood, VIC 3019

Report completed on Wednesday 16/11/2022

Prepared by Michael Lancaster

Form 4
Residential Tenancies Act 1997 (Section 35(1B))

1. A condition report must be completed at the start of every residential rental agreement (rental agreement). It is important that the renter completes this report in detail as it records the state of the premises at the start of the rental agreement.

Keep the condition report in a safe place. It will help to resolve disputes over cleaning, damage, safety or missing items at the end of the agreement.

Take photos that show the condition of items, fixtures and fittings. Fixtures and fittings are items considered to be part of the premises. Photos should be taken at the beginning and at the end of the tenancy.

The renter and the residential rental provider (rental provider) or agent should sign and date all extra pages.

Renters can fill in a condition report and give it to their rental provider if they are not given one.

2. **At the start of a rental agreement** — At the start of a rental agreement and before a renter enters moves into the rented premises, the rental provider or their agent must—
- fill in, sign and date the condition report; and
 - add extra pages to the report if there is not enough room when listing items; and
 - give 2 copies of the signed report to the renter to fill in their part (or one copy if sending electronically).
3. At the start of a rental agreement, renters must fill in, sign and date the condition report within 5 business days after moving in. A completed report may help the renter verify the condition of the rented premises, if there is a later dispute about the renter's responsibility for damage or cleaning.

4. When filling out the condition report the renter should—

- include comments where they disagree with the description of an item and note anything which seems unsafe, insecurely fixed or needs repair; and

Note: where the condition report lists something needing repair, this provides the rental provider with written notice of the issue. If the rental provider does not carry out the repairs within a reasonable period of time, a renter can apply to the Victorian Civil and Administrative Tribunal (VCAT) for an order requiring the repairs to be carried out.

- take photos that show the condition of items—especially if the renter does not agree with what is on the form. Identify the location in which the photo is taken, including the date, and send a copy to the agent or rental provider together with the amended condition report; and

- tell the rental provider or their agent about any defect that could be a threat to safety. For more information on reporting safety issues, see the Renters Guide or www.consumer.vic.gov.au/renting.

5. **Correcting a condition report** — Renters may not be able to see if all of the items in the condition report are working when they fill in the report. If they subsequently find that something is not working or in poor repair, renters may apply to VCAT to correct the report. This must be done within 30 days after the start date of the agreement. VCAT may order that the condition report be amended.

6. **At the end of the agreement**—At the end of the agreement, the rental provider or their agent must—

- complete the final inspection and fill in the condition report within 10 days after the end date of the agreement; and

- give the renter an opportunity to attend the inspection if possible; and

- allow for fair wear and tear as this does not count as damage caused by the renter.

Note: where the renter is a victim of family or personal violence, VCAT may order that the renter is not to be held liable for any loss or damage caused by the alleged perpetrator of that violence.

Part A – Party Details**7. Dates of Condition Report****Inspection Date:** Wednesday 16/11/2022**Agreement Start Date:** Tuesday 18/10/2022**Renter Received Date:****Report Return Date:****8. Address of rented premises****Address:** 102/20 Transfer Street, Collingwood, VIC 3019**9. Rental Provider's Details****Full name 1****Full name 2****10. Agent's Details****Full name:** Michael Lancaster**Company Name:** McGrath**11. Renter's Details****Renter 1** Tom Smith

Each renter that is a party to the agreement should sign this condition report.

Note: Rental providers and renters should take photos of the premises. Photos should be taken close-up to show detail regarding the structure, fixtures or fittings being photographed and at a distance for perspective. Photos should be dated, labeled and attached to this condition report, in hard copy or electronically; they should identify the location or room. Photos may be useful in a dispute about the condition of the rented premises.

Renter's Initial(s): 1. 2. 3. Date / /

Part B – Start of rental agreement Condition Report

Agent section					Renter section	
Each item has been given a column description of 'clean', 'undamaged', 'working'. Tick each column that applies to the item and make any necessary comments.					If you disagree with the agent's report of an item, make a comment in this section. You should also note anything which seems unsafe or may be an injury risk.	
Front Entry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Front door						
Front door locks						
Screen door						
Hall door						
Walls						
Skirting Boards						
Picture hooks						
Windows						
Screens						
Window locks						
Blinds/curtains						
Ceiling						
Light fittings						
Floor coverings						
Power points						
Built in cupboard						
Lounge room	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(1 360° photo, page 11)		
Doors	✓	✓		Front wooden door with led light intact, no cracks to glass.		
Walls	✓	✓		Intact, x1 tv bracket mounted to wall.		
Skirting boards	✓	✓		Intact, no damages.		
Windows	✓	✓		Intact, no cracks to glass.		
Screens	✓	✓		Intact, no rips present.		
Blinds/curtains	✓	✓		Drapes intact, no damages present.		
Ceiling	✓	✗		Some plaster to ceiling lifting away. (1 photo, page 11)		
Light fittings	✓	✓		Intact, tested in working order.		
Floor coverings	✓	✗		Intact, some slight damages prescient to carpet.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
TV connection	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Telephone connection	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Heating/Cooling	✗	✗	✓	Wooden fireplace intact, some burns to carpet from use of fire place. (1 photo, page 11)		
Tv bracket	✓	✓	✓	Mounted to wall, appears fine. (1 photo, page 11)		

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Kitchen/Meals	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter agrees	Renter comments
Overall				(4 360° photos, page 12)		
Doors	✓	✓		Intact, no damages.		
Walls	✓	✓	✓	X2 picture hooks Walls are clean overall. Free of marks. (3 photos, page 15)		
Picture hooks	✓	✓		Some throughout.		
Skirting boards	✓	✓		Intact, no damages present.		
Windows	✓	✓		No cracks to glass windows.		
Screens	✓	✓		No rips present		
Blinds/curtains	✓	✓	✓	X1 cream pull down blind, intact clean (2 photos, page 15)		
Ceiling	✓	✓		Intact, free of damages.		
Light fittings	✓	✓	✓	Sighted, tested in working order.		
Floor coverings	✓	✓		Floorboards intact, clean, no damages present.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Cupboards/drawers	✓	✓	✓	Clean throughout, general wear and tear marks present inside draws. Overall excellent condition. (11 photos, page 15)		
Bench tops	✓	✓		Some small imperfections present, clean.		
Tiling	✓	✓		In good condition with minimal signs of discoloured grout and no cracked or chipped tiles noted.		
Sink	✓	✓	✓	Double stainless steel sink. Intact clean. (3 photos, page 16)		
Taps	✓	✓		In working order		
Hot plates/stove top	✓	✓	✓	Stovetop clean overall. No damages, no build up. Burners are clean. (1 photo, page 17)		
Griller	✓	✓	✓	Griller in great condition. Clean inside and out. (2 photos, page 17)		
Oven	✓	✓	✓	Oven intact, clean inside and out. (4 photos, page 17)		
Exhaust fan/rangehood	✓	✓	✓	Filters are clean. No damages in good working order. (4 photos, page 17)		
Dishwasher	✓	✓	✓	Clean and tidy, filter intact. (4 photos, page 18)		
Heating/Cooling	✓	✓		Vents intact, x1 wall heater in dining area.		
Bedroom 1	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter agrees	Renter comments
Overall				(1 360° photo, page 18)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Wardrobe/drawers	✓	✓	✓	Wooden door intact, walls free of marks. (14 photos, page 19)		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Blinds/curtains	✓	✓		Drapes intact, no damages present.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Heating/Cooling	✓	✓		Vents intact.		

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Bedroom 2	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter agrees	Renter comments
Overall				(1 360° photo, page 20)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Picture hooks						
Skirting boards	✓	✓		Intact, no damages.		
Wardrobe/drawers	✓	✓	✓	Wooden door intact, walls free or marks. (3 photos, page 21)		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Blinds/curtains	✓	✓		Drapes intact, no damages present.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Heating/Cooling	✓	✓		Vents intact.		
Main Bathroom	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter agrees	Renter comments
Overall				(1 360° photo, page 21)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Tiling	✓	✓		Tiles clean with no damage.		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Blinds/curtains	✓	✓		Wooden blinds intact.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Bath/taps	✓	✓	✓	Spa bath, jets not tested. All appears to be in good working order. (1 photo, page 22)		
Shower	✓	✓	✓	Intact, clean. Shower glass panels intact.		
Shower screen	✓	✓		Intact, clean free of soap scum.		
Shower taps	✓	✓	✓	Intact		
Wash basin	✓	✓		Intact, no damages visible.		
Wash basin taps	✓	✓		Intact, clean.		
Mirror	✓	✓		No damage or cracks		
Cabinet	✓	✓		Cabinet in good condition overall no damages		
Towel rails	✓	✓		Mounted to wall, no damages.		
Toilet	✓	✓		Intact, clean		
Exhaust fan/heating	✓	✓		Intact, clean, no dust build up.		
Heating/Cooling	✓	✓		Vents intact.		

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Toilet	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(1 360° photo, page 22)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Tiling	✓	✓		Tiles clean with no damage.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Toilet paper holder	✓	✓		Mounted to wall, secure.		
Toilet	✓	✓		Intact, clean		
Laundry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(1 360° photo, page 23)		
Doors	✓	✓		Wooden door intact, freshly painted.		
External locks	✓	✓		Deadlock in working order		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Blinds/curtains	✓	✓		Wooden blinds intact.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Exhaust fan	✓	✓		Intact, In working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Wash trough	✓	✓		Double sink, intact, clean. (2 photos, page 24)		
Taps	✓	✓	✓	Intact. Untested. (1 photo, page 24)		
Cabinet	✓	✓		Cabinet in good condition overall no damages		
General - Inside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Keys				X2		
Phone lines/Connections	✓	✓	✓	Sighted, not tested.		
Heating	✓	✓	✓	Heater intact.		
Air conditioning	✓	✓	✓	Aircon intact.		
Smoke detectors	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors. (1 photo, page 24)		
Hot water service	✓	✓		Located to side of the house. Untested.		

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General - Outside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(8 360° photos, page 24)		
Balcony/porch	✓	X		Roof intact, some debris build up present as photographed. Decking has some panels broken away. Varnish has lifted overall to wooden flooring. (22 photos, page 30)		
Garage/car port	✓	✓		Double car garage.		
Gates/fences	✓	✓		All appears to be in good condition.		
Letterbox	✓	✓	✓	Intact.		
Hot water system	✓	✓	✓	Sighted.		
Clothes line	✓	✓	✓	Intact, no damages. X2 (1 photo, page 33)		
Front garden	✓	✓		Front garden well manicured and neat overall. Lawns recently mowed. (11 photos, page 33)		
Back and side garden	✓	✓		Well manicured. Clean and tidy, lawns recently mowed.		
Vermin proof rubbish bin		✓	✓	Supplied by the council.		
Green waste		✓	✓	Supplies by the council.		
Recycling bins		✓	✓	Supplies by the council.		
Storage shed	✓	✓		She's intact, empty. (1 photo, page 34)		
NBN		✓	✓	Located in entrance hall cupboard.		
General - Courtyard	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Balcony/porch						
Garage/car port						
Gates/fences						
Letterbox						
Hot water system						
Clothes line						
Front garden						
Back and side garden						
Pool fence and gate						
Spa fence and gate						
Water tanks						
Vermin proof rubbish bin						
Green waste						
Recycling bins						
Storage shed						
Storage cage						
Car park						
NBN						
Entrance Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(3 360° photos, page 34)		
Front door	✓	✓	✓	Led light wooden door intact, no damages		
Front door locks	✓	✓		Tested, in good working order		
Screen door	✓	✓		No rips or tears. Good condition.		
Hall door	✓	✓		Hinged door		
Walls	✓	✓		Walls are in good condition overall		
Skirting Boards	✓	✓		Intact, clean. Some minor marks		
Picture hooks	✓	✓		Some hooks throughout		
Windows	✓	✓		Intact, no cracks present.		
Screens	✓	✓		No rips to fly screens.		
Ceiling	✓	✓		Intact, no damages		
Light fittings	✓	✓	✓	Tested, in working order.		

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Floor coverings	✓	✓		Intact, no damages present.		
Power points	✓	✓	✓	Sighted, not tested at time of inspection. Maintained by external contractors.		
Built in cupboard	✓			Intact, no damages. (3 photos, page 36)		
Old heater switches	✓	✗	✗	Disconnected, not in use. (3 photos, page 37)		
Ceiling vent	✓	✓	✓	Intact, some staining to vent. (2 photos, page 37)		
Ensuite	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(1 360° photo, page 37)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Tiling	✓	✓		Tiles clean with no damage.		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Shower/screen/taps	✓	✓		Shower in good working order, tiles and surrounds clean and tidy.		
Wash basin/taps	✓	✓	✓	In working order, clean.		
Mirror	✓	✓		No damage or cracks		
Cabinet	✓	✓		Cabinet in good condition overall no damages		
Towel rails	✓	✓		Mounted to wall, no damages.		
Toilet	✓	✓		Intact, clean		
Exhaust fan/heating	✓	✓		Intact, clean, no dust build up.		
Bedroom 3	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall				(1 360° photo, page 38)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Picture hooks						
Skirting boards	✓	✓		Intact, no damages.		
Wardrobe/drawers	✓	✓	✓	Wooden door intact, walls free of marks. (4 photos, page 39)		
Windows	✓	✓		Windows intact, clean, no cracks		
Screens	✓	✓		No rips present.		
Window locks						
Blinds/curtains	✓	✓		Drapes intact, no damages present.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Heating/Cooling	✓	✓		Vents intact.		

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Bedroom 4	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter agrees	Renter comments
Overall				(1 360° photo, page 39)		
Doors	✓	✓		Wooden door intact, freshly painted.		
Walls	✓	✓		Freshly painted, clean.		
Skirting boards	✓	✓		Intact, no damages.		
Wardrobe/drawers	✓	✓	✓	Wooden door intact, walls free or marks. (5 photos, page 40)		
Windows	✓	✓		Windows intact, clean, no cracks (2 photos, page 40)		
Screens	✓	✓		No rips present.		
Blinds/curtains	✓	✓		Drapes intact, no damages present.		
Ceiling	✓	✓		Good condition, no damages present.		
Light fittings	✓	✓	✓	Good condition, no damages present. Tested, in working order.		
Floor coverings	✓			Clean and tidy, no damages.		
Power points	✓	✓		Sighted, not tested at time of inspection. Maintained by external contractors.		
Heating/Cooling	✓	✓		Vents intact.		
Tv bracket	✓	✓	✓	Intact (1 photo, page 40)		

Agent Inspection Photos (138 photos)

Lounge room: (360° photo 1 of 1)



Section 1 of Lounge room



Section 2 of Lounge room



Section 3 of Lounge room



Section 4 of Lounge room



Section 5 of Lounge room



Section 6 of Lounge room



Lounge room: Ceiling (photo 1 of 1)



Lounge room: Heating/Cooling (photo 1 of 1)



Lounge room: Tv bracket (photo 1 of 1)



Kitchen/Meals: (360° photo 1 of 4)



Section 1 of Kitchen/Meals



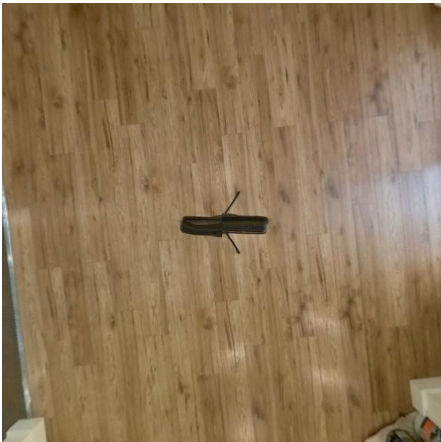
Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



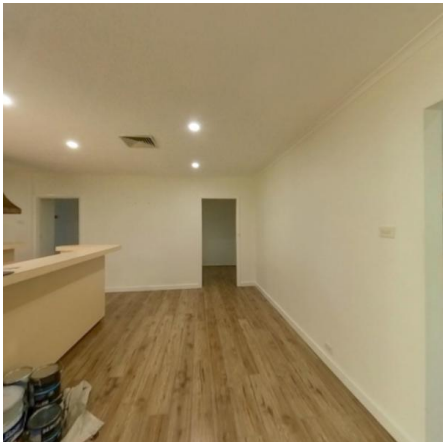
Section 4 of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



Kitchen/Meals: (360° photo 2 of 4)



Section 1 of Kitchen/Meals



Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



Section 4 of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



Kitchen/Meals: (360° photo 3 of 4)



Section 1 of Kitchen/Meals



Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



Section 4 of Kitchen/Meals



Section 5 of Kitchen/Meals



Section 6 of Kitchen/Meals



Kitchen/Meals: (360° photo 4 of 4)



Click/Scan to View



Section 1 of Kitchen/Meals



Section 2 of Kitchen/Meals



Section 3 of Kitchen/Meals



Section 4 of Kitchen/Meals



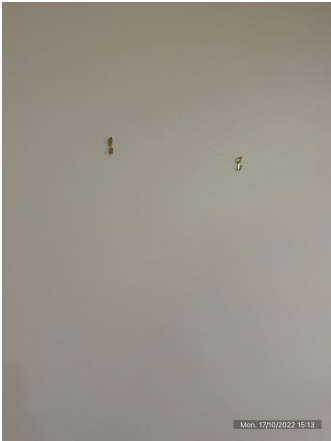
Section 5 of Kitchen/Meals



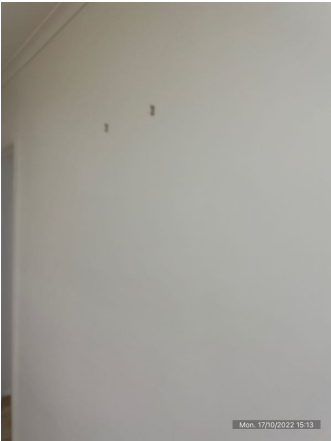
Section 6 of Kitchen/Meals



Kitchen/Meals: Walls (photo 1 of 3)



Kitchen/Meals: Walls (photo 2 of 3)



Kitchen/Meals: Walls (photo 3 of 3)



Kitchen/Meals: Blinds/curtains (photo 1 of 2)



Kitchen/Meals: Blinds/curtains (photo 2 of 2)



Kitchen/Meals: Cupboards/drawers (photo 1 of 11)



Kitchen/Meals: Cupboards/drawers (photo 2 of 11)



Kitchen/Meals: Cupboards/drawers (photo 3 of 11)



Kitchen/Meals: Cupboards/drawers (photo 4 of 11)



Kitchen/Meals: Cupboards/drawers (photo 5 of 11)



Kitchen/Meals: Cupboards/drawers (photo 6 of 11)



Kitchen/Meals: Cupboards/drawers (photo 7 of 11)



Kitchen/Meals: Cupboards/drawers (photo 8 of 11)



Kitchen/Meals: Cupboards/drawers (photo 9 of 11)



Kitchen/Meals: Cupboards/drawers (photo 10 of 11)



Kitchen/Meals: Cupboards/drawers (photo 11 of 11)



Kitchen/Meals: Sink (photo 1 of 3)



Kitchen/Meals: Sink (photo 2 of 3)



Kitchen/Meals: Sink (photo 3 of 3)



Kitchen/Meals: Hot plates/stove top (photo 1 of 1)



Kitchen/Meals: Griller (photo 1 of 2)



Kitchen/Meals: Griller (photo 2 of 2)



Kitchen/Meals: Oven (photo 1 of 4)



Kitchen/Meals: Oven (photo 2 of 4)



Kitchen/Meals: Oven (photo 3 of 4)



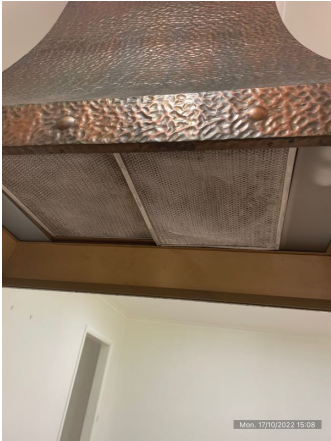
Kitchen/Meals: Oven (photo 4 of 4)



Kitchen/Meals: Exhaust fan/rangehood (photo 1 of 4)



Kitchen/Meals: Exhaust fan/rangehood (photo 2 of 4)



Kitchen/Meals: Exhaust fan/rangehood (photo 3 of 4)



Kitchen/Meals: Exhaust fan/rangehood (photo 4 of 4)



Kitchen/Meals: Dishwasher (photo 1 of 4)



Kitchen/Meals: Dishwasher (photo 2 of 4)



Kitchen/Meals: Dishwasher (photo 3 of 4)



Kitchen/Meals: Dishwasher (photo 4 of 4)



Bedroom 1: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Bedroom 1



Section 2 of Bedroom 1



Section 3 of Bedroom 1



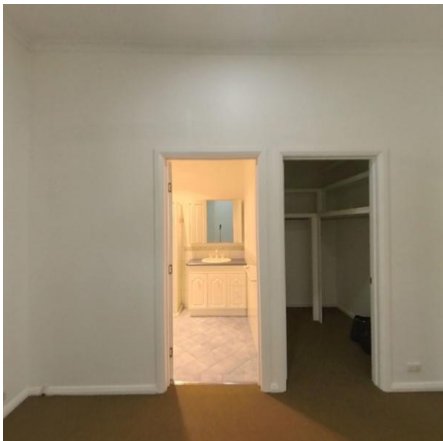
Section 4 of Bedroom 1



Section 5 of Bedroom 1



Section 6 of Bedroom 1



Bedroom 1: Wardrobe/drawers (photo 1 of 14)



Bedroom 1: Wardrobe/drawers (photo 2 of 14)



Bedroom 1: Wardrobe/drawers (photo 3 of 14)



Bedroom 1: Wardrobe/drawers (photo 4 of 14)



Bedroom 1: Wardrobe/drawers (photo 5 of 14)



Bedroom 1: Wardrobe/drawers (photo 6 of 14)



Bedroom 1: Wardrobe/drawers (photo 7 of 14)



Bedroom 1: Wardrobe/drawers (photo 8 of 14)



Bedroom 1: Wardrobe/drawers (photo 9 of 14)



Bedroom 1: Wardrobe/drawers (photo 10 of 14)



Bedroom 1: Wardrobe/drawers (photo 11 of 14)



Bedroom 1: Wardrobe/drawers (photo 12 of 14)



Bedroom 1: Wardrobe/drawers (photo 13 of 14)



Bedroom 1: Wardrobe/drawers (photo 14 of 14)



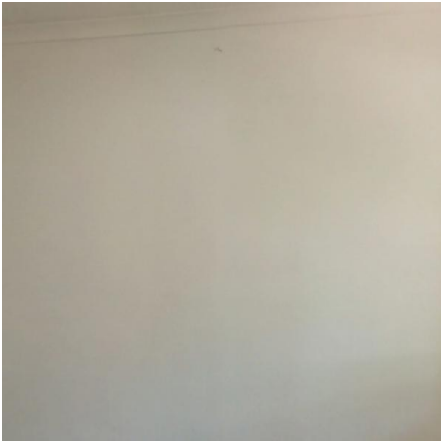
Bedroom 2: (360° photo 1 of 1)



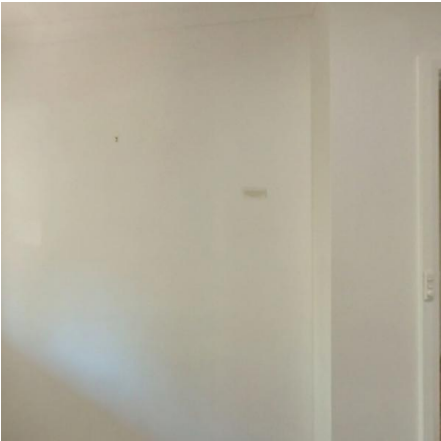
Click/Scan to View



Section 1 of Bedroom 2



Section 2 of Bedroom 2



Section 3 of Bedroom 2



Section 4 of Bedroom 2



Section 5 of Bedroom 2



Section 6 of Bedroom 2



Bedroom 2: Wardrobe/drawers (photo 1 of 3)



Bedroom 2: Wardrobe/drawers (photo 2 of 3)



Bedroom 2: Wardrobe/drawers (photo 3 of 3)



Main Bathroom: (360° photo 1 of 1)



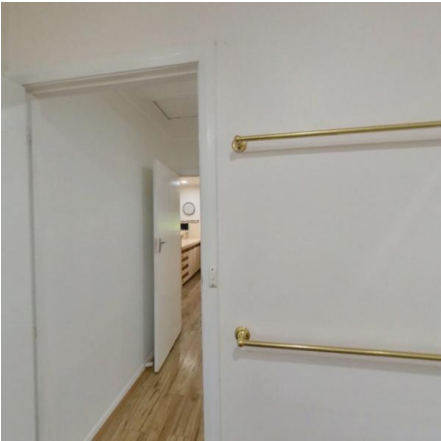
Click/Scan to View



Section 1 of Main Bathroom



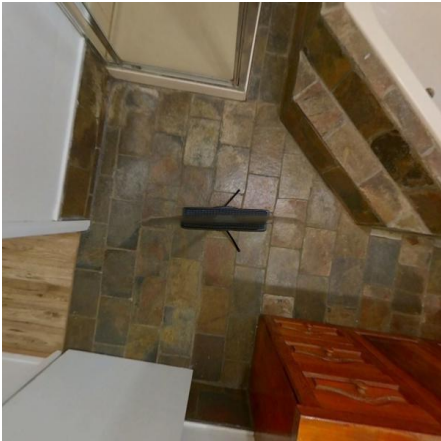
Section 2 of Main Bathroom



Section 3 of Main Bathroom



Section 4 of Main Bathroom



Section 5 of Main Bathroom



Section 6 of Main Bathroom



Main Bathroom: Bath/taps (photo 1 of 1)



Toilet: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Toilet



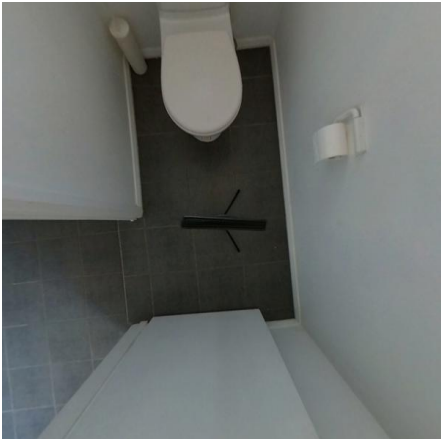
Section 2 of Toilet



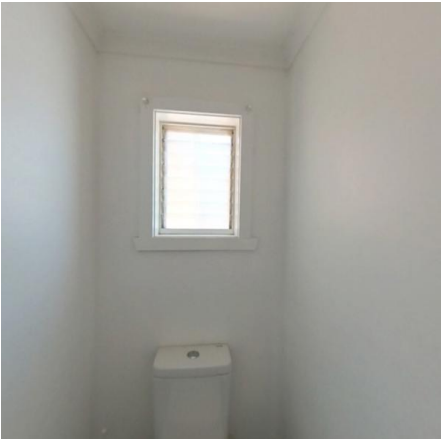
Section 3 of Toilet



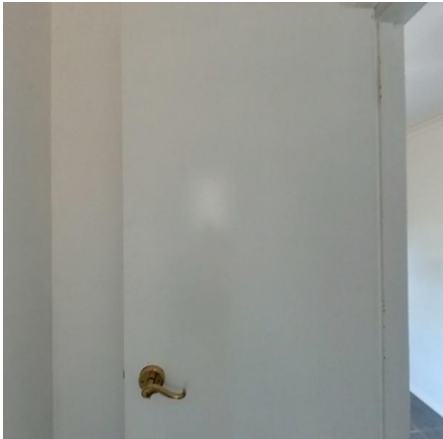
Section 4 of Toilet



Section 5 of Toilet



Section 6 of Toilet



Laundry: (360° photo 1 of 1)



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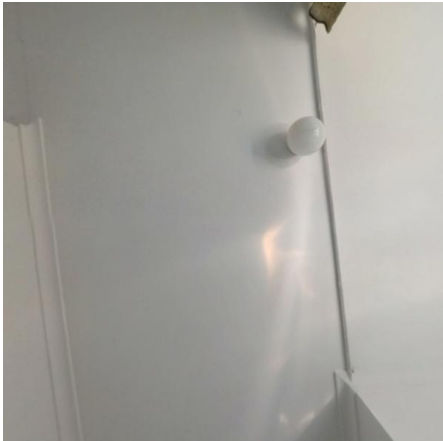
Section 1 of Laundry



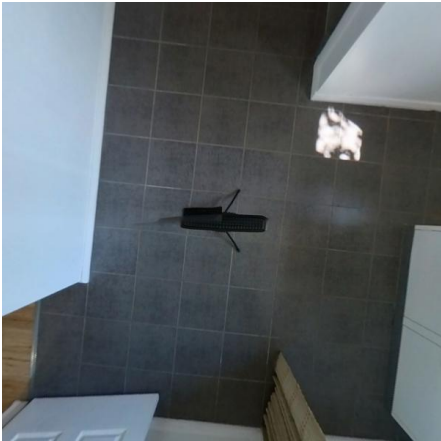
Section 2 of Laundry



Section 3 of Laundry



Section 4 of Laundry



Section 5 of Laundry



Section 6 of Laundry



Laundry: Wash trough (photo 1 of 2)



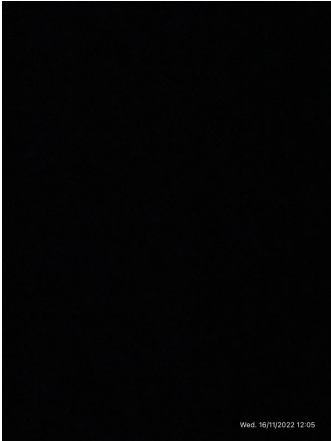
Laundry: Wash trough (photo 2 of 2)



Laundry: Taps (photo 1 of 1)



General - Inside: Smoke detectors (photo 1 of 1)



General - Outside: (360° photo 1 of 8)



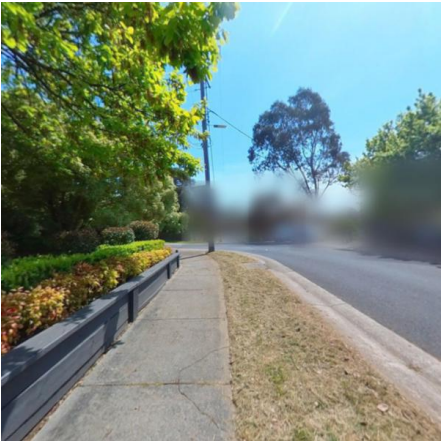
Click/Scan to View



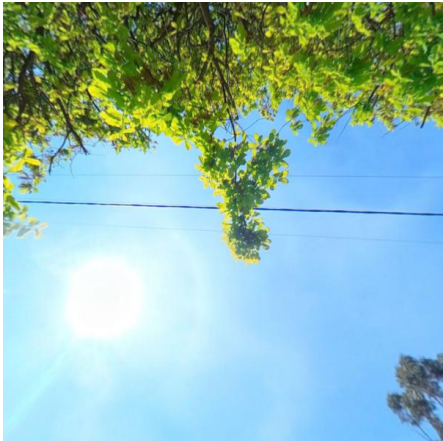
Section 1 of General - Outside



Section 2 of General - Outside



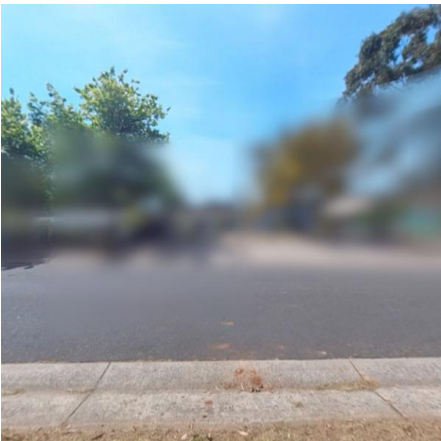
Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 2 of 8)



Click/Scan to View



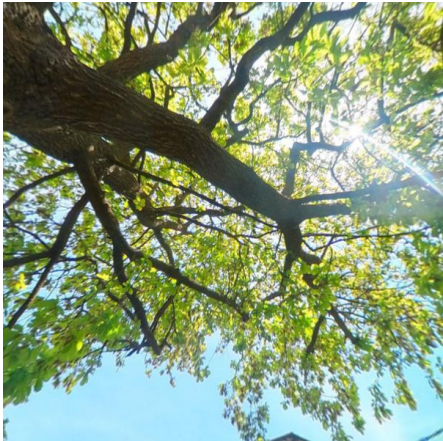
Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



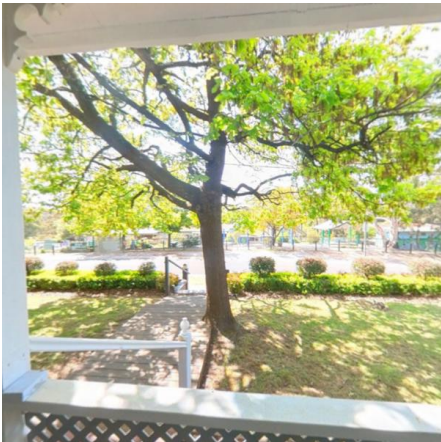
General - Outside: (360° photo 3 of 8)



Click/Scan to View



Section 1 of General - Outside



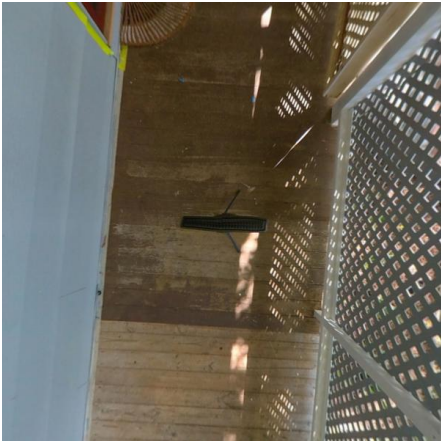
Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 4 of 8)



Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 5 of 8)



Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 6 of 8)



Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 7 of 8)



Click/Scan to View



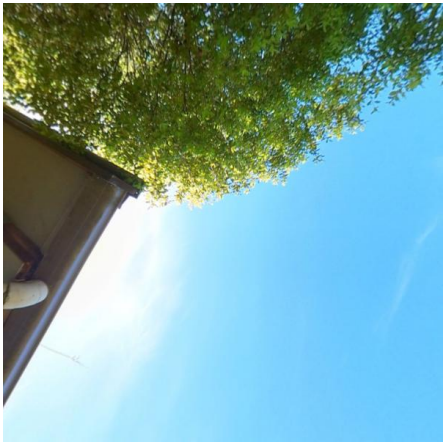
Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



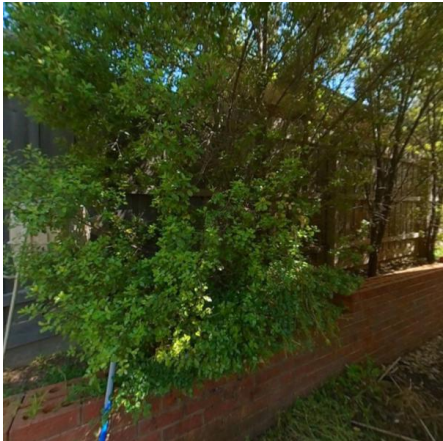
Section 4 of General - Outside



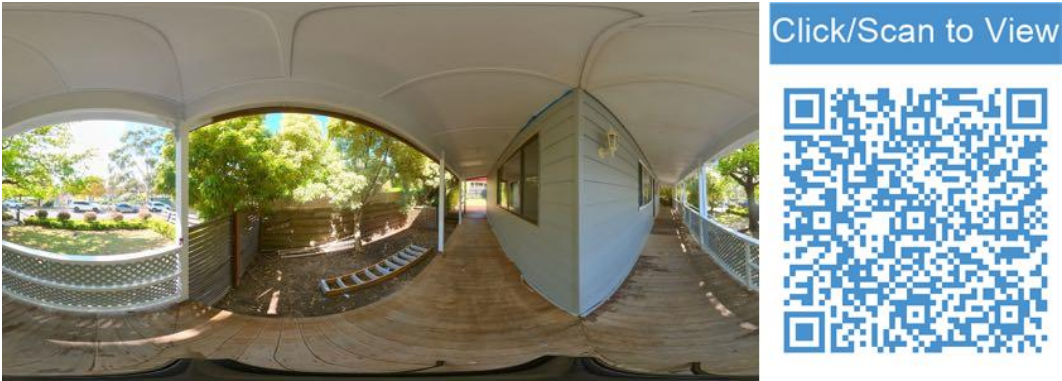
Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: (360° photo 8 of 8)



Section 1 of General - Outside



Section 2 of General - Outside



Section 3 of General - Outside



Section 4 of General - Outside



Section 5 of General - Outside



Section 6 of General - Outside



General - Outside: Balcony/porch (photo 1 of 22)



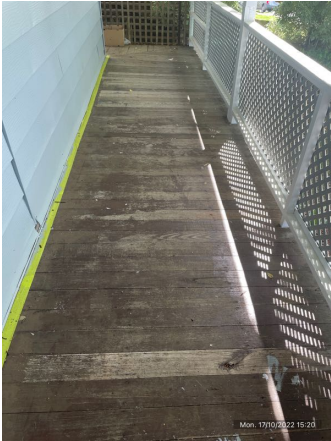
General - Outside: Balcony/porch (photo 2 of 22)



General - Outside: Balcony/porch (photo 3 of 22)



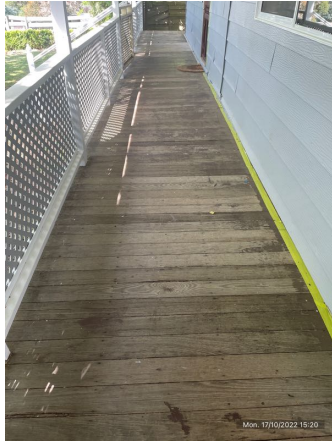
General - Outside: Balcony/porch (photo 4 of 22)



General - Outside: Balcony/porch (photo 5 of 22)



General - Outside: Balcony/porch (photo 6 of 22)



General - Outside: Balcony/porch (photo 7 of 22)



General - Outside: Balcony/porch (photo 8 of 22)



General - Outside: Balcony/porch (photo 9 of 22)



General - Outside: Balcony/porch (photo 10 of 22)



General - Outside: Balcony/porch (photo 11 of 22)



General - Outside: Balcony/porch (photo 12 of 22)



General - Outside: Balcony/porch (photo 13 of 22)



General - Outside: Balcony/porch (photo 14 of 22)



General - Outside: Balcony/porch (photo 15 of 22)



General - Outside: Balcony/porch (photo 16 of 22)



General - Outside: Balcony/porch (photo 17 of 22)



General - Outside: Balcony/porch (photo 18 of 22)



General - Outside: Balcony/porch (photo 19 of 22)



General - Outside: Balcony/porch (photo 20 of 22)



General - Outside: Balcony/porch (photo 21 of 22)



General - Outside: Balcony/porch (photo 22 of 22)



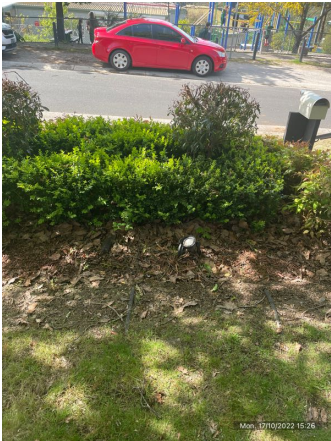
General - Outside: Clothes line (photo 1 of 1)



General - Outside: Front garden (photo 1 of 11)



General - Outside: Front garden (photo 2 of 11)



General - Outside: Front garden (photo 3 of 11)



General - Outside: Front garden (photo 4 of 11)



General - Outside: Front garden (photo 5 of 11)



General - Outside: Front garden (photo 6 of 11)



General - Outside: Front garden (photo 7 of 11)



General - Outside: Front garden (photo 8 of 11)



General - Outside: Front garden (photo 9 of 11)



General - Outside: Front garden (photo 10 of 11)



General - Outside: Front garden (photo 11 of 11)



General - Outside: Storage shed (photo 1 of 1)



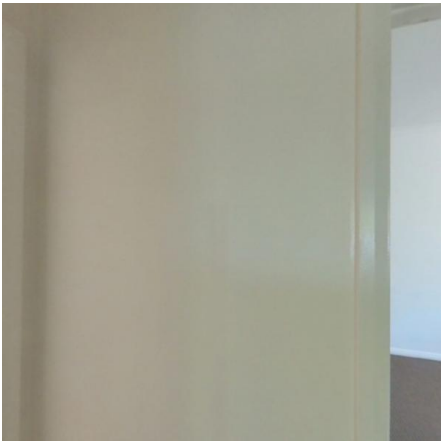
Entrance Hall: (360° photo 1 of 3)



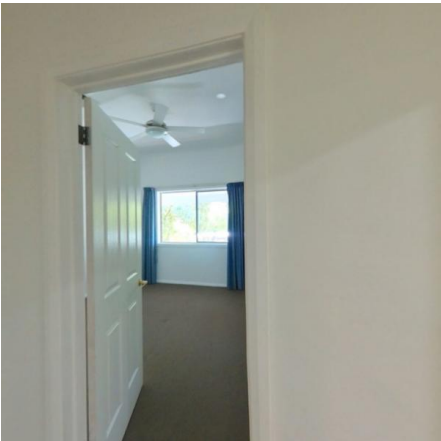
Click/Scan to View



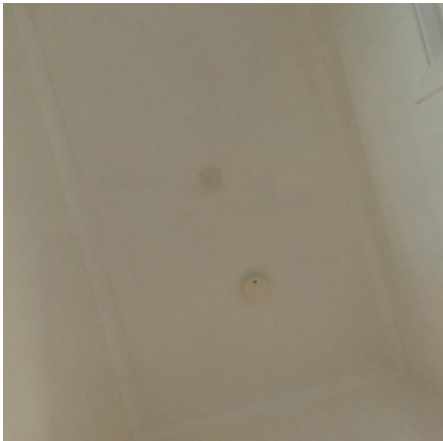
Section 1 of Entrance Hall



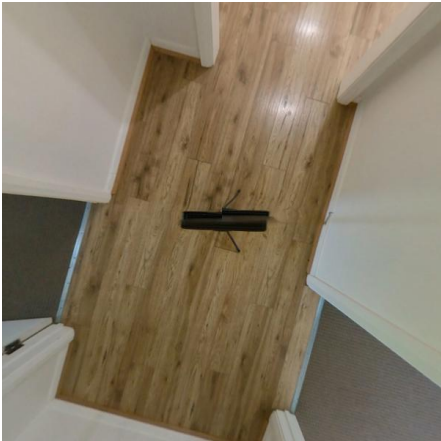
Section 2 of Entrance Hall



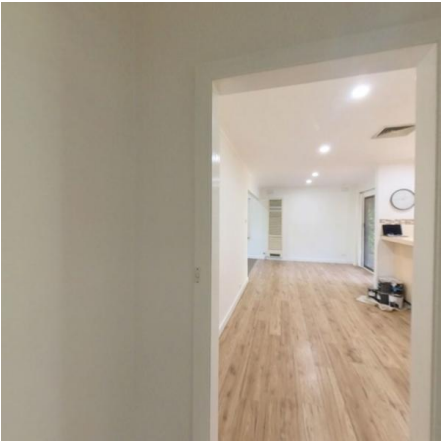
Section 3 of Entrance Hall



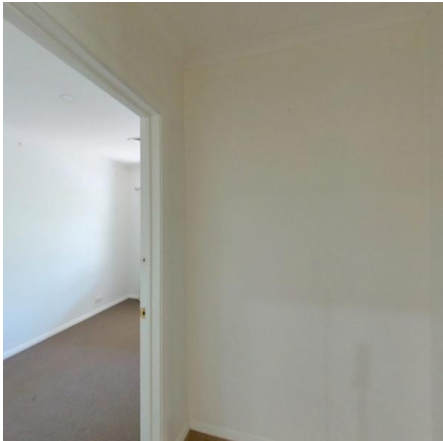
Section 4 of Entrance Hall



Section 5 of Entrance Hall



Section 6 of Entrance Hall



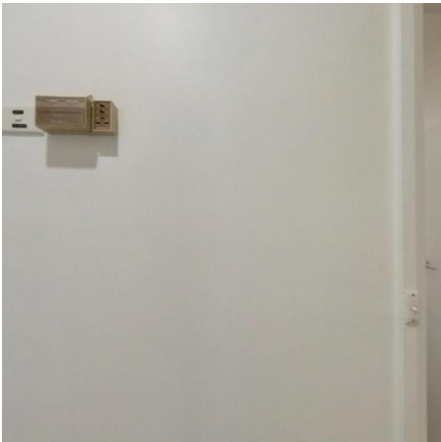
Entrance Hall: (360° photo 2 of 3)



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Section 1 of Entrance Hall



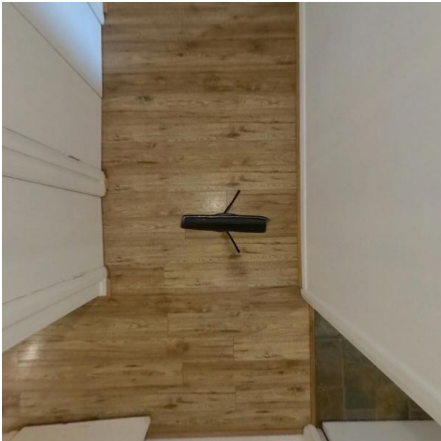
Section 2 of Entrance Hall



Section 3 of Entrance Hall



Section 4 of Entrance Hall



Section 5 of Entrance Hall



Section 6 of Entrance Hall



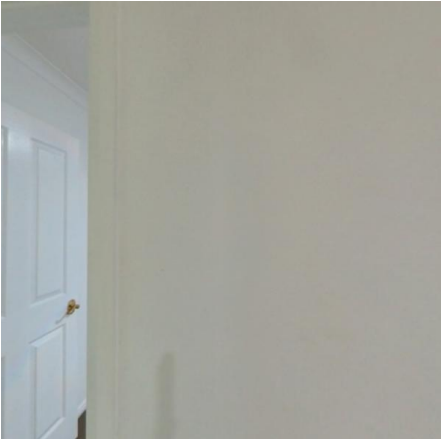
Entrance Hall: (360° photo 3 of 3)



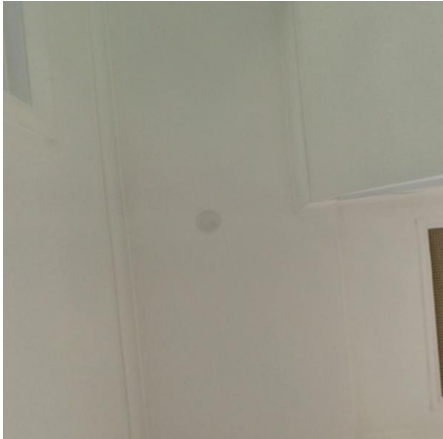
Section 1 of Entrance Hall



Section 2 of Entrance Hall



Section 3 of Entrance Hall



Section 4 of Entrance Hall



Section 5 of Entrance Hall



Section 6 of Entrance Hall



Entrance Hall: Built in cupboard (photo 1 of 3)



Entrance Hall: Built in cupboard (photo 2 of 3)



Entrance Hall: Built in cupboard (photo 3 of 3)



Entrance Hall: Old heater switches (photo 1 of 3)



Entrance Hall: Old heater switches (photo 2 of 3)



Entrance Hall: Old heater switches (photo 3 of 3)



Entrance Hall: Ceiling vent (photo 1 of 2)



Entrance Hall: Ceiling vent (photo 2 of 2)



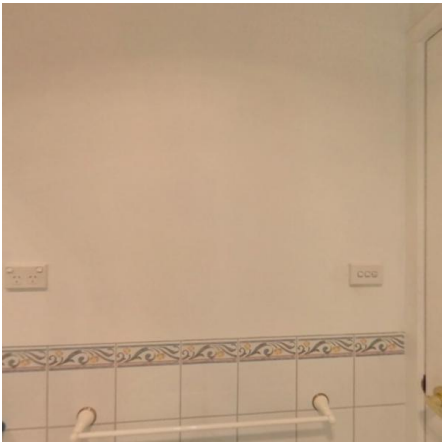
Ensuite: (360° photo 1 of 1)



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Section 1 of Ensuite



Section 2 of Ensuite



Section 3 of Ensuite



Section 4 of Ensuite



Section 5 of Ensuite



Section 6 of Ensuite



Bedroom 3: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Bedroom 3



Section 2 of Bedroom 3



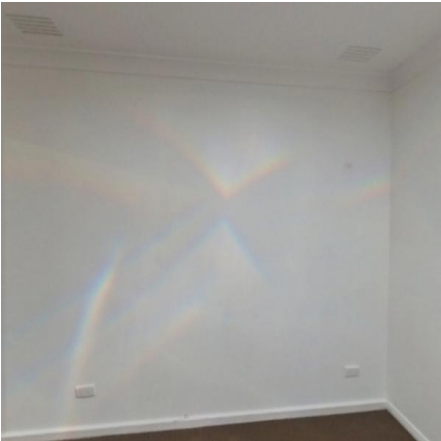
Section 3 of Bedroom 3



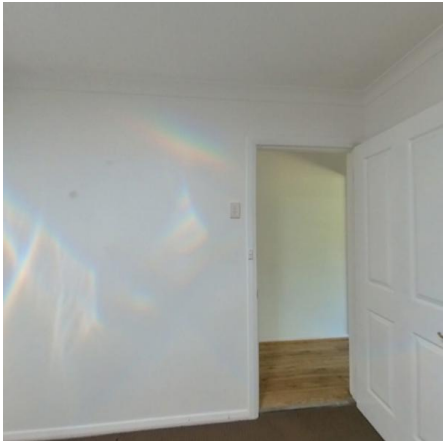
Section 4 of Bedroom 3



Section 5 of Bedroom 3



Section 6 of Bedroom 3



Bedroom 3: Wardrobe/drawers (photo 1 of 4)



Bedroom 3: Wardrobe/drawers (photo 2 of 4)



Bedroom 3: Wardrobe/drawers (photo 3 of 4)



Bedroom 3: Wardrobe/drawers (photo 4 of 4)



Bedroom 4: (360° photo 1 of 1)



Click/Scan to View



Section 1 of Bedroom 4



Section 2 of Bedroom 4



Section 3 of Bedroom 4



Section 4 of Bedroom 4



Section 5 of Bedroom 4



Section 6 of Bedroom 4



Bedroom 4: Wardrobe/drawers (photo 1 of 5)



Bedroom 4: Wardrobe/drawers (photo 2 of 5)



Bedroom 4: Wardrobe/drawers (photo 3 of 5)



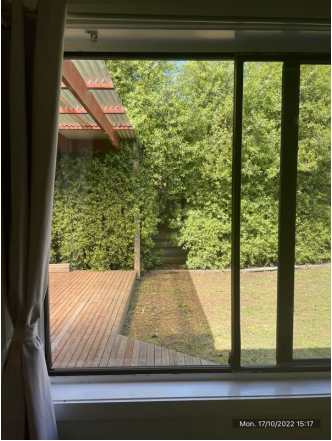
Bedroom 4: Wardrobe/drawers (photo 4 of 5)



Bedroom 4: Wardrobe/drawers (photo 5 of 5)



Bedroom 4: Windows (photo 1 of 2)



Bedroom 4: Windows (photo 2 of 2)



Bedroom 4: Tv bracket (photo 1 of 1)



PART C – For The Start Of The Agreement Only**Communications:**

12. A telephone line is connected to the rental premises ☒ Yes ☐ No

13. An internet line is connected to the rental premises ☒ Yes ☐ No

14. The rental premises is connected to the NBN ☒ Yes ☐ No

15. Location of NBN

Entrance hall

Information regarding safety:

The rental provider must keep records of gas and electrical safety checks.
The renter can request records of these safety checks.

16. Date of last smoke alarm testing Monday 17/10/2022

17. Date of last electrical safety check Thursday 12/10/2023

18. Date of last gas safety check Friday 14/10/2022

19. Date of last pool fence compliance check N/A

Professional Cleaning:

The residential rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless –

(a) professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or

(b) professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

20. Has the rented premises been professionally cleaned immediately prior to the start of this tenancy? ☒ Yes ☐ No

21. Date of professional cleaning Thursday 13/10/2022

22. Comments

Additional comments

Renter's Initial(s): 1.

2.

3.

Date / /

PART D – Signatures**23. Agent**

Print Name: Michael Lancaster

Signature:

Date: Wednesday 16/11/2022

24. Renter(s)**Note:** Each renter must sign this report.I/we have read the agent's report and agree except where I have commented in **Part B** of this report.**25.** I/we have received and read the Condition Report for the above property and understand that it must be returned within 5 business days.**Note:** Renters should return one copy to the rental provider and keep the other copy in a safe place.**Renter 1**
Print Name: Tom Smith

Signature:

Date: / /

PART E – End of Rental Agreement Condition Report**Note:** This part is available from Exit Condition Report at the end of tenancy.**DISCLAIMER:**

This tenancy inspection report is a visual one carried out by us to assess the manner in which the renter is maintaining your property. As your property manager, our role is to manage the tenancy; we are not qualified to assess the structural aspects of areas including but not limited to staircases, decking and balconies or to ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, renters goods or other belongings. It is recommended that all rental providers have regular inspections carried out by suitably qualified, licensed and insured contractors and experts in the appropriate areas when necessary. It is also recommended that all rental providers hold adequate insurance, including rental providers insurance. To comply with legislation we also recommend rental providers outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.

Renter's Initial(s):

1.

2.

3.

Date

/ /