

Residential Tenancy Entry Condition Report

968 Chenery St, Glenroy, NSW 2640



Report completed on Thursday 08/02/2024

Prepared by Kaly Smith

Schedule 2: Condition report

How to complete this report

1 Three copies, or one electronic copy, of this condition report should be completed and signed by the landlord or the landlord's agent.

2 Two copies, or one electronic copy, of the report, which have been completed and signed by the landlord or the landlord's agent, must be given to the tenant before or when the tenant signs the agreement. The landlord or landlord's agent keeps the third copy or an electronic copy.

3 Before the tenancy begins, the landlord or the landlord's agent must inspect the residential premises and record the condition of the premises by indicating whether the particular room item is clean, undamaged and working by placing "Y" (YES) or "N" (NO) in the appropriate column (see example below). Where necessary, comments should be included in the report. The landlord or the landlord's agent must also indicate "yes" or "no" in relation to the matters set out under the headings "Minimum standards", "Health issues", "Smoke alarms", "Other safety issues", "Communications facilities" and "Water usage charging and efficiency devices".

4 As soon as possible after the tenant signs the agreement, the tenant must inspect the residential premises and complete the tenant section of the condition report. The tenant indicates agreement or disagreement with the condition indicated by the landlord or landlord's agent by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form. The tenant may also comment on the matters under the headings "Minimum standards", "Health issues", "Smoke alarms", "Other safety issues", "Communications facilities" and "Water usage charging and efficiency devices".

5 The tenant must return one copy of the completed condition report, or a completed electronic copy, to the landlord or landlord's agent within 7 days after taking possession of the residential premises and is to keep the other copy or a completed electronic copy. The tenant is not required to do this if the landlord or landlord's agent has failed to give the tenant either two copies, or one electronic copy, of the completed condition report (see 2 above).

6 If photographs or video recordings are taken at the time the inspection is carried out, it is recommended that all photographs or video recordings are verified and dated by all parties. Any photographs should be attached to this condition report, in hard copy or electronically, under the heading "Photographs/video recordings of the premises". Any video recordings should be attached to this condition report electronically. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the premises.

7 At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord or the landlord's agent and the tenant should complete the copy of the condition report that the landlord, landlord's agent or the tenant has retained, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the other party, unless the other party has been given a reasonable opportunity to be present and has not attended the inspection.

8 If the residential premises are separately metered for water and if the tenant is required to pay for water usage charges under the residential tenancy agreement, the landlord or landlord's agent must also indicate whether the residential premises has the required water efficiency measures.

Schedule 2: Condition report

Important notes about this report

- (a) It is a requirement that a condition report be completed by the landlord or the landlord's agent and the tenant (see above). This condition report is an important record of the condition of the residential premises when the tenancy begins and may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy. It is important to complete the condition report accurately. It may be vital if there is a dispute, particularly about the return of the rental bond money and any damage to the premises.
- (b) At the end of the tenancy, the premises will be inspected and the condition of the premises at that time will be compared to that stated in the original condition report.
- (c) A tenant is not responsible for fair wear and tear to the premises. Fair wear and tear is a general term for anything that occurs through ordinary use, such as the carpet becoming worn in frequently used areas. Intentional damage, or damage caused by negligence, is not fair wear and tear.
- (d) A condition report must be filled out whether or not a rental bond is paid.
- (e) If you do not have enough space on the report you can attach additional pages. All attachments should be signed and dated by all parties to the residential tenancy agreement.
- (f) Call NSW Fair Trading on 133220 or visit www.fairtrading.nsw.gov.au for more information about the rights and responsibilities of landlords and tenants or before completing the condition report.

Tenancy Details	
Property Address:	968 Chenery St, Glenroy, NSW 2640
Inspecting Agent:	Kaly Smith
Inspection Date:	Thursday 08/02/2024
Tenancy Start Date:	Friday 09/02/2024
Tenant/s:	[REDACTED]
Tenant Received Date:	21:45 Wednesday 14/02/2024
Report Return Date:	13:40 Wednesday 28/02/2024

Tenant initially reviewed at 16:16 Tuesday 27/02/2024

Agent section				Tenant 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.		
Entrance/Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:50 Wednesday 28/02/2024</i>
Front door/screen door/security door	Y	N	Y	x1 screw in top LHS corner of door frame. Woodend door with scratches and mark along bottom of door. x2 silver handles fixed to door front and back. x3 silver hinges in working order. x2 frosted glass panels in good working order. Paint chipped and green showing on inside of door edge. x1 black gas strut in good working order with no damages. x1 chip in top of door on top RHS corner. Screen door with no holes, tears or damages all in good order. (25 photos, page 12)	N	Holes in panels next to door at entrance, left hand side (1 photo, page 73)
Walls/picture hooks	Y	Y	Y	External walls upon entry in good order very minor marks. Numbers fixed to wall and white light fitting fixed to wall. Gold bell fixed to wall with hanging chain. (1 photo, page 14)	Y	
Doorway frames	Y	N		Charcoal painted door frame on external. Some scratches and wear marks visible.	N	Chips and scratches, paint worn away on the bottom as entrance door frame (1 photo, page 73)
Windows/screens/windows safety devices				NA	Y	
Ceiling/light fittings	Y	Y		Front balcony colour bond sheets fixed to charcoal painted beams.	Y	
Blinds/curtains				NA	Y	
Lights/power points/door bell	Y	Y	Y	x1 white light fitting fixed to wall with globe all in good working order.	Y	
Skirting boards				NA	Y	
Floor coverings	Y	N		Front porch tiles visible with cracks.	Y	
Other				NA		

Lounge Room	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:56 Wednesday 28/02/2024</i>
Walls/picture hooks	Y	N		White painted walls throughout. Light switch fixed to wall on LHS of entry doorway. Black smudge marks on wall back wall with two large long dents in walls. Different colour paint on wall near corner on wall opposite window. x1 picture hook with x1 nail hole to the LHS. x1 nail on wall with black marks around it. x1 hook and x1 nail hole in wall LHS of curtain, x1 black mark on same wall. (6 photos, page 14)	Y	
Doors/doorway frames				NA	Y	
Windows/screens/window safety devices	Y	N	Y	X8 glass panels, x2 sliding panels. x2 screens. No cracks, no chips or damages throughout. Screen no holes or tears to note. White painted window frame. Brown water spot marks on top of window frame. Cracking in corner of window frame on top LHS. Small pin and chip in paint LHS OF frame near top of blind. Black scratch marks on LHS of window frame from rubbing of blind. Different colour paint on LHS of window frame. Cracking in frame and water damage on bottom LHS of window frame. x2 nail holes on bottom of window frame. (7 photos, page 15)	Y	
Ceiling/light fittings	Y	Y	Y	White painted ceiling with white painted timber beam fixed to ceiling. x6 downlights fixed to ceiling all in working order. One duct ac vent fixed to ceiling. Four vents x2 missing and replaced with cork board that has holes. x1 smoke alarm fixed to ceiling in working order. Some cornice joins cracking in areas. (5 photos, page 16)	Y	
Blinds/curtains	Y	Y	Y	x3 cream drapes with silver curtain rod. No damages and all in working order. White soft style venetian blinds with cords and all in working order. (6 photos, page 16)	Y	
Lights/power points	Y	Y	Y	x6 downlights fixed to ceiling all in working order, x1 downlight different style. x1 one light switch fixed to wall on RHS of entry way no damages. x5 double power points. x1 tv point, x1 single power point all in working order. (5 photos, page 17)	N	One TV bracket on wall in lounge (1 photo, page 73)
Skirting boards	Y	N		White painted skirtings throughout. Some general wear marks. Skirtings look dirty on the top but it is wall paint on top of skirting. (8 photos, page 18)	Y	
Floor coverings	Y	Y	Y	Floating boards throughout all in good order with no damages to note. Please note to note have too much water on them when cleaning. (1 photo, page 18)	Y	
Other	Y	Y	Y	Gas heater in good order. All buttons and panel in good order.	Y	
Dining Room	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:00 Wednesday 28/02/2024</i>
Overall				(1 photo, page 18)		
Walls/picture hooks	Y	Y		Room off bathroom: White painted walls throughout. All in good order with no damages throughout. (1 photo, page 18)	Y	
Doors/doorway frames	Y	Y	Y	Glass sliding door with x1 fixed panel and one sliding panel. White stickers on glass door. No cracks, chips or damages in glass. Screen sliding door has no tears or damages to note.	N	Fly screen has a patch over a hole at back door (1 photo, page 73)
Windows/screens/window safety devices				NA	Y	
Ceiling/light fittings	Y	Y	Y	White painted ceiling throughout with white painted cornices throughout. x1 round glass light fitting fixed to ceiling with three silver clips. (3 photos, page 19)	Y	
Blinds/curtains	Y	Y	Y	X2 cream drapes with white curtain rod. No damages to both sides of curtains. All in working order.	Y	
Lights/power points	Y	Y	Y	x1 round glass light fitting fixed to ceiling with three silver clips. (2 photos, page 19)	Y	
Skirting boards	Y	Y	Y	White painted skirtings throughout with minor marks to note. (4 photos, page 19)	Y	
Floor coverings	Y	Y		Floating boards throughout all in good order with no damages to note. Please note to note have too much water on them when cleaning.	Y	
Other				NA	Y	

Kitchen	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:04 Wednesday 28/02/2024</i>
Overall				(1 photo, page 20)		
Walls/picture hooks	Y	N	Y	X2 chips in paint near bathroom entry. x1 nail hole in wall. x1 pic hook with black scratches either side on wall near bedrooms. x1 nail hole on wall near bedroom 2. x1 black mark on same wall. Paint patched near powerpoint on fridge recess wall. x2 scratches on wall. (1 photo, page 20)	Y	
Doors/doorway frames				NA	Y	
Windows/screens/window safety devices	Y	Y	Y	Black scratch marks on window frame RHS near top of blind. Curtain rod holders fixed to top of window frame. Cracking on window frame on bottom LHS. Metal window frame trim, slight wear and tear scratch marks. Two glass panels with x1 fixed and x1 sliding all in good order. Screens no tears or holes in good order. (8 photos, page 20)	Y	
Ceiling/light fittings	Y	N	Y	White painted ceiling with white painted timber cornices fixed to ceiling. Some slight cracking throughout. Some brown marks on ceiling near cornices. Patched cracking hole near duct vent and smoke alarm. (6 photos, page 21)	Y	
Blinds/curtains	Y	Y	Y	White cream roller blinds in good working order with no damages and in good order. Cord in good order and fixed to LHS of window frame.	Y	
Lights/power points	Y	Y	Y	Downlights all in good order with globes and in working order fixed to ceiling. Power points and light switches with no damages or cracks. Fixed to wall and in working order. (5 photos, page 21)	Y	
Skirting boards	Y	Y	Y	White painted skirtings throughout with minor damages. (1 photo, page 22)	Y	
Floor coverings	Y	Y	Y	Floating boards throughout all in good order with no damages to note. Please note to note have too much water on them when cleaning.	Y	
Cupboards/drawers	Y	Y	Y	Cupboards all in good order with no damages to note. Chrome towel rail on inside of cupboard door under sink. Silver handles on front all in working order. All drawers in good order with no damages. (20 photos, page 22)	Y	
Bench tops/tiling	Y	Y	Y	Benchtop in good order with no damages to note. (4 photos, page 23)	Y	
Sink/taps/disposal unit	Y	Y	Y	Single sink with push down plug. General wear and tear scratches with chrome miser tap all in good working order and none leaking. (3 photos, page 24)	Y	
Stove top/hot plates	Y	Y	Y	Stainless steel gas stove top with x2 black grates. x4 knobs with minor scratches, in working order. x4 gas burners all in working order and no damages. (1 photo, page 24)	Y	
Oven/griller	Y	Y	Y	Glass on oven door with no cracks, chips or damages. x2 racks with no damages in good order. x1 silver handle fixed to front of oven. x3 knobs with labels around knobs. All in working order. (2 photos, page 24)	Y	
Exhaust fan/range hood	Y	Y	Y	Stainless steel rangehood with two globes in working order. x2 filters all in good order. x5 buttons on front of rangehood. x2 dents in front of rangehood. (1 photo, page 24)	Y	(1 photo, page 73)
Dishwasher	Y	Y	Y	Stainless steel dishwasher with no damages on front. x2 racks inside in good sliding order with cutlery tray none broken and in working order. (2 photos, page 24)	N	Bottom shelf in dishwasher not in sliding working order metal frame around it is bent and stopping it to be used on both sides of the frame. (1 photo, page 73)
Other				NA	Y	

Bedroom 1	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:09 Wednesday 28/02/2024</i>
Walls/picture hooks	Y	N	Y	Master - White painted walls throughout. Black marks and x2 chips in wall above light switch. Black smudge marks above tv point. Patched hole above power point near tv point with x2 chips in plaster. Long black mark along top visible. Two long black marks and smaller black marks just above skirting on window wall. x2 black marks with long black mark on back wall near LHS corner. Large section of black marks on wall near corner wall opposite back wall. x2 nail holes in wall at top of RHS of door frame. Black smudge mark on RHS of window frame. Different coloured paint visible on back wall. Black mark on RHS of wall on entry to ensuite. x2 marks on wall between walk in robe and ensuite. (25 photos, page 24)	Y	
Built-in wardrobe/shelves	Y	Y	Y	Walk in robe - white painted walls throughout. Timber flooring throughout all in good order with no damages. White shelving inside all in good order and no damages. Chrome hanging rail in good order. x1 light fixed to ceiling. Nail protruding on door frame LHS. X2 black marks above doorway at top. Black marks throughout on wall around top shelf. White shelving in good order with no chips or cracks throughout. (5 photos, page 27)	Y	
Doors/doorway frames	Y	N	Y	White timber sliding door in good order. Paint patchy along top of door frame. x2 chips in door frame at top. X2 silver door handles fixed to door either side. Paint discoloured on LHS of door frame. x1 dent in door frame on LHS. x1 silver latch on LHS. Paint patchy and discoloured on door frame on RHS. X2 black scratched marks and x1 dents on sliding door. Scratch and marks down bottom of door frame. x3 chip in door near silver latch hole. (16 photos, page 28)	Y	
Windows/screens/window safety devices	Y	N	Y	x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order. x2 nail holes on RHS of window frame. White timber venetians fixed to top of window frame. x2 chips on LHS of window frame. x2 black marks on LHS of window frame. Small chips to window frame on LHS down bottom. Cracking in join of frame and window sill. Metal window frame trim, slight wear and tear scratch marks. x1 silver latch on RHS. Awning on outside of window no damages or tears to note. (12 photos, page 29)	Y	
Ceiling/light fittings	Y	Y	Y	White painted ceiling throughout with white painted cornices throughout. Cracking visible in ceiling RHS of room. X4 duct vents fixed to ceiling and no slats damaged. x1 round glass light fitting fixed to ceiling with three silver clips. (4 photos, page 31)	Y	
Blinds/curtains	Y	Y	Y	White wood venetian blinds in good working order with no slats broken. Cord in good order. (1 photo, page 31)	Y	
Lights/power points	Y	Y	Y	x1 round glass light fitting fixed to ceiling with three silver clips. x2 double power points, x1 single power point, x1 tv point all in good working order. (3 photos, page 31)	Y	
Skirting boards	Y	N	Y	White painted skirtings throughout. Some damages as per photos. (4 photos, page 31)	Y	
Floor coverings	Y	Y		Timber flooring throughout all in good order with no damages. (2 photos, page 32)	N	Scratch on floor next to window (1 photo, page 73)
Other				NA	Y	

Ensuite	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:13 Wednesday 28/02/2024</i>
Overall				(2 photos, page 32)		
Walls/tiles				White painted walls throughout. (4 photos, page 32)	Y	
Floor tiles/floor coverings				Dark grey patterned floor tiles with light grout. Some discolouration in areas. (3 photos, page 32)	Y	
Doors/doorway frames				White painted wooden door with two silver handles fixed to door front and back and all in good working order. x2 two silver hinges. x1 door latch on LHS of door frame. White painted door frame in good order with no further damages to note. (22 photos, page 33)	Y	
Windows/screens/windows safety devices				x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order with no damages to note. White timber venetians fixed to top of window frame. (12 photos, page 35)	Y	
Ceiling/light fittings				White painted ceiling throughout with white painted cornices throughout. Manhole built into ceiling with cover, no damages. (6 photos, page 36)	N	Manhole on ceiling marks all over it, chipped, paint, falling discolouration of rusty nail holes in the middle of the beam, more paint, coming away from the roof towards the shower recess. (3 photos, page 73)
Blinds/curtains				White wood venetian blinds in good working order with no slats broken. Cord in good order. (1 photo, page 36)	Y	
Lights/power points				x1 tastic in good order with globes working. (2 photos, page 37)	Y	
Bath/taps				NA	Y	
Shower/screen/taps				X1 glass panel no cracks, chips or damages. Three sliding panels in good order with silver frame and no damages to note. All doors in good sliding order. (14 photos, page 37)	N	Crack in the middle of the glass sliding door of shower, very fine right across the middle (1 photo, page 74)
Wash basin/taps				Ceramic wash basin with chrome mixer tap. No damages to note with chrome push down plug. (2 photos, page 38)	Y	
Mirror/cabinet/vanity				Mirror fixed to wall with no cracks, chips or damages. (5 photos, page 38)	N	Mira in ensuite has discolouration around the edge of the mirror (1 photo, page 74)
Towel rails				Single chrome towel rail fixed to wall. (1 photo, page 38)	Y	
Toilet/cistern/seat				Ceramic toilet in good order with no cracks or damages, plastic toilet seat. Chrom dual flush button on toilet in working order. (3 photos, page 39)	Y	
Toilet roll holder				Chrome toilet roll holder fixed to wall. (2 photos, page 39)	Y	
Heating/exhaust fan/vent					Y	
Other				NA	Y	

Bedroom 2	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:20 Wednesday 28/02/2024</i>
Overall				(1 photo, page 39)		
Walls/picture hooks				(5 photos, page 39)	Y	
Built-in				(10 photos, page 39)	Y	
wardrobe/shelves				(25 photos, page 41)	Y	
Doors/doorway frames				x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order with no damages to note. White timber venetians fixed to top of window frame. (14 photos, page 43)	Y	
Windows/screens/window safety devices						
Ceiling/light fittings				White painted ceiling throughout with white painted cornices throughout. X4 duct vents fixed to ceiling and no slats damaged. x1 round glass light fitting fixed to ceiling with three silver clips. (8 photos, page 45)	Y	
Blinds/curtains				White wood venetian blinds in good working order with no slats broken. Cord in good order. (3 photos, page 45)	Y	
Lights/power points				x1 round glass light fitting fixed to ceiling with three silver clips. (2 photos, page 46)	Y	
Skirting boards				White painted skirtings throughout (9 photos, page 46)	Y	
Floor coverings				Timber flooring throughout all in good order with no damages. (1 photo, page 47)	Y	
Other				NA	Y	
Bedroom 3	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:25 Wednesday 28/02/2024</i>
Overall				(1 photo, page 47)		
Walls/picture hooks				(16 photos, page 47)	N	Hole in wall behind door frame damaged from handle, some chip marks and paint on walls, chip indoor frame (4 photos, page 74)
Built-in				(19 photos, page 49)	Y	
wardrobe/shelves				(18 photos, page 51)	N	Chip indoor frame (1 photo, page 74)
Doors/doorway frames				x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order with no damages to note. White timber venetians fixed to top of window frame. (16 photos, page 53)	Y	
Windows/screens/window safety devices						
Ceiling/light fittings				White painted ceiling throughout with white painted cornices throughout. X4 duct vents fixed to ceiling and no slats damaged. x1 round glass light fitting fixed to ceiling with three silver clips. (5 photos, page 55)	N	No ducted vents in third room for cooler (1 photo, page 74)
Blinds/curtains				White wood venetian blinds in good working order with no slats broken. Cord in good order. (7 photos, page 55)	Y	
Lights/power points				x1 round glass light fitting fixed to ceiling with three silver clips. (6 photos, page 56)	Y	
Skirting boards				White painted skirtings throughout (9 photos, page 56)	Y	
Floor coverings				Timber flooring throughout all in good order with no damages.	Y	
Other				NA	Y	

I Bathroom	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:27 Wednesday 28/02/2024</i>
Overall				(2 photos, page 57)		
Walls/tiles				(11 photos, page 57)	Y	
Floor tiles/floor coverings				(16 photos, page 58)	Y	
Doors/doorway frames				x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order with no damages to note. White timber venetians fixed to top of window frame. (11 photos, page 60)	Y	
Windows/screens/window safety devices						
Ceiling/light fittings				(4 photos, page 61)	Y	
Blinds/curtains				White wood venetian blinds in good working order with no slats broken. Cord in good order. (2 photos, page 61)	Y	
Lights/power points				(3 photos, page 61)	Y	
Bath/taps				(9 photos, page 62)	Y	
Shower/screen/taps				(3 photos, page 63)	Y	
Wash basin/taps				(3 photos, page 63)	Y	
Mirror/cabinet/vanity				(2 photos, page 64)	Y	
Towel rails				(2 photos, page 64)	Y	
Toilet/cistern/seat				(1 photo, page 64)	Y	
Toilet roll holder				(1 photo, page 64)	Y	
Heating/exhaust fan/vent				(13 photos, page 64)	Y	
Other					Y	
Laundry	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:30 Wednesday 28/02/2024</i>
Walls/tiles					Y	
Floor tiles/floor coverings					N	Pine chip marks and scratches on sliding door panels (2 photos, page 74)
Doors/doorway frames					Y	
Windows/screens/window safety devices					Y	
Ceiling/light fittings					Y	
Blinds/curtains					Y	
Lights/power points					Y	
Washing machine/taps					Y	
Exhaust fan/vent					Y	
Washing tub					Y	
Dryer					Y	
Other					Y	
Security/Safety	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:30 Wednesday 28/02/2024</i>
External door locks					Y	
Window locks					Y	
Keys/other security devices					Y	
Security/alarm system					Y	
Smoke alarms					Y	
Electrical safety switches					Y	
Other					Y	

General	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:34 Wednesday 28/02/2024</i>
Overall				(39 photos, page 65)		
Heating/Air conditioning					Y	
Staircase/handrails					Y	
External television antenna/tv points					Y	
Balcony/porch/deck					Y	
Swimming pool					Y	
Swimming pool fence/gate					Y	
Gates/fences					Y	
Grounds/garden					N	Grass very dry grass, not growing lots of dog holes in ground (4 photos, page 74)
garden hose/fittings					Y	
Watering system					Y	
Lawns/edges					N	Lawns very dry and haven't been watered. (2 photos, page 75)
Letter box/street number					Y	
Water tanks/septic tanks					Y	
Garbage bins					Y	
Paving/driveways					Y	
Clothes line					Y	
Garage/car port/storeroom					Y	
Garden shed					Y	
Hot water system					Y	
Gutters/downpipe					Y	
Other					Y	
NBN					Y	(1 photo, page 75)
Bathroom	Cln	Jdg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:37 Wednesday 28/02/2024</i>
Walls/tiles					Y	
Floor tiles/floor coverings					Y	
Doors/doorway frames						
Windows/screens/window safety devices				x2 glass panels of window, x1 sliding window with x1 screen. No cracks, chips or damages to window. Screen no holes or tears and in good order. White painted window sill in good order with no damages to note. White timber venetians fixed to top of window frame.	Y	
Ceiling/light fittings					Y	
Blinds/curtains				White wood venetian blinds in good working order with no slats broken. Cord in good order.	Y	
Lights/power points					Y	
Bath/taps					Y	
Shower/screen/taps					Y	
Wash basin/taps					Y	
Mirror/cabinet/vanity					Y	
Towel rails					Y	
Toilet/cistern/seat					Y	
Toilet roll holder					Y	
Heating/exhaust fan/vent					Y	
Other					Y	

Agent Inspection Photos (581 photos)

Entrance/Hall: Front door/screen door/security door (photo 1 of 25)



Entrance/Hall: Front door/screen door/security door (photo 2 of 25)



Entrance/Hall: Front door/screen door/security door (photo 3 of 25)



Entrance/Hall: Front door/screen door/security door (photo 4 of 25)



Entrance/Hall: Front door/screen door/security door (photo 5 of 25)



Entrance/Hall: Front door/screen door/security door (photo 6 of 25)



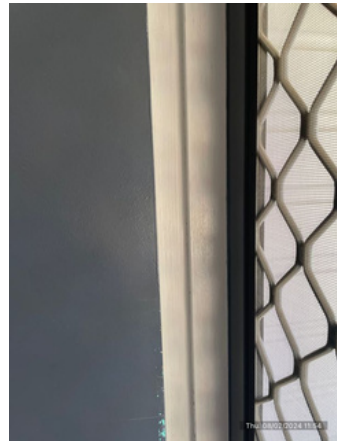
Entrance/Hall: Front door/screen door/security door (photo 7 of 25)



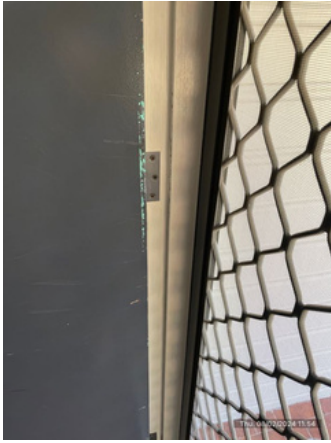
Entrance/Hall: Front door/screen door/security door (photo 8 of 25)



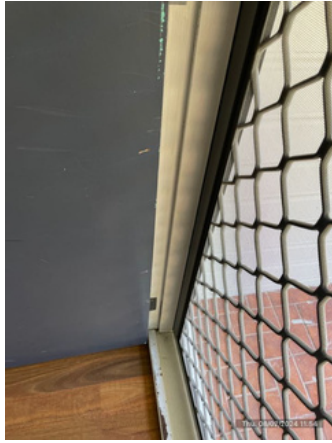
Entrance/Hall: Front door/screen door/security door (photo 9 of 25)



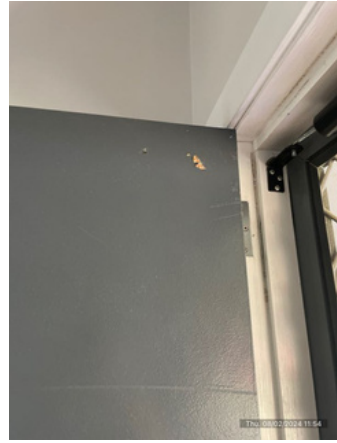
Entrance/Hall: Front door/screen door/security door (photo 10 of 25)



Entrance/Hall: Front door/screen door/security door (photo 11 of 25)



Entrance/Hall: Front door/screen door/security door (photo 12 of 25)



Entrance/Hall: Front door/screen door/security door (photo 13 of 25)



Entrance/Hall: Front door/screen door/security door (photo 14 of 25)



Entrance/Hall: Front door/screen door/security door (photo 15 of 25)



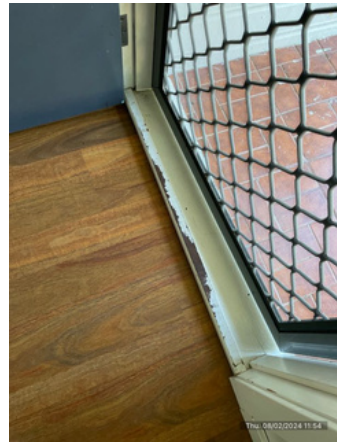
Entrance/Hall: Front door/screen door/security door (photo 16 of 25)



Entrance/Hall: Front door/screen door/security door (photo 17 of 25)



Entrance/Hall: Front door/screen door/security door (photo 18 of 25)



Entrance/Hall: Front door/screen door/security door (photo 19 of 25)



Entrance/Hall: Front door/screen door/security door (photo 20 of 25)



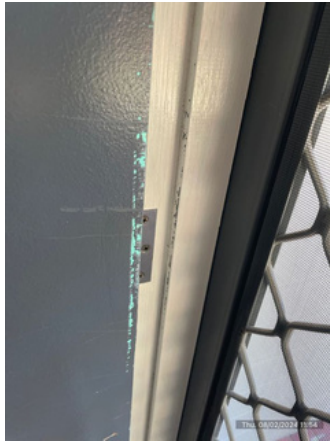
Entrance/Hall: Front door/screen door/security door (photo 21 of 25)



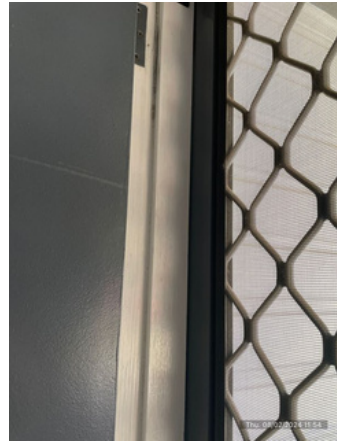
Entrance/Hall: Front door/screen door/security door (photo 22 of 25)



Entrance/Hall: Front door/screen door/security door (photo 23 of 25)



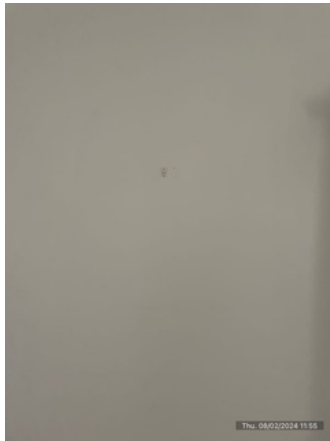
Entrance/Hall: Front door/screen door/security door (photo 24 of 25)



Entrance/Hall: Front door/screen door/security door (photo 25 of 25)



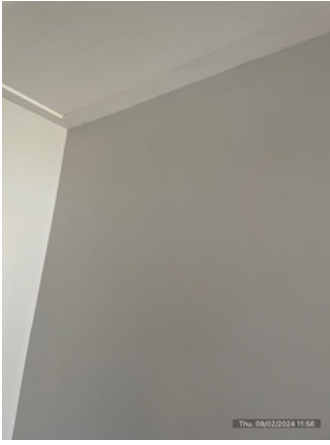
Entrance/Hall: Walls/picture hooks (photo 1 of 1)



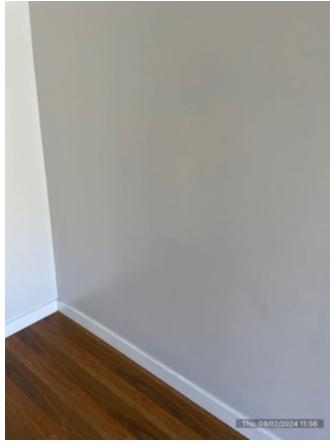
Lounge Room: Walls/picture hooks (photo 1 of 6)



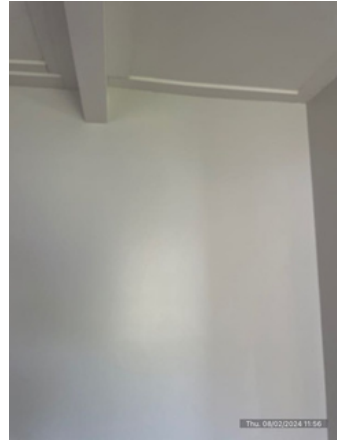
Lounge Room: Walls/picture hooks (photo 2 of 6)



Lounge Room: Walls/picture hooks (photo 3 of 6)



Lounge Room: Walls/picture hooks (photo 4 of 6)



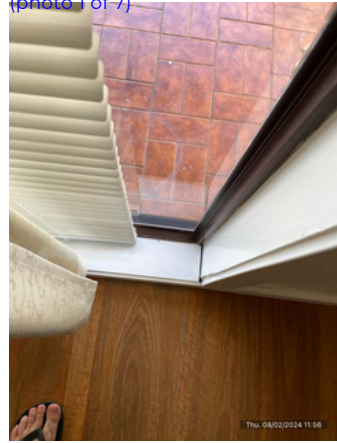
Lounge Room: Walls/picture hooks (photo 5 of 6)



Lounge Room: Walls/picture hooks (photo 6 of 6)



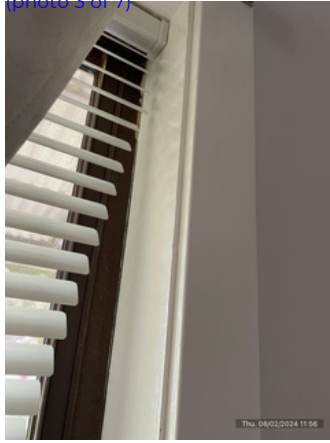
Lounge Room: Windows/screens/window safety devices (photo 1 of 7)



Lounge Room: Windows/screens/window safety devices (photo 2 of 7)



Lounge Room: Windows/screens/window safety devices (photo 3 of 7)



Lounge Room: Windows/screens/window safety devices (photo 4 of 7)



Lounge
Windows/screens/window safety devices
(photo 5 of 7)



Lounge
Windows/screens/window safety devices
(photo 6 of 7)



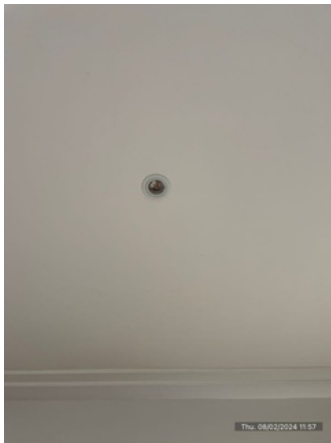
Lounge
Windows/screens/window safety devices
(photo 7 of 7)



Lounge Room: Ceiling/light fittings (photo 1 of 5)



Lounge Room: Ceiling/light fittings (photo 2 of 5)



Lounge Room: Ceiling/light fittings (photo 3 of 5)



Lounge Room: Ceiling/light fittings (photo 4 of 5)



Lounge Room: Ceiling/light fittings (photo 5 of 5)



Lounge Room: Blinds/curtains (photo 1 of 6)



Lounge Room: Blinds/curtains (photo 2 of 6)



Lounge Room: Blinds/curtains (photo 3 of 6)



Lounge Room: Blinds/curtains (photo 4 of 6)



Lounge Room: Blinds/curtains (photo 5 of 6)



Lounge Room: Blinds/curtains (photo 6 of 6)



Lounge Room: Lights/power points (photo 1 of 5)



Lounge Room: Lights/power points (photo 2 of 5)



Lounge Room: Lights/power points (photo 3 of 5)



Lounge Room: Lights/power points (photo 4 of 5)



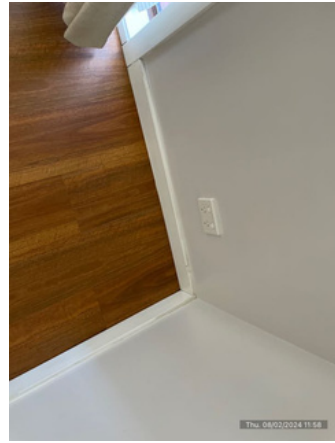
Lounge Room: Lights/power points (photo 5 of 5)



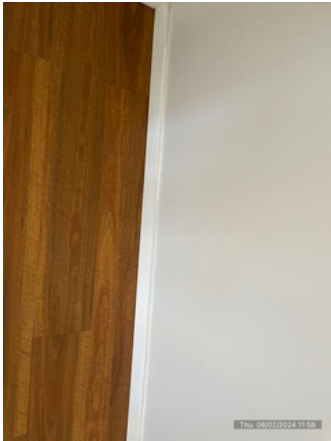
Lounge Room: Skirting boards (photo 1 of 8)



Lounge Room: Skirting boards (photo 2 of 8)



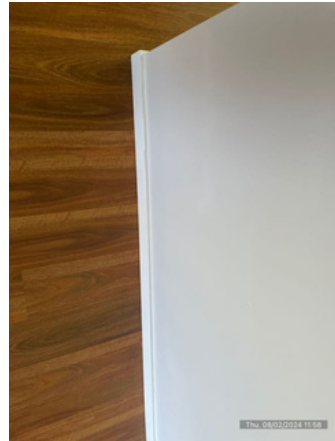
Lounge Room: Skirting boards (photo 3 of 8)



Lounge Room: Skirting boards (photo 4 of 8)



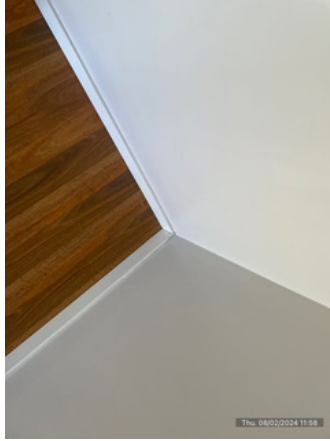
Lounge Room: Skirting boards (photo 5 of 8)



Lounge Room: Skirting boards (photo 6 of 8)



Lounge Room: Skirting boards (photo 7 of 8)



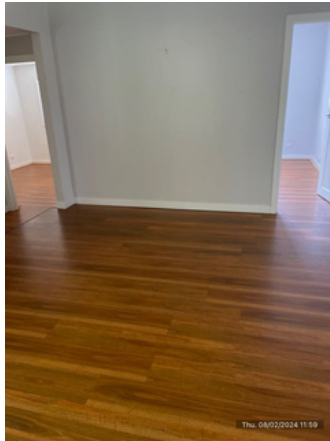
Lounge Room: Skirting boards (photo 8 of 8)



Lounge Room: Floor coverings (photo 1 of 1)



Dining Room: Overall (photo 1 of 1)



Dining Room: Walls/picture hooks (photo 1 of 1)



Dining Room: Ceiling/light fittings (photo 1 of 3)



Dining Room: Ceiling/light fittings (photo 2 of 3)



Dining Room: Ceiling/light fittings (photo 3 of 3)



Dining Room: Lights/power points (photo 1 of 2)



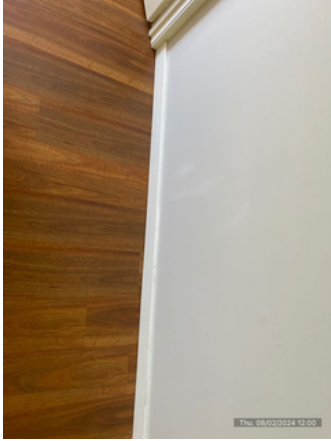
Dining Room: Lights/power points (photo 2 of 2)



Dining Room: Skirting boards (photo 1 of 4)



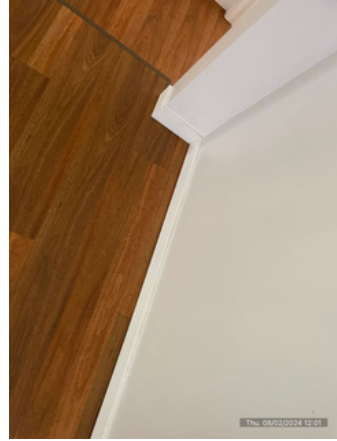
Dining Room: Skirting boards (photo 2 of 4)



Dining Room: Skirting boards (photo 3 of 4)



Dining Room: Skirting boards (photo 4 of 4)



Kitchen: Overall (photo 1 of 1)



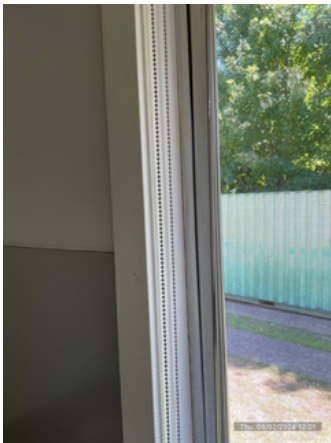
Kitchen: Walls/picture hooks (photo 1 of 1)



Kitchen: Windows/screens/window safety devices (photo 1 of 8)



Kitchen: Windows/screens/window safety devices (photo 2 of 8)



Kitchen: Windows/screens/window safety devices (photo 3 of 8)



Kitchen: Windows/screens/window safety devices (photo 4 of 8)



Kitchen: Windows/screens/window safety devices (photo 5 of 8)



Kitchen: Windows/screens/window safety devices (photo 6 of 8)



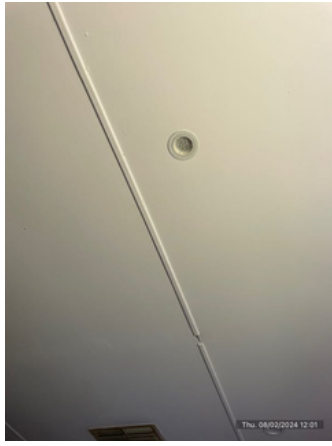
Kitchen: Windows/screens/window safety devices (photo 7 of 8)



Kitchen: Windows/screens/window safety devices (photo 8 of 8)



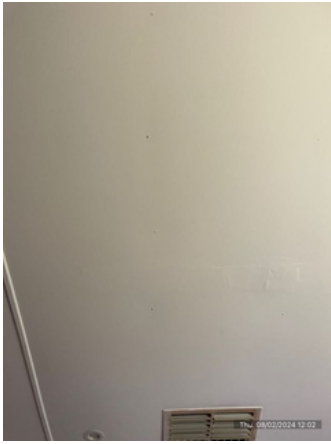
Kitchen: Ceiling/light fittings (photo 1 of 6)



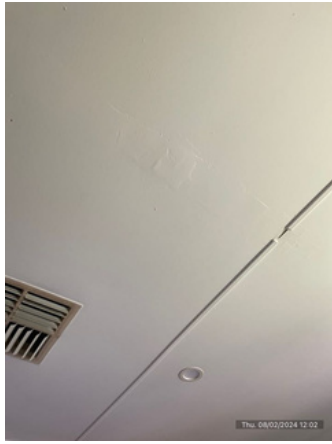
Kitchen: Ceiling/light fittings (photo 2 of 6)



Kitchen: Ceiling/light fittings (photo 3 of 6)



Kitchen: Ceiling/light fittings (photo 4 of 6)



Kitchen: Ceiling/light fittings (photo 5 of 6)



Kitchen: Ceiling/light fittings (photo 6 of 6)



Kitchen: Lights/power points (photo 1 of 5)



Kitchen: Lights/power points (photo 2 of 5)



Kitchen: Lights/power points (photo 3 of 5)



Kitchen: Lights/power points (photo 4 of 5)



Kitchen: Lights/power points (photo 5 of 5)



Kitchen: Skirting boards (photo 1 of 1)



Kitchen: Cupboards/drawers (photo 1 of 20)



Kitchen: Cupboards/drawers (photo 2 of 20)



Kitchen: Cupboards/drawers (photo 3 of 20)



Kitchen: Cupboards/drawers (photo 4 of 20)



Kitchen: Cupboards/drawers (photo 5 of 20)



Kitchen: Cupboards/drawers (photo 6 of 20)



Kitchen: Cupboards/drawers (photo 7 of 20)



Kitchen: Cupboards/drawers (photo 8 of 20)



Kitchen: Cupboards/drawers (photo 9 of 20)



Kitchen: Cupboards/drawers (photo 10 of 20)



Kitchen: Cupboards/drawers (photo 11 of 20)



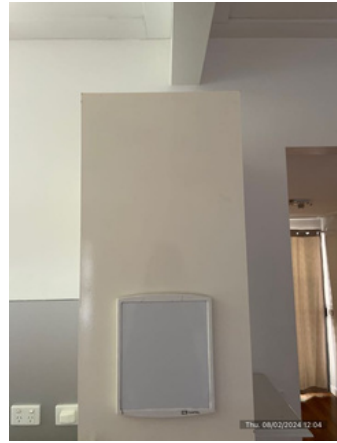
Kitchen: Cupboards/drawers (photo 12 of 20)



Kitchen: Cupboards/drawers (photo 13 of 20)



Kitchen: Cupboards/drawers (photo 14 of 20)



Kitchen: Cupboards/drawers (photo 15 of 20)



Kitchen: Cupboards/drawers (photo 16 of 20)



Kitchen: Cupboards/drawers (photo 17 of 20)



Kitchen: Cupboards/drawers (photo 18 of 20)



Kitchen: Cupboards/drawers (photo 19 of 20)



Kitchen: Cupboards/drawers (photo 20 of 20)



Kitchen: Bench tops/tiling (photo 1 of 4)



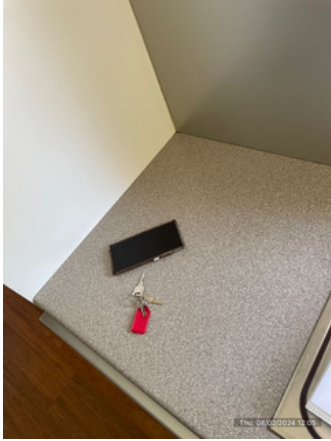
Kitchen: Bench tops/tiling (photo 2 of 4)



Kitchen: Bench tops/tiling (photo 3 of 4)



Kitchen: Bench tops/tiling (photo 4 of 4)



Kitchen: Sink/taps/disposal unit (photo 1 of 3)



Kitchen: Sink/taps/disposal unit (photo 2 of 3)



Kitchen: Sink/taps/disposal unit (photo 3 of 3)



Kitchen: Stove top/hot plates (photo 1 of 1)



Kitchen: Oven/griller (photo 1 of 2)



Kitchen: Oven/griller (photo 2 of 2)



Kitchen: Exhaust fan/range hood (photo 1 of 1)



Kitchen: Dishwasher (photo 1 of 2)



Kitchen: Dishwasher (photo 2 of 2)



Bedroom 1: Walls/picture hooks (photo 1 of 25)



Bedroom 1: Walls/picture hooks (photo 2 of 25)



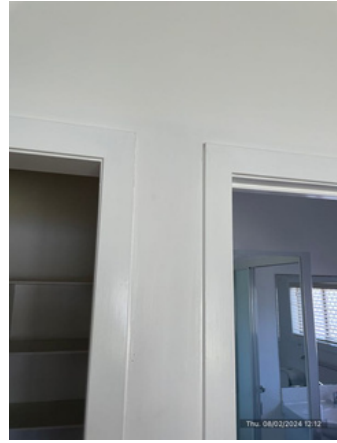
Bedroom 1: Walls/picture hooks (photo 3 of 25)



Bedroom 1: Walls/picture hooks (photo 4 of 25)



Bedroom 1: Walls/picture hooks (photo 5 of 25)



Bedroom 1: Walls/picture hooks (photo 6 of 25)



Bedroom 1: Walls/picture hooks (photo 7 of 25)



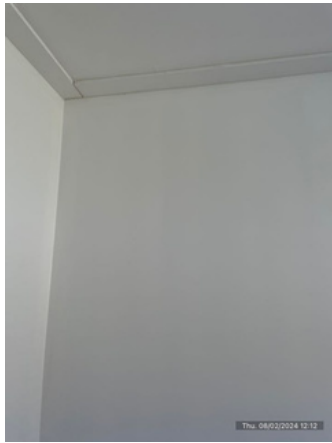
Bedroom 1: Walls/picture hooks (photo 8 of 25)



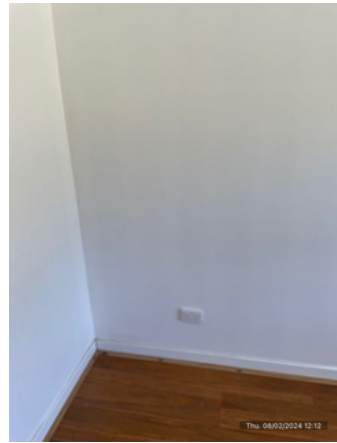
Bedroom 1: Walls/picture hooks (photo 9 of 25)



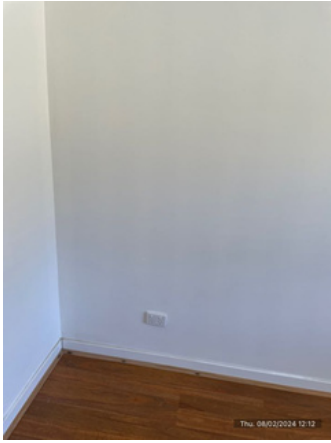
Bedroom 1: Walls/picture hooks (photo 10 of 25)



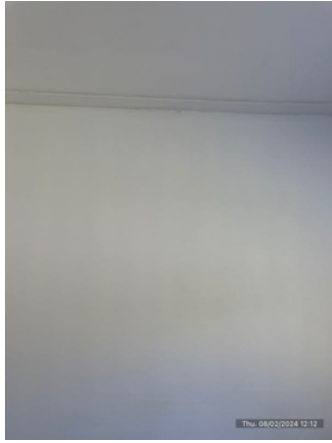
Bedroom 1: Walls/picture hooks (photo 11 of 25)



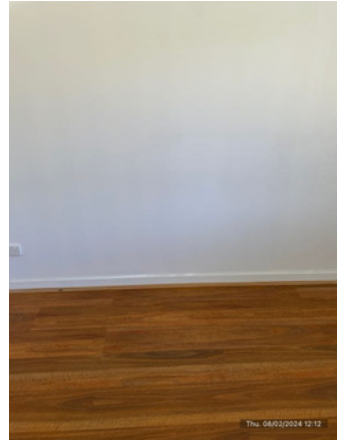
Bedroom 1: Walls/picture hooks (photo 12 of 25)



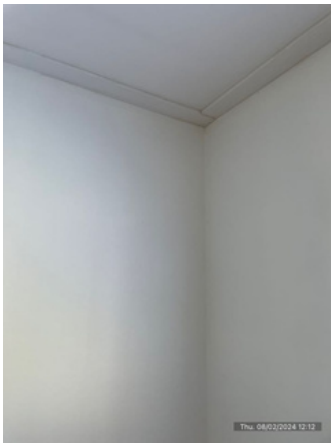
Bedroom 1: Walls/picture hooks (photo 13 of 25)



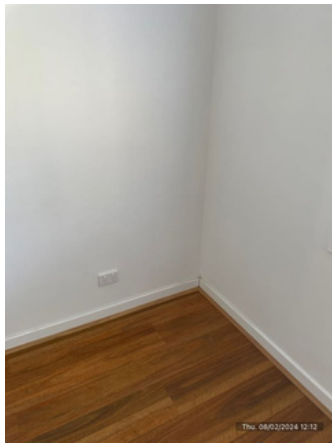
Bedroom 1: Walls/picture hooks (photo 14 of 25)



Bedroom 1: Walls/picture hooks (photo 15 of 25)



Bedroom 1: Walls/picture hooks (photo 16 of 25)



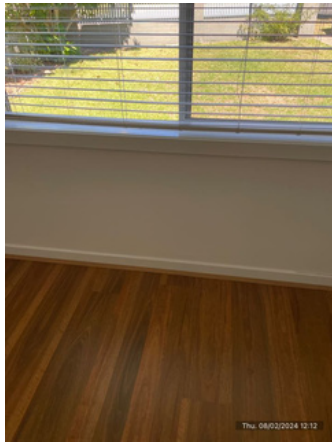
Bedroom 1: Walls/picture hooks (photo 17 of 25)



Bedroom 1: Walls/picture hooks (photo 18 of 25)



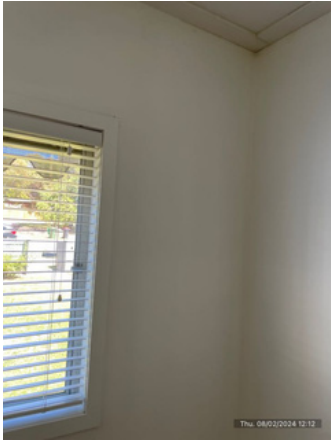
Bedroom 1: Walls/picture hooks (photo 19 of 25)



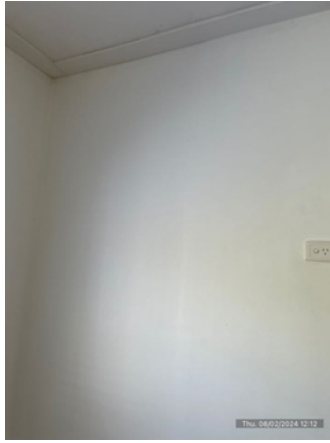
Bedroom 1: Walls/picture hooks (photo 20 of 25)



Bedroom 1: Walls/picture hooks (photo 21 of 25)



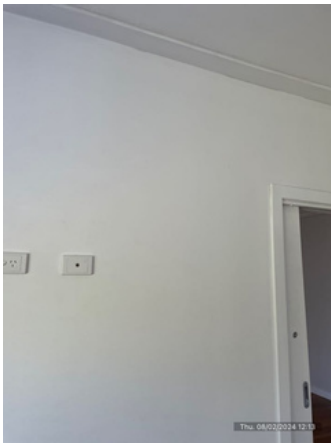
Bedroom 1: Walls/picture hooks (photo 22 of 25)



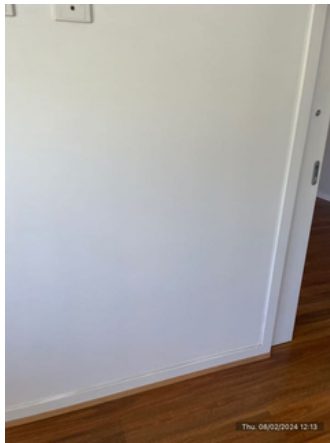
Bedroom 1: Walls/picture hooks (photo 23 of 25)



Bedroom 1: Walls/picture hooks (photo 24 of 25)



Bedroom 1: Walls/picture hooks (photo 25 of 25)



Bedroom 1: Built-in wardrobe/shelves (photo 1 of 5)



Bedroom 1: Built-in wardrobe/shelves (photo 2 of 5)



Bedroom 1: Built-in wardrobe/shelves (photo 3 of 5)



Bedroom 1: Built-in wardrobe/shelves (photo 4 of 5)



Bedroom 1: Built-in wardrobe/shelves (photo 5 of 5)



Bedroom 1: Doors/doorway frames (photo 1 of 16)



Bedroom 1: Doors/doorway frames (photo 2 of 16)



Bedroom 1: Doors/doorway frames (photo 3 of 16)



Bedroom 1: Doors/doorway frames (photo 4 of 16)



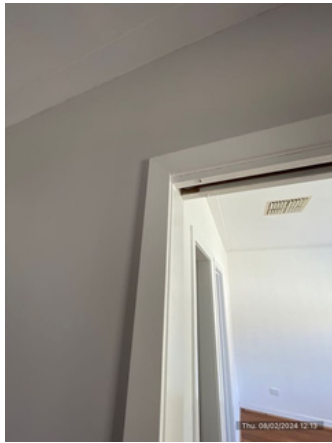
Bedroom 1: Doors/doorway frames (photo 5 of 16)



Bedroom 1: Doors/doorway frames (photo 6 of 16)



Bedroom 1: Doors/doorway frames (photo 7 of 16)



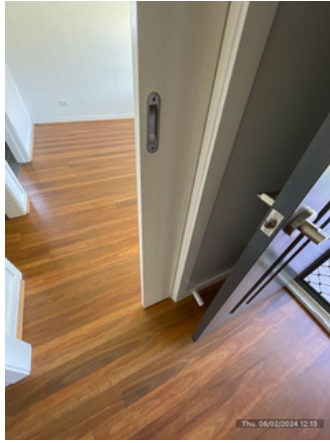
Bedroom 1: Doors/doorway frames (photo 8 of 16)



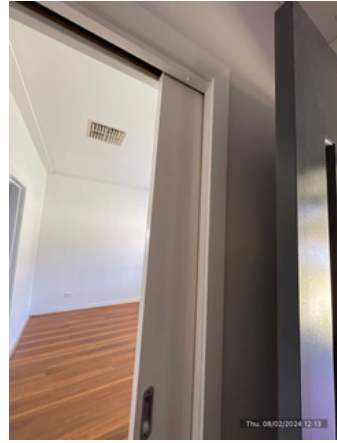
Bedroom 1: Doors/doorway frames (photo 9 of 16)



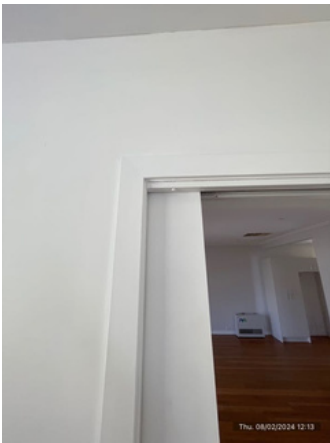
Bedroom 1: Doors/doorway frames (photo 10 of 16)



Bedroom 1: Doors/doorway frames (photo 11 of 16)



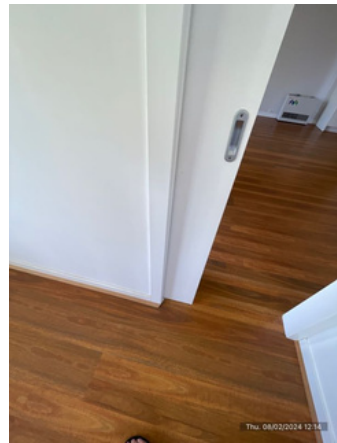
Bedroom 1: Doors/doorway frames (photo 12 of 16)



Bedroom 1: Doors/doorway frames (photo 13 of 16)



Bedroom 1: Doors/doorway frames (photo 14 of 16)



Bedroom 1: Doors/doorway frames (photo 15 of 16)



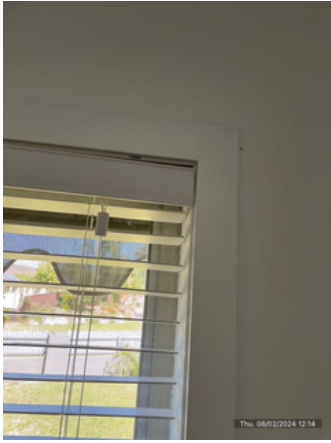
Bedroom 1: Doors/doorway frames (photo 16 of 16)



Bedroom 1: Windows/screens/window safety devices (photo 1 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 2 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 3 of 12)



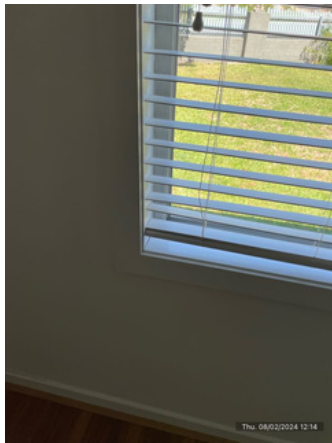
Bedroom 1: Windows/screens/window safety devices (photo 4 of 12)



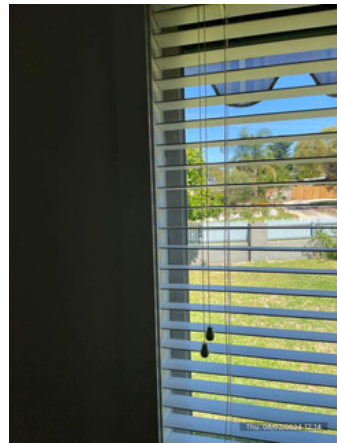
Bedroom 1: Windows/screens/window safety devices (photo 5 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 6 of 12)



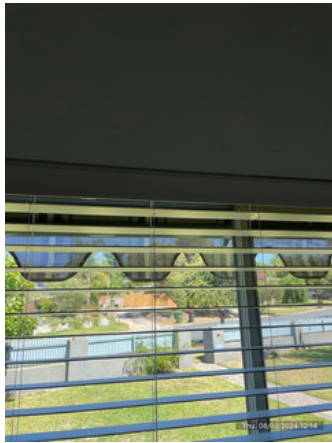
Bedroom 1: Windows/screens/window safety devices (photo 7 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 8 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 9 of 12)



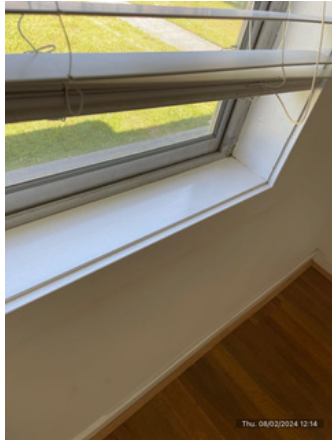
Bedroom 1: Windows/screens/window safety devices (photo 10 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 11 of 12)



Bedroom 1: Windows/screens/window safety devices (photo 12 of 12)



Bedroom 1: Ceiling/light fittings (photo 1 of 4)



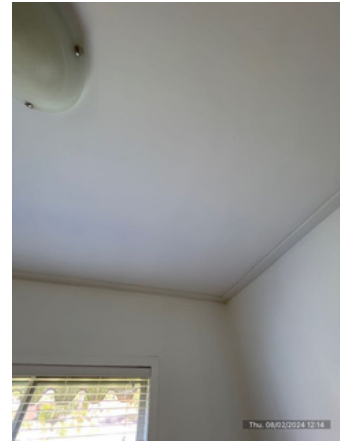
Bedroom 1: Ceiling/light fittings (photo 2 of 4)



Bedroom 1: Ceiling/light fittings (photo 3 of 4)



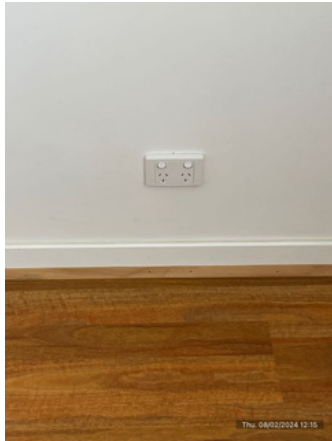
Bedroom 1: Ceiling/light fittings (photo 4 of 4)



Bedroom 1: Blinds/curtains (photo 1 of 1)



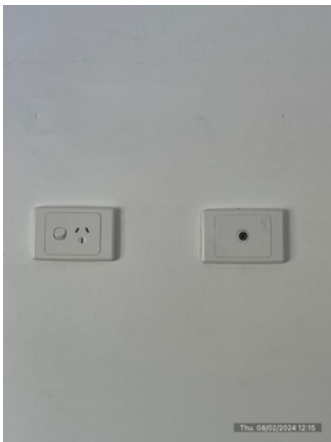
Bedroom 1: Lights/power points (photo 1 of 3)



Bedroom 1: Lights/power points (photo 2 of 3)



Bedroom 1: Lights/power points (photo 3 of 3)



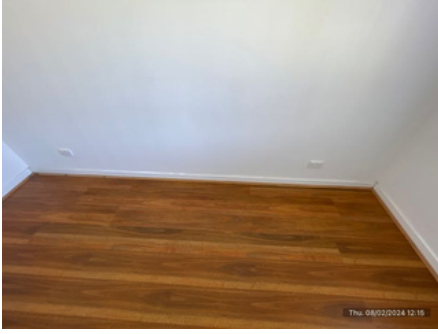
Bedroom 1: Skirting boards (photo 1 of 4)



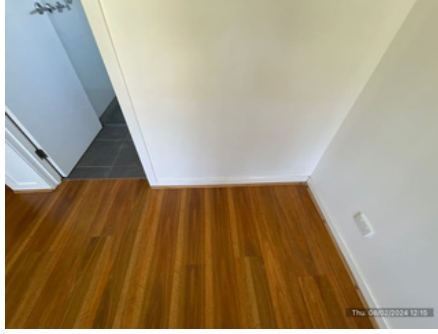
Bedroom 1: Skirting boards (photo 2 of 4)



Bedroom 1: Skirting boards (photo 3 of 4)



Bedroom 1: Skirting boards (photo 4 of 4)



Bedroom 1: Floor coverings (photo 1 of 2)



Bedroom 1: Floor coverings (photo 2 of 2)



Ensuite: Overall (photo 1 of 2)



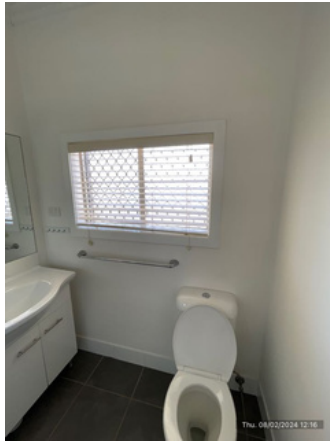
Ensuite: Overall (photo 2 of 2)



Ensuite: Walls/tiles (photo 1 of 4)



Ensuite: Walls/tiles (photo 2 of 4)



Ensuite: Walls/tiles (photo 3 of 4)



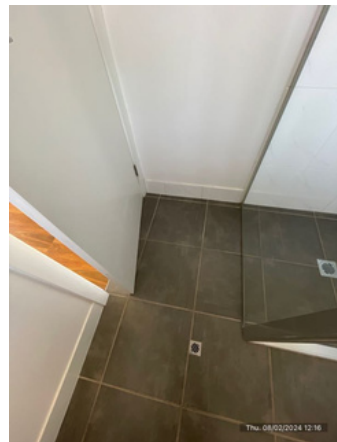
Ensuite: Walls/tiles (photo 4 of 4)



Ensuite: Floor tiles/floor coverings (photo 1 of 3)



Ensuite: Floor tiles/floor coverings (photo 2 of 3)



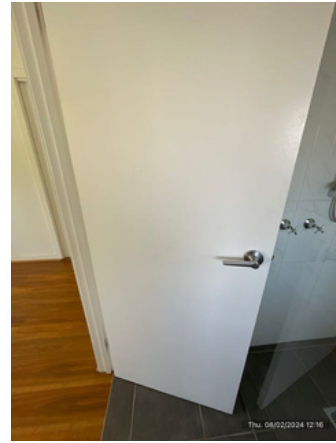
Ensuite: Floor tiles/floor coverings (photo 3 of 3)



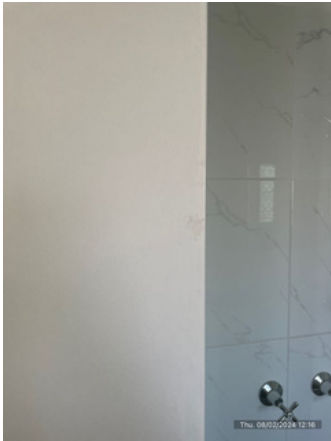
Ensuite: Doors/doorway frames (photo 1 of 22)



Ensuite: Doors/doorway frames (photo 2 of 22)



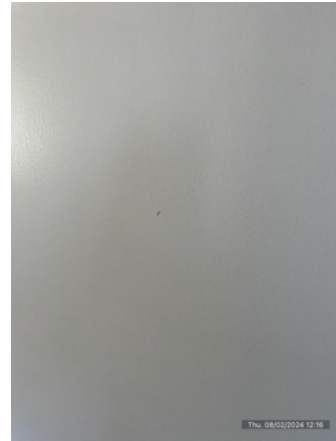
Ensuite: Doors/doorway frames (photo 3 of 22)



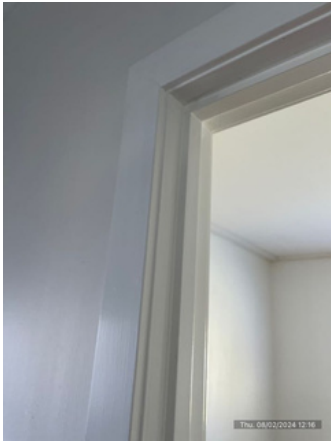
Ensuite: Doors/doorway frames (photo 4 of 22)



Ensuite: Doors/doorway frames (photo 5 of 22)



Ensuite: Doors/doorway frames (photo 6 of 22)



Ensuite: Doors/doorway frames (photo 7 of 22)



Ensuite: Doors/doorway frames (photo 8 of 22)



Ensuite: Doors/doorway frames (photo 9 of 22)



Ensuite: Doors/doorway frames (photo 10 of 22)



Ensuite: Doors/doorway frames (photo 11 of 22)



Ensuite: Doors/doorway frames (photo 12 of 22)



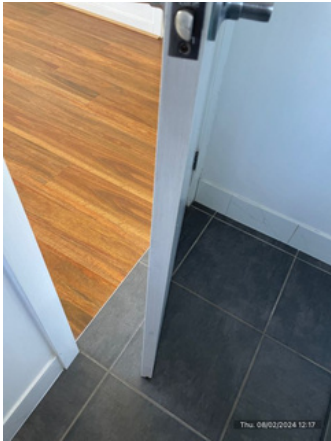
Ensuite: Doors/doorway frames (photo 13 of 22)



Ensuite: Doors/doorway frames (photo 14 of 22)



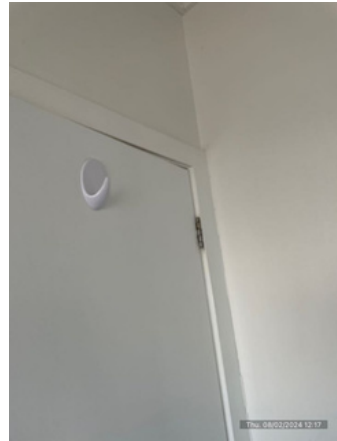
Ensuite: Doors/doorway frames (photo 15 of 22)



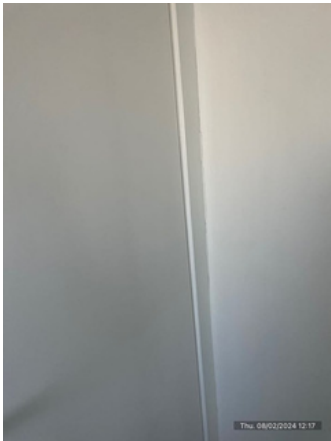
Ensuite: Doors/doorway frames (photo 16 of 22)



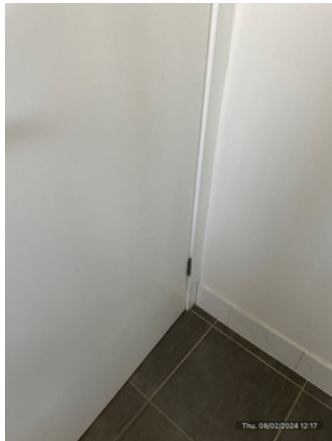
Ensuite: Doors/doorway frames (photo 17 of 22)



Ensuite: Doors/doorway frames (photo 18 of 22)



Ensuite: Doors/doorway frames (photo 19 of 22)



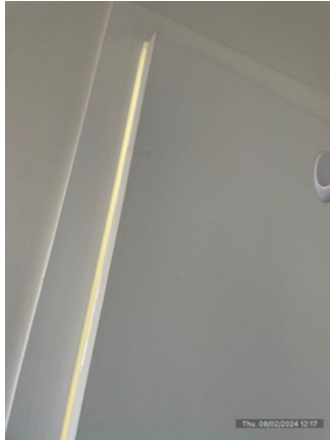
Ensuite: Doors/doorway frames (photo 20 of 22)



Ensuite: Doors/doorway frames (photo 21 of 22)



Ensuite: Doors/doorway frames (photo 22 of 22)



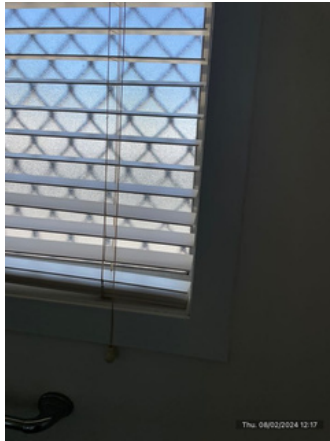
Ensuite: Windows/screens/window safety devices (photo 1 of 12)



Ensuite: Windows/screens/window safety devices (photo 2 of 12)



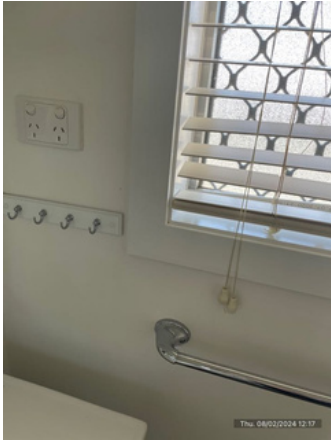
Ensuite: Windows/screens/window safety devices (photo 3 of 12)



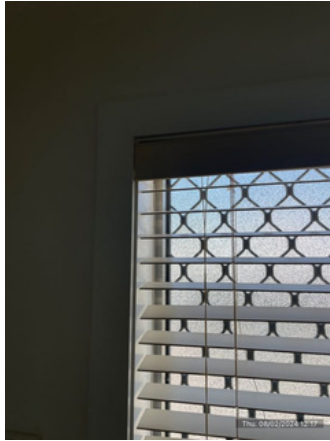
Ensuite: Windows/screens/window safety devices (photo 4 of 12)



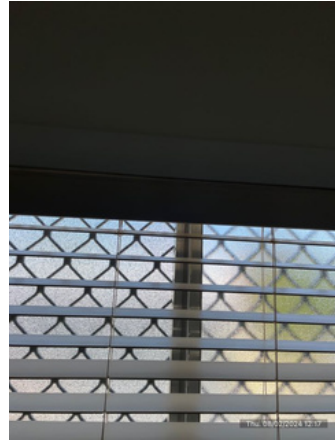
Ensuite: Windows/screens/window safety devices (photo 5 of 12)



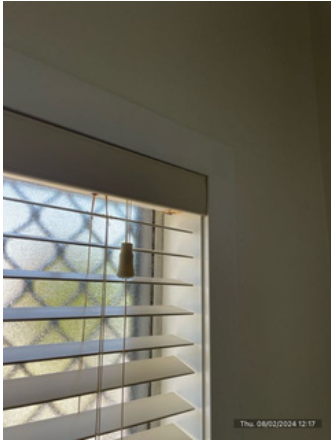
Ensuite: Windows/screens/window safety devices (photo 6 of 12)



Ensuite: Windows/screens/window safety devices (photo 7 of 12)



Ensuite: Windows/screens/window safety devices (photo 8 of 12)



Ensuite: Windows/screens/window safety devices (photo 9 of 12)



Ensuite: Windows/screens/window safety devices (photo 10 of 12)



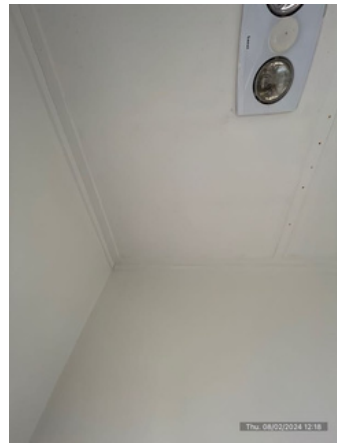
Ensuite: Windows/screens/window safety devices (photo 11 of 12)



Ensuite: Windows/screens/window safety devices (photo 12 of 12)



Ensuite: Ceiling/light fittings (photo 1 of 6)



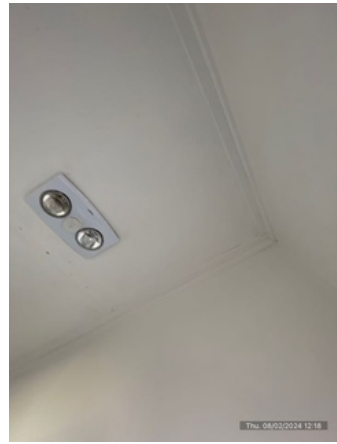
Ensuite: Ceiling/light fittings (photo 2 of 6)



Ensuite: Ceiling/light fittings (photo 3 of 6)



Ensuite: Ceiling/light fittings (photo 4 of 6)



Ensuite: Ceiling/light fittings (photo 5 of 6)



Ensuite: Ceiling/light fittings (photo 6 of 6)



Ensuite: Blinds/curtains (photo 1 of 1)



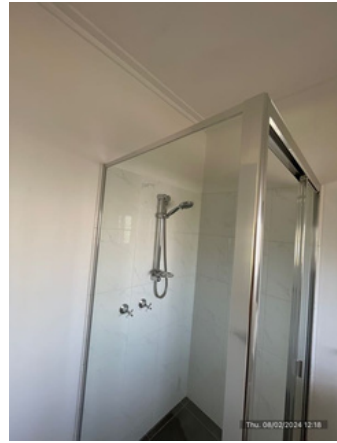
Ensuite: Lights/power points (photo 1 of 2)



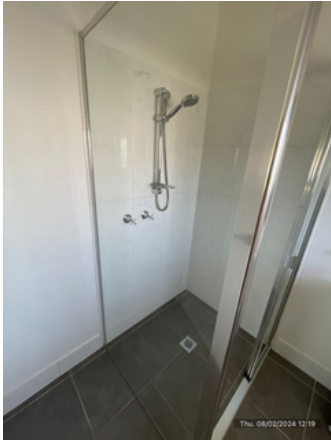
Ensuite: Lights/power points (photo 2 of 2)



Ensuite: Shower/screen/taps (photo 1 of 14)



Ensuite: Shower/screen/taps (photo 2 of 14)



Ensuite: Shower/screen/taps (photo 3 of 14)



Ensuite: Shower/screen/taps (photo 4 of 14)



Ensuite: Shower/screen/taps (photo 5 of 14)



Ensuite: Shower/screen/taps (photo 6 of 14)



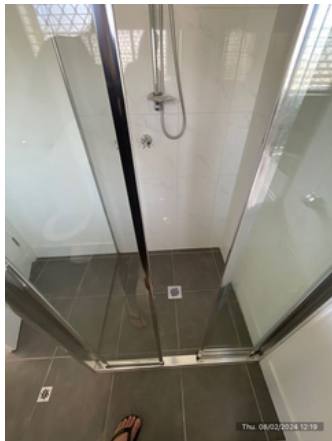
Ensuite: Shower/screen/taps (photo 7 of 14)



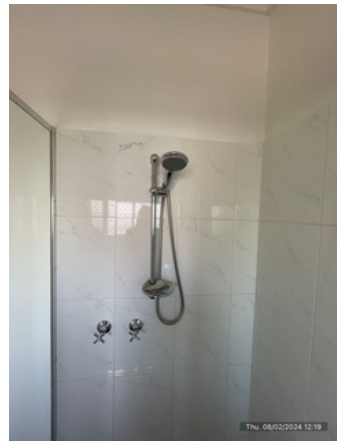
Ensuite: Shower/screen/taps (photo 8 of 14)



Ensuite: Shower/screen/taps (photo 9 of 14)



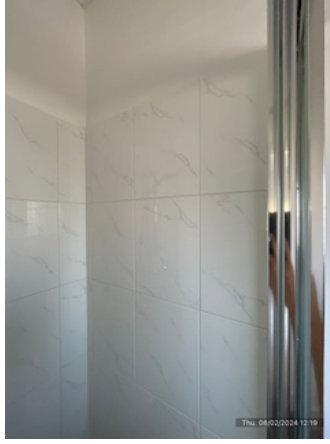
Ensuite: Shower/screen/taps (photo 10 of 14)



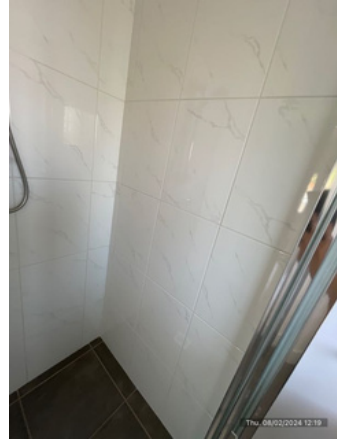
Ensuite: Shower/screen/taps (photo 11 of 14)



Ensuite: Shower/screen/taps (photo 12 of 14)



Ensuite: Shower/screen/taps (photo 13 of 14)



Ensuite: Shower/screen/taps (photo 14 of 14)



Ensuite: Wash basin/taps (photo 1 of 2)



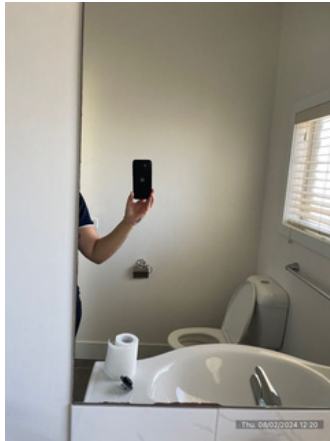
Ensuite: Wash basin/taps (photo 2 of 2)



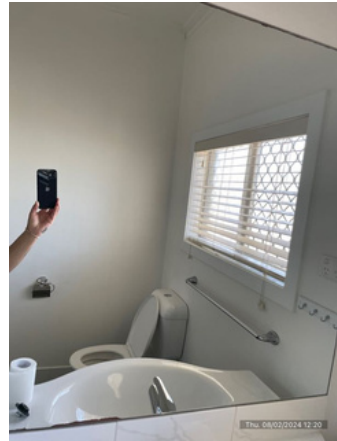
Ensuite: Mirror/cabinet/vanity (photo 1 of 5)



Ensuite: Mirror/cabinet/vanity (photo 2 of 5)



Ensuite: Mirror/cabinet/vanity (photo 3 of 5)



Ensuite: Mirror/cabinet/vanity (photo 4 of 5)



Ensuite: Mirror/cabinet/vanity (photo 5 of 5)



Ensuite: Towel rails (photo 1 of 1)



Ensuite: Toilet/cistern/seat (photo 1 of 3)



Ensuite: Toilet/cistern/seat (photo 2 of 3)



Ensuite: Toilet/cistern/seat (photo 3 of 3)



Ensuite: Toilet roll holder (photo 1 of 2)



Ensuite: Toilet roll holder (photo 2 of 2)



Bedroom 2: Overall (photo 1 of 1)



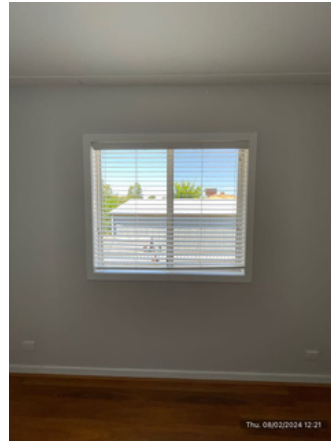
Bedroom 2: Walls/picture hooks (photo 1 of 5)



Bedroom 2: Walls/picture hooks (photo 2 of 5)



Bedroom 2: Walls/picture hooks (photo 3 of 5)



Bedroom 2: Walls/picture hooks (photo 4 of 5)



Bedroom 2: Walls/picture hooks (photo 5 of 5)



Bedroom 2: Built-in wardrobe/shelves (photo 1 of 10)



Bedroom 2: Built-in wardrobe/shelves (photo 2 of 10)



Bedroom 2: Built-in wardrobe/shelves (photo 3 of 10)



Bedroom 2: Built-in wardrobe/shelves (photo 4 of 10)



Bedroom 2: Built-in wardrobe/shelves (photo 5 of 10)



Bedroom 2: Built-in wardrobe/shelves (photo 6 of 10)



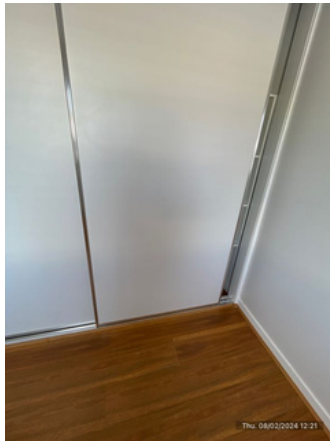
Bedroom 2: Built-in wardrobe/shelves (photo 7 of 10)



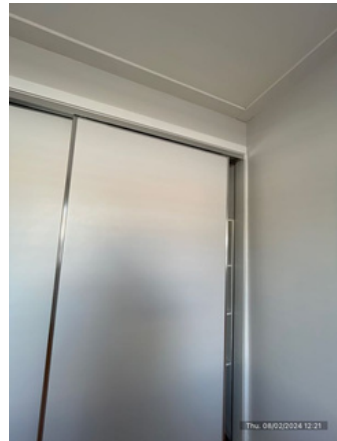
Bedroom 2: Built-in wardrobe/shelves (photo 8 of 10)



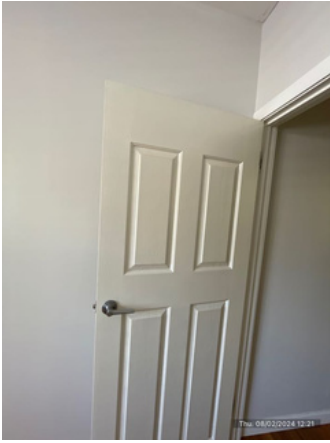
Bedroom 2: Built-in wardrobe/shelves (photo 9 of 10)



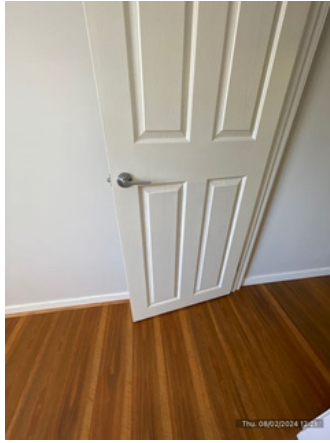
Bedroom 2: Built-in wardrobe/shelves (photo 10 of 10)



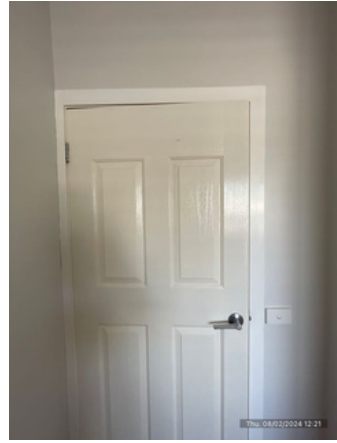
Bedroom 2: Doors/doorway frames (photo 1 of 25)



Bedroom 2: Doors/doorway frames (photo 2 of 25)



Bedroom 2: Doors/doorway frames (photo 3 of 25)



Bedroom 2: Doors/doorway frames (photo 4 of 25)



Bedroom 2: Doors/doorway frames (photo 5 of 25)



Bedroom 2: Doors/doorway frames (photo 6 of 25)



Bedroom 2: Doors/doorway frames (photo 7 of 25)



Bedroom 2: Doors/doorway frames (photo 8 of 25)



Bedroom 2: Doors/doorway frames (photo 9 of 25)



Bedroom 2: Doors/doorway frames (photo 10 of 25)



Bedroom 2: Doors/doorway frames (photo 11 of 25)



Bedroom 2: Doors/doorway frames (photo 12 of 25)



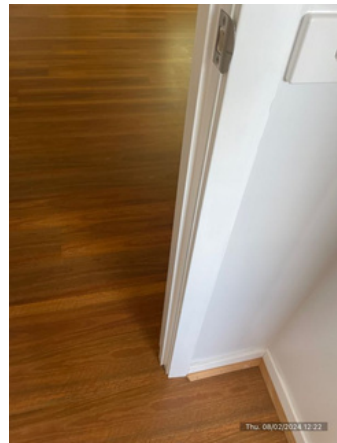
Bedroom 2: Doors/doorway frames (photo 13 of 25)



Bedroom 2: Doors/doorway frames (photo 14 of 25)



Bedroom 2: Doors/doorway frames (photo 15 of 25)



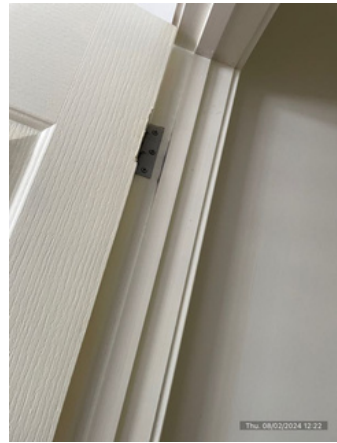
Bedroom 2: Doors/doorway frames (photo 16 of 25)



Bedroom 2: Doors/doorway frames (photo 17 of 25)



Bedroom 2: Doors/doorway frames (photo 18 of 25)



Bedroom 2: Doors/doorway frames (photo 19 of 25)



Bedroom 2: Doors/doorway frames (photo 20 of 25)



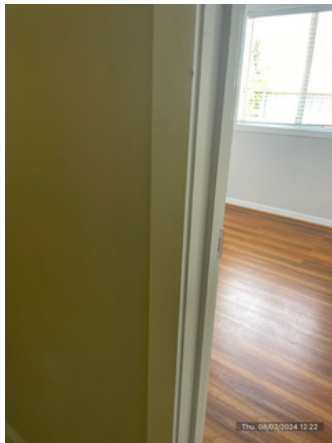
Bedroom 2: Doors/doorway frames (photo 21 of 25)



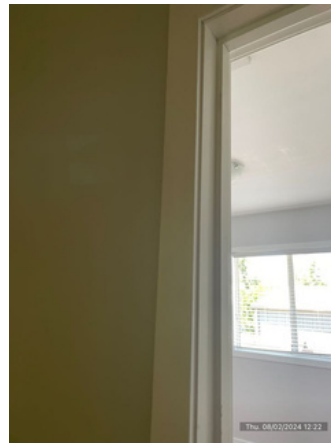
Bedroom 2: Doors/doorway frames (photo 22 of 25)



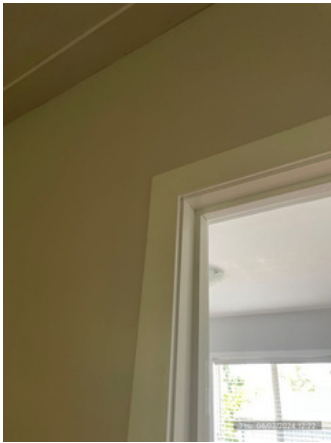
Bedroom 2: Doors/doorway frames (photo 23 of 25)



Bedroom 2: Doors/doorway frames (photo 24 of 25)



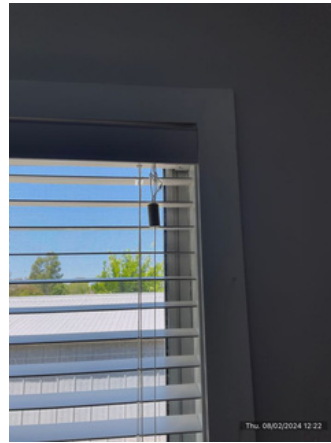
Bedroom 2: Doors/doorway frames (photo 25 of 25)



Bedroom 2: Windows/screens/window safety devices (photo 1 of 14)



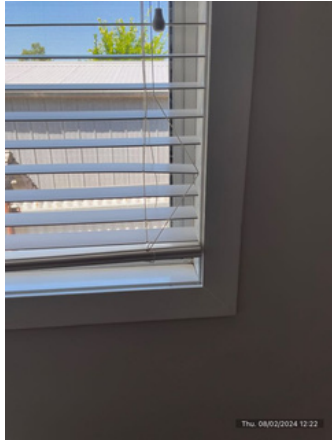
Bedroom 2: Windows/screens/window safety devices (photo 2 of 14)



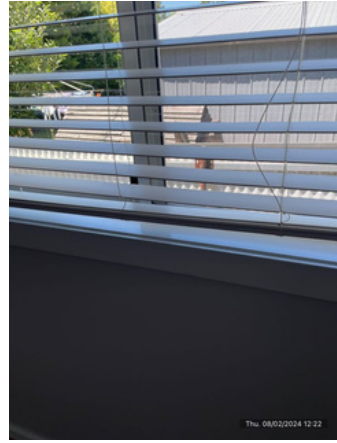
Bedroom 2: Windows/screens/window safety devices (photo 3 of 14)



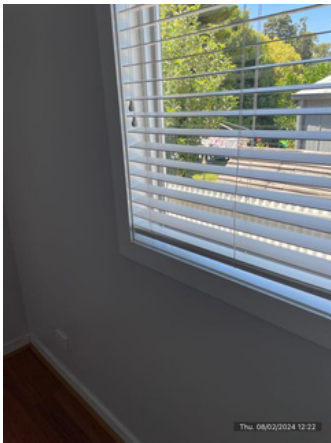
Bedroom 2: Windows/screens/window safety devices (photo 4 of 14)



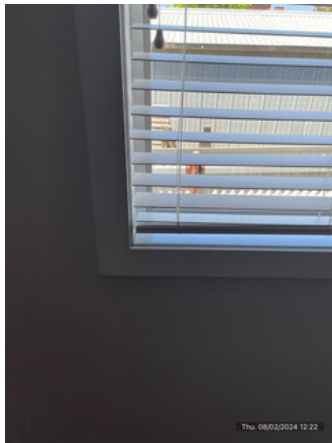
Bedroom 2: Windows/screens/window safety devices (photo 5 of 14)



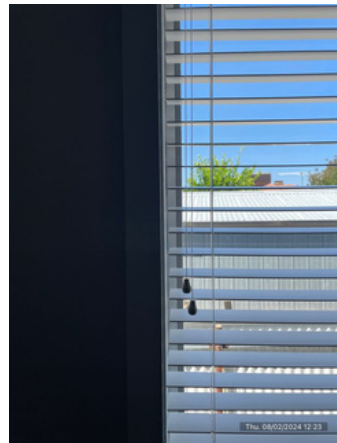
Bedroom 2: Windows/screens/window safety devices (photo 6 of 14)



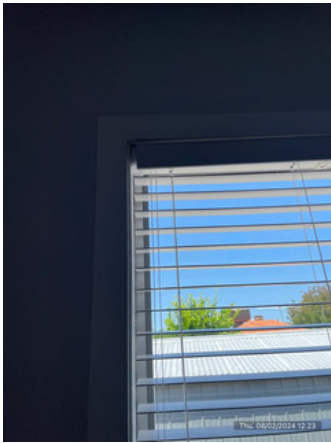
Bedroom 2: Windows/screens/window safety devices (photo 7 of 14)



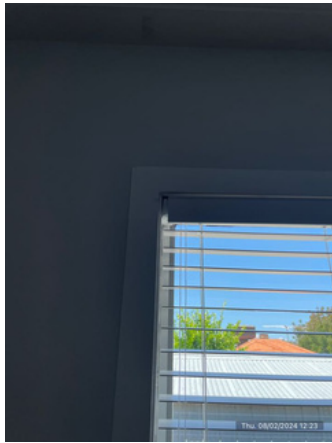
Bedroom 2: Windows/screens/window safety devices (photo 8 of 14)



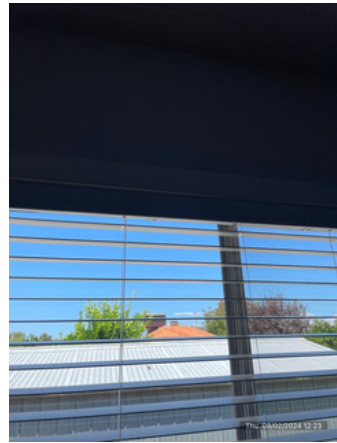
Bedroom 2: Windows/screens/window safety devices (photo 9 of 14)



Bedroom 2: Windows/screens/window safety devices (photo 10 of 14)



Bedroom 2: Windows/screens/window safety devices (photo 11 of 14)



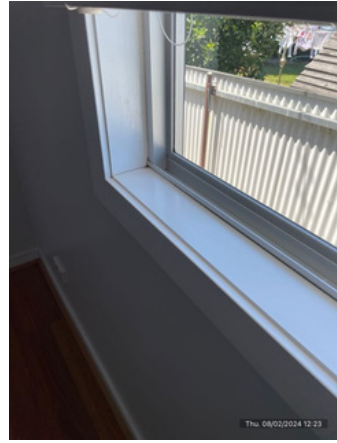
Bedroom 2: Windows/screens/window safety devices (photo 12 of 14)



Bedroom 2: Windows/screens/window safety devices (photo 13 of 14)



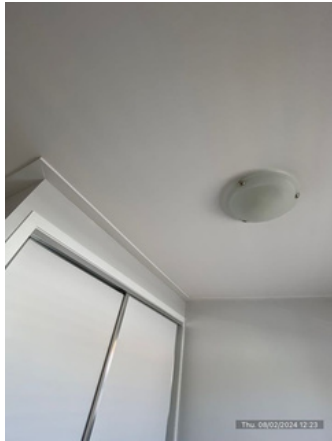
Bedroom 2: Windows/screens/window safety devices (photo 14 of 14)



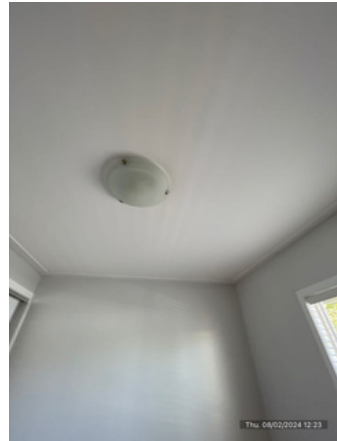
Bedroom 2: Ceiling/light fittings (photo 1 of 8)



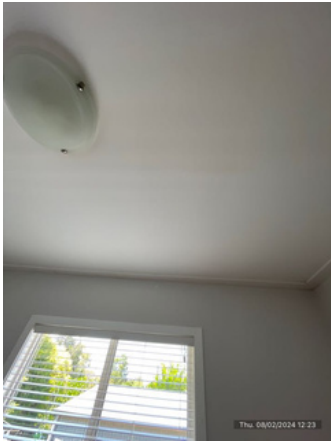
Bedroom 2: Ceiling/light fittings (photo 2 of 8)



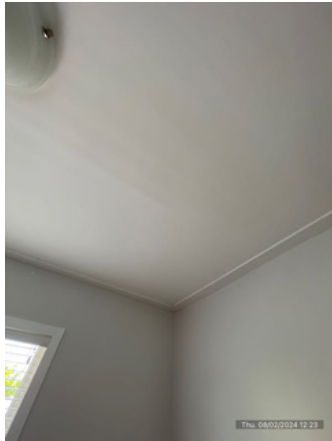
Bedroom 2: Ceiling/light fittings (photo 3 of 8)



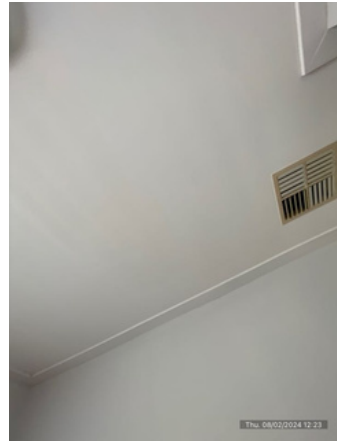
Bedroom 2: Ceiling/light fittings (photo 4 of 8)



Bedroom 2: Ceiling/light fittings (photo 5 of 8)



Bedroom 2: Ceiling/light fittings (photo 6 of 8)



Bedroom 2: Ceiling/light fittings (photo 7 of 8)



Bedroom 2: Ceiling/light fittings (photo 8 of 8)



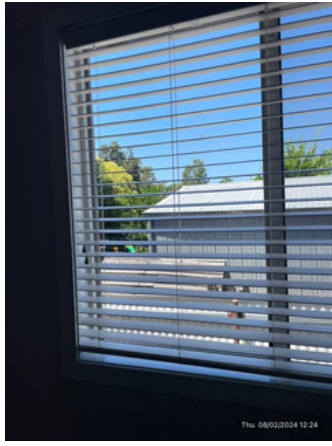
Bedroom 2: Blinds/curtains (photo 1 of 3)



Bedroom 2: Blinds/curtains (photo 2 of 3)



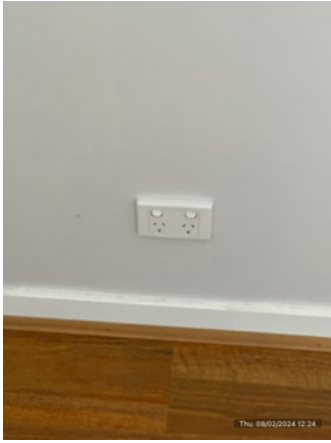
Bedroom 2: Blinds/curtains (photo 3 of 3)



Bedroom 2: Lights/power points (photo 1 of 2)



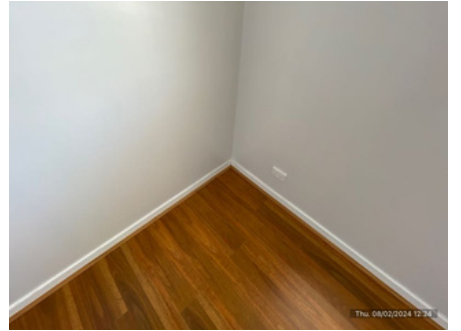
Bedroom 2: Lights/power points (photo 2 of 2)



Bedroom 2: Skirting boards (photo 1 of 9)



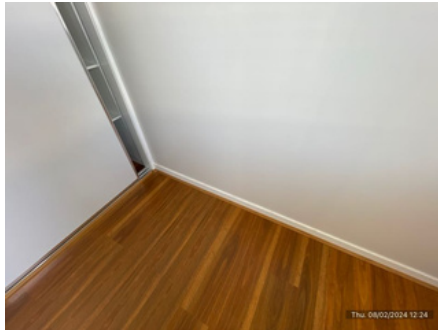
Bedroom 2: Skirting boards (photo 2 of 9)



Bedroom 2: Skirting boards (photo 3 of 9)



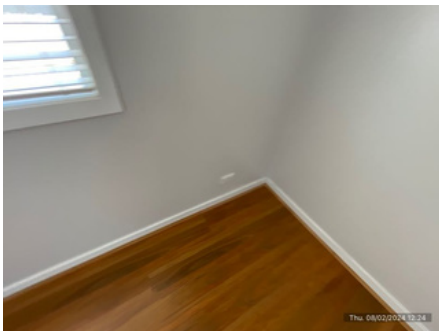
Bedroom 2: Skirting boards (photo 4 of 9)



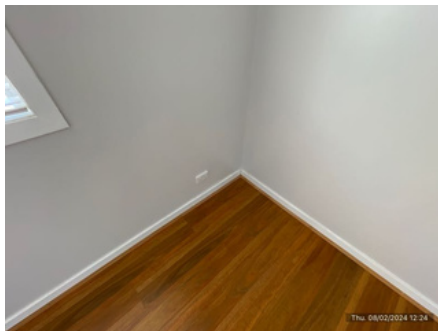
Bedroom 2: Skirting boards (photo 5 of 9)



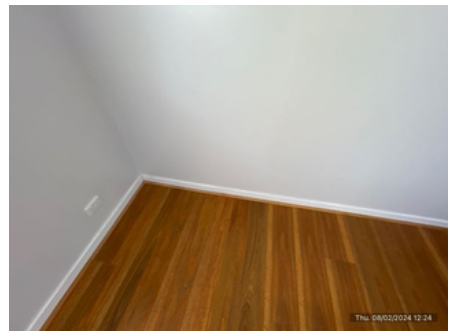
Bedroom 2: Skirting boards (photo 6 of 9)



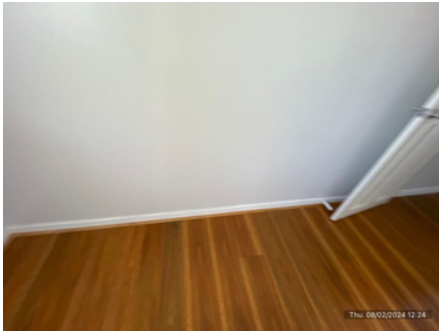
Bedroom 2: Skirting boards (photo 7 of 9)



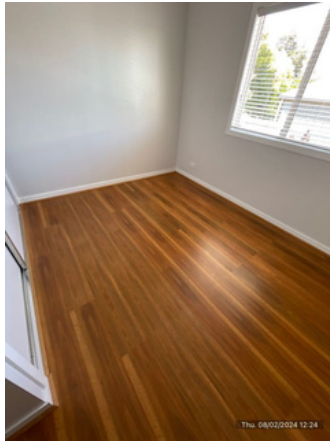
Bedroom 2: Skirting boards (photo 8 of 9)



Bedroom 2: Skirting boards (photo 9 of 9)



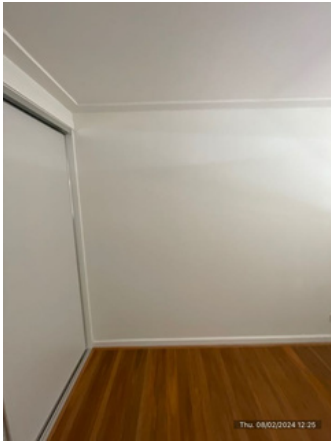
Bedroom 2: Floor coverings (photo 1 of 1)



Bedroom 3: Overall (photo 1 of 1)



Bedroom 3: Walls/picture hooks (photo 1 of 16)



Bedroom 3: Walls/picture hooks (photo 2 of 16)



Bedroom 3: Walls/picture hooks (photo 3 of 16)



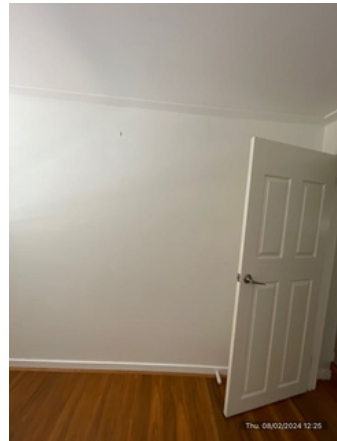
Bedroom 3: Walls/picture hooks (photo 4 of 16)



Bedroom 3: Walls/picture hooks (photo 5 of 16)



Bedroom 3: Walls/picture hooks (photo 6 of 16)



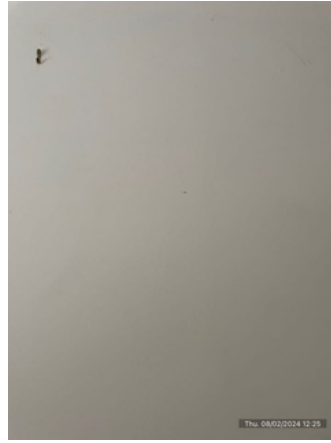
Bedroom 3: Walls/picture hooks (photo 7 of 16)



Bedroom 3: Walls/picture hooks (photo 8 of 16)



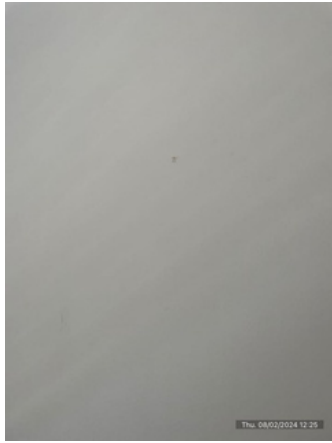
Bedroom 3: Walls/picture hooks (photo 9 of 16)



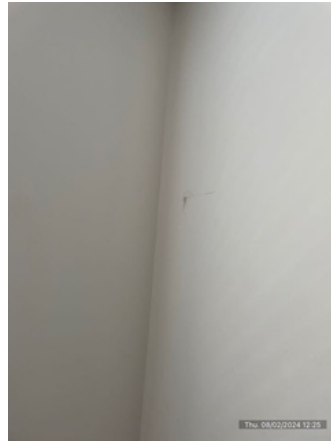
Bedroom 3: Walls/picture hooks (photo 10 of 16)



Bedroom 3: Walls/picture hooks (photo 11 of 16)



Bedroom 3: Walls/picture hooks (photo 12 of 16)



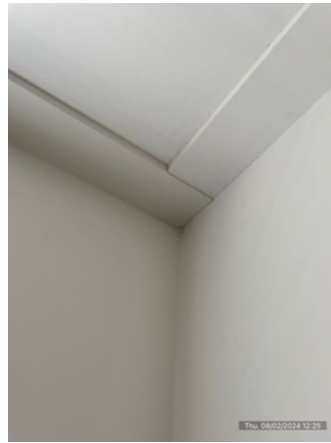
Bedroom 3: Walls/picture hooks (photo 13 of 16)



Bedroom 3: Walls/picture hooks (photo 14 of 16)



Bedroom 3: Walls/picture hooks (photo 15 of 16)



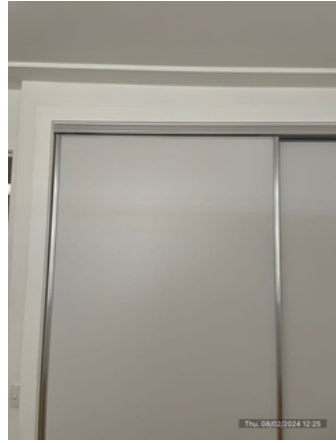
Bedroom 3: Walls/picture hooks (photo 16 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 1 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 2 of 19)



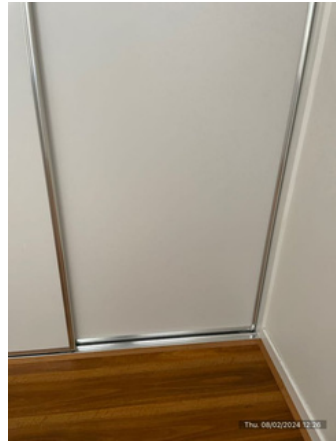
Bedroom 3: Built-in wardrobe/shelves (photo 3 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 4 of 19)



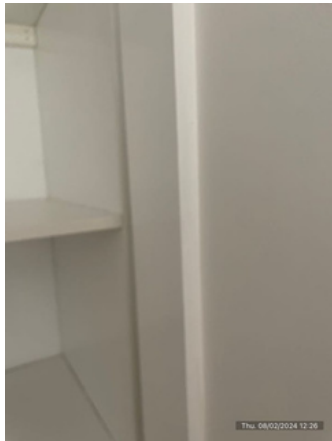
Bedroom 3: Built-in wardrobe/shelves (photo 5 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 6 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 7 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 8 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 9 of 19)



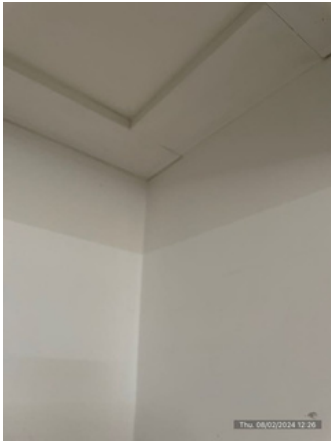
Bedroom 3: Built-in wardrobe/shelves (photo 10 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 11 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 12 of 19)



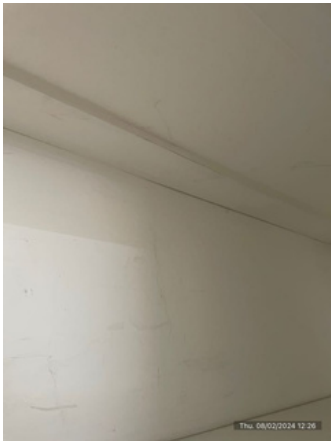
Bedroom 3: Built-in wardrobe/shelves (photo 13 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 14 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 15 of 19)



Bedroom 3: Built-in wardrobe/shelves (photo 16 of 19)



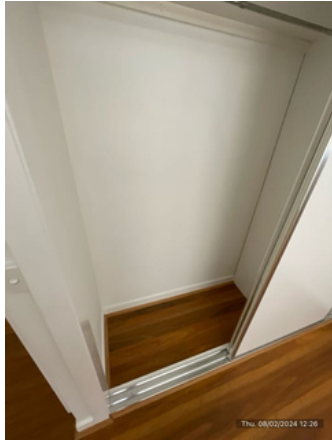
Bedroom 3: Built-in wardrobe/shelves (photo 17 of 19)



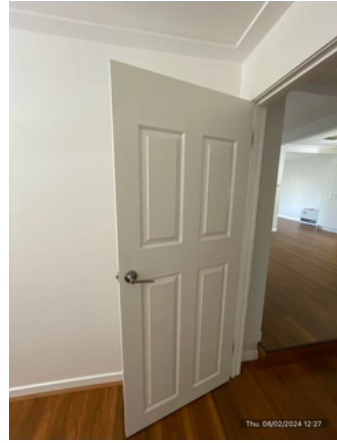
Bedroom 3: Built-in wardrobe/shelves (photo 18 of 19)



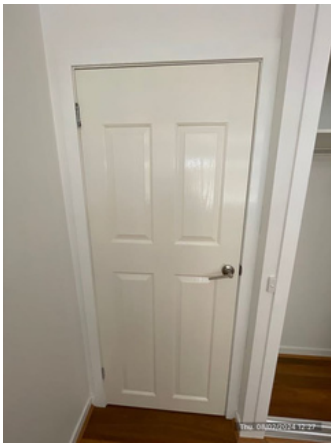
Bedroom 3: Built-in wardrobe/shelves (photo 19 of 19)



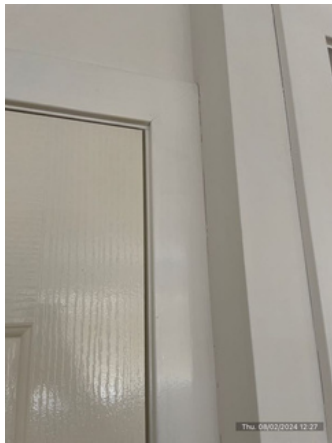
Bedroom 3: Doors/doorway frames (photo 1 of 18)



Bedroom 3: Doors/doorway frames (photo 2 of 18)



Bedroom 3: Doors/doorway frames (photo 3 of 18)



Bedroom 3: Doors/doorway frames (photo 4 of 18)



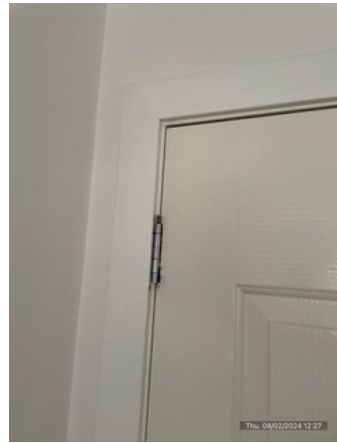
Bedroom 3: Doors/doorway frames (photo 5 of 18)



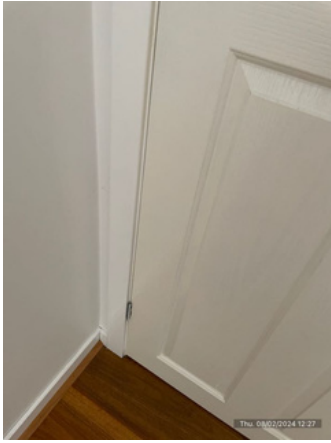
Bedroom 3: Doors/doorway frames (photo 6 of 18)



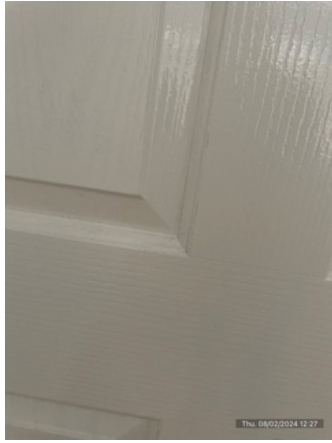
Bedroom 3: Doors/doorway frames (photo 7 of 18)



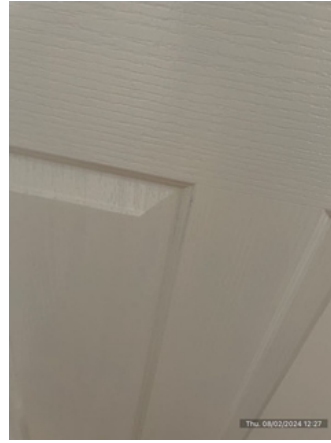
Bedroom 3: Doors/doorway frames (photo 8 of 18)



Bedroom 3: Doors/doorway frames (photo 9 of 18)



Bedroom 3: Doors/doorway frames (photo 10 of 18)



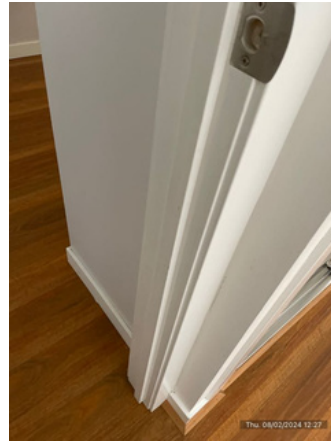
Bedroom 3: Doors/doorway frames (photo 11 of 18)



Bedroom 3: Doors/doorway frames (photo 12 of 18)



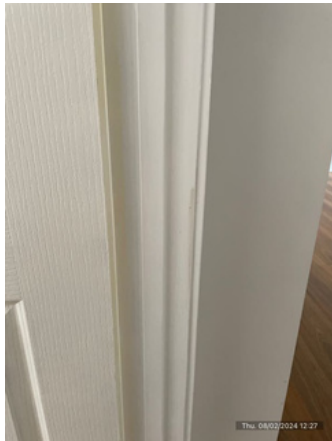
Bedroom 3: Doors/doorway frames (photo 13 of 18)



Bedroom 3: Doors/doorway frames (photo 14 of 18)



Bedroom 3: Doors/doorway frames (photo 15 of 18)



Bedroom 3: Doors/doorway frames (photo 16 of 18)



Bedroom 3: Doors/doorway frames (photo 17 of 18)



Bedroom 3: Doors/doorway frames (photo 18 of 18)



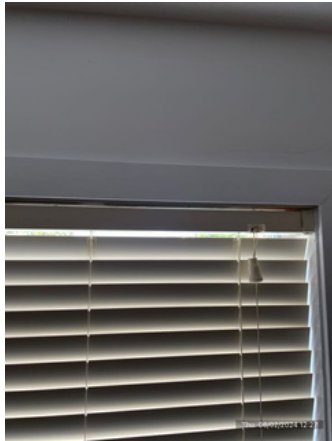
Bedroom 3: Windows/screens/window safety devices (photo 1 of 16)



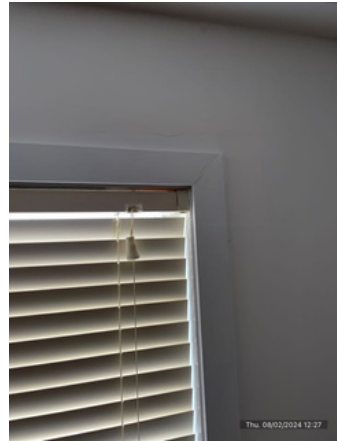
Bedroom 3: Windows/screens/window safety devices (photo 2 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 3 of 16)



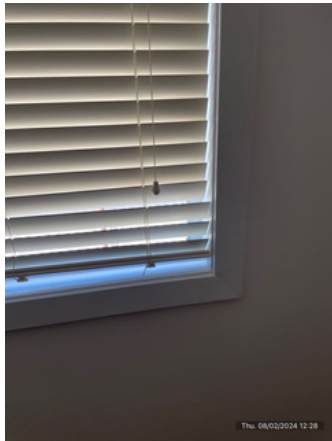
Bedroom 3: Windows/screens/window safety devices (photo 4 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 5 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 6 of 16)



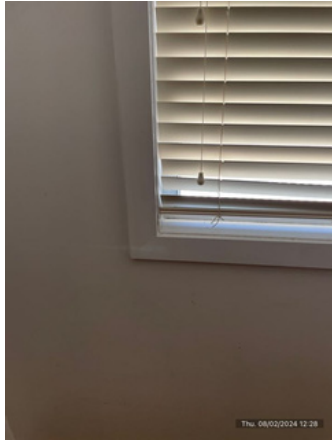
Bedroom 3: Windows/screens/window safety devices (photo 7 of 16)



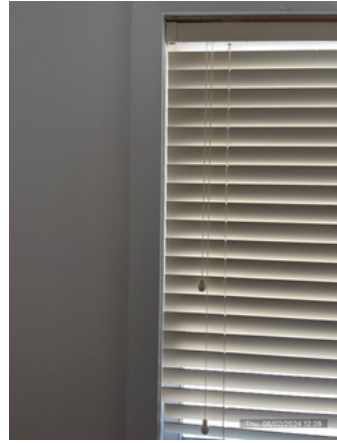
Bedroom 3: Windows/screens/window safety devices (photo 8 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 9 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 10 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 11 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 12 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 13 of 16)



Bedroom 3: Windows/screens/window safety devices (photo 14 of 16)



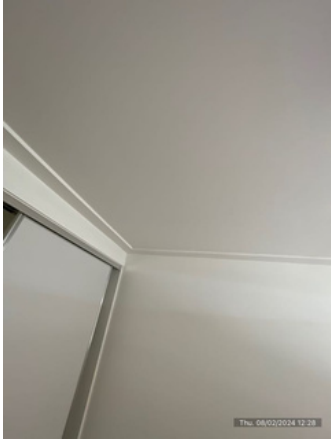
Bedroom 3: Windows/screens/window safety devices (photo 15 of 16)



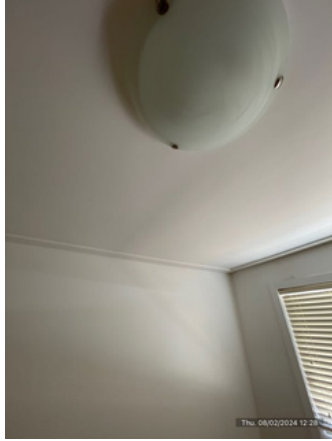
Bedroom 3: Windows/screens/window safety devices (photo 16 of 16)



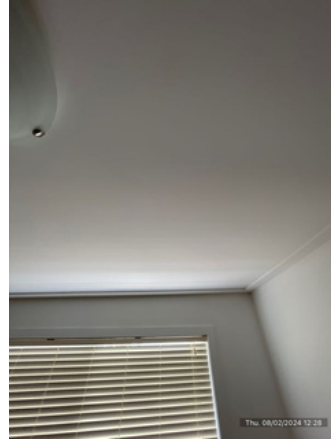
Bedroom 3: Ceiling/light fittings (photo 1 of 5)



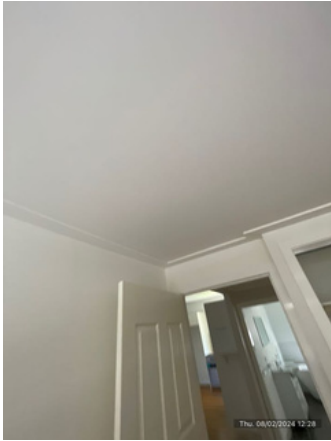
Bedroom 3: Ceiling/light fittings (photo 2 of 5)



Bedroom 3: Ceiling/light fittings (photo 3 of 5)



Bedroom 3: Ceiling/light fittings (photo 4 of 5)



Bedroom 3: Ceiling/light fittings (photo 5 of 5)



Bedroom 3: Blinds/curtains (photo 1 of 7)



Bedroom 3: Blinds/curtains (photo 2 of 7)



Bedroom 3: Blinds/curtains (photo 3 of 7)



Bedroom 3: Blinds/curtains (photo 4 of 7)



Bedroom 3: Blinds/curtains (photo 5 of 7)



Bedroom 3: Blinds/curtains (photo 6 of 7)



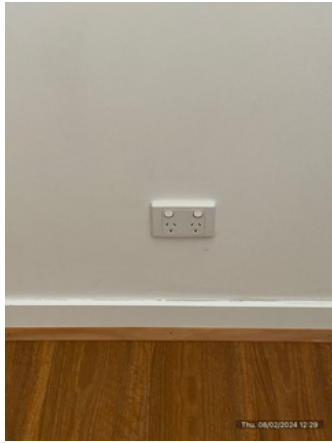
Bedroom 3: Blinds/curtains (photo 7 of 7)



Bedroom 3: Lights/power points (photo 1 of 6)



Bedroom 3: Lights/power points (photo 2 of 6)



Bedroom 3: Lights/power points (photo 3 of 6)



Bedroom 3: Lights/power points (photo 4 of 6)



Bedroom 3: Lights/power points (photo 5 of 6)



Bedroom 3: Lights/power points (photo 6 of 6)



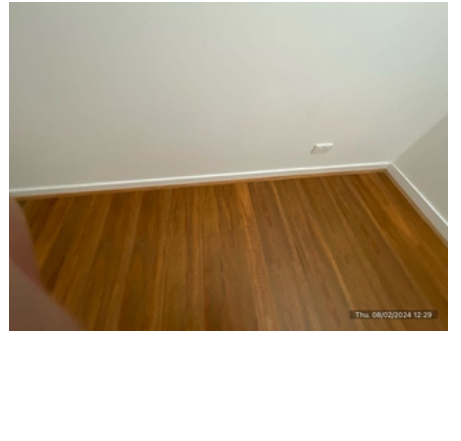
Bedroom 3: Skirting boards (photo 1 of 9)



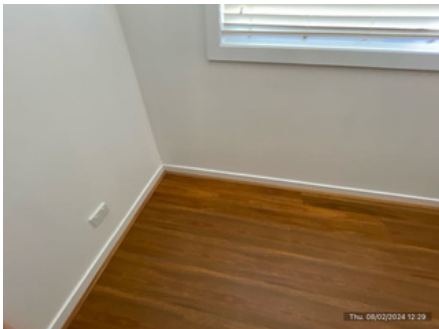
Bedroom 3: Skirting boards (photo 2 of 9)



Bedroom 3: Skirting boards (photo 3 of 9)



Bedroom 3: Skirting boards (photo 4 of 9)



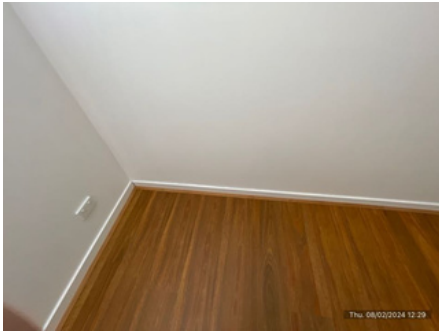
Bedroom 3: Skirting boards (photo 5 of 9)



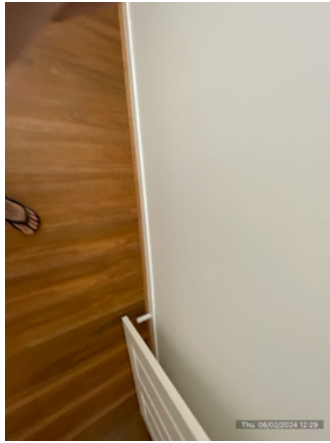
Bedroom 3: Skirting boards (photo 6 of 9)



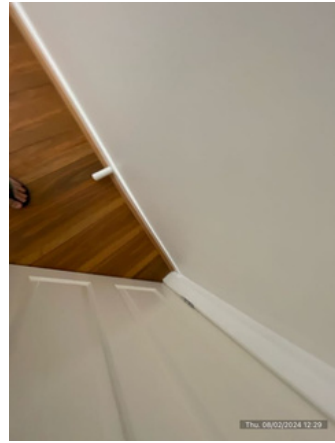
Bedroom 3: Skirting boards (photo 7 of 9)



Bedroom 3: Skirting boards (photo 8 of 9)



Bedroom 3: Skirting boards (photo 9 of 9)



I Bathroom: Overall (photo 1 of 2)



I Bathroom: Overall (photo 2 of 2)



I Bathroom: Walls/tiles (photo 1 of 11)



I Bathroom: Walls/tiles (photo 2 of 11)



I Bathroom: Walls/tiles (photo 3 of 11)



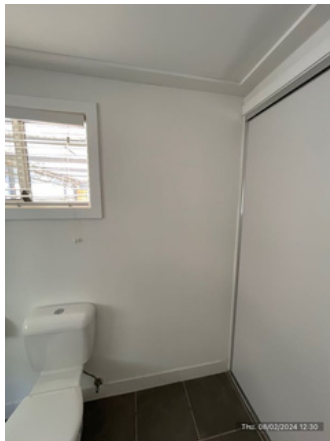
I Bathroom: Walls/tiles (photo 4 of 11)



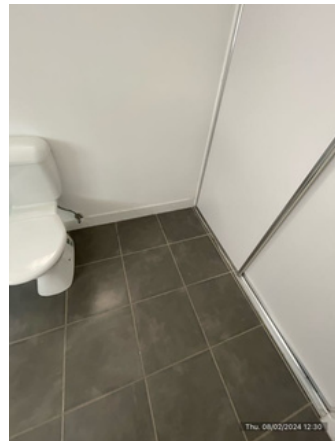
I Bathroom: Walls/tiles (photo 5 of 11)



I Bathroom: Walls/tiles (photo 6 of 11)



I Bathroom: Walls/tiles (photo 7 of 11)



I Bathroom: Walls/tiles (photo 8 of 11)



I Bathroom: Walls/tiles (photo 9 of 11)



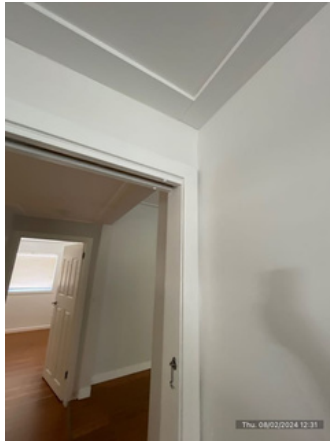
I Bathroom: Walls/tiles (photo 10 of 11)



I Bathroom: Walls/tiles (photo 11 of 11)



I Bathroom: Doors/doorway frames (photo 1 of 16)



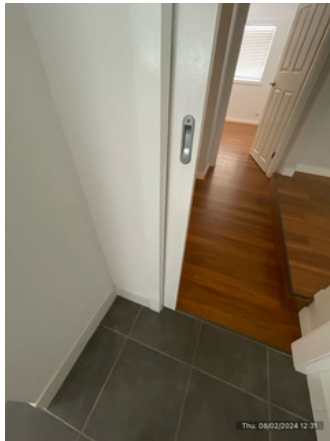
I Bathroom: Doors/doorway frames (photo 2 of 16)



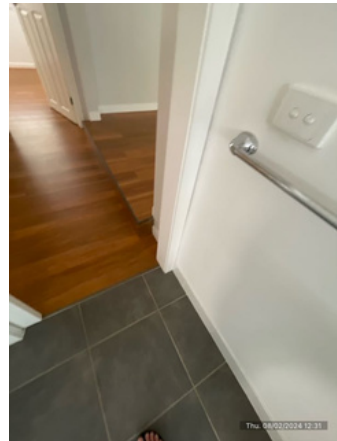
I Bathroom: Doors/doorway frames (photo 3 of 16)



I Bathroom: Doors/doorway frames (photo 4 of 16)



I Bathroom: Doors/doorway frames (photo 5 of 16)



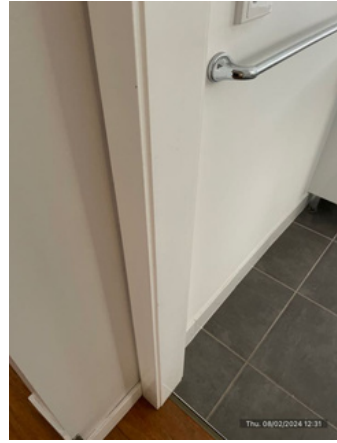
I Bathroom: Doors/doorway frames (photo 6 of 16)



I Bathroom: Doors/doorway frames (photo 7 of 16)



I Bathroom: Doors/doorway frames (photo 8 of 16)



I Bathroom: Doors/doorway frames (photo 9 of 16)



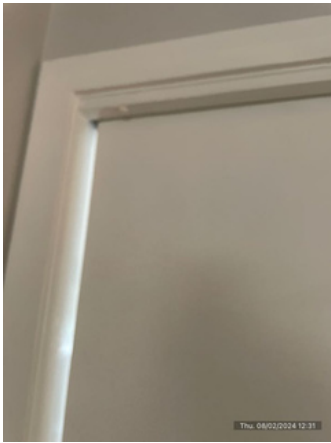
I Bathroom: Doors/doorway frames (photo 10 of 16)



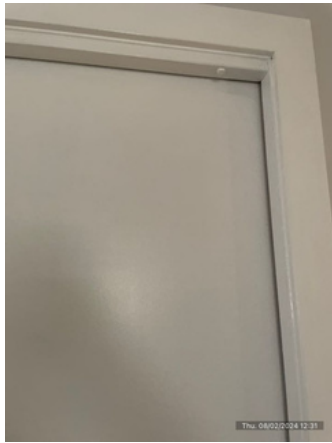
I Bathroom: Doors/doorway frames (photo 11 of 16)



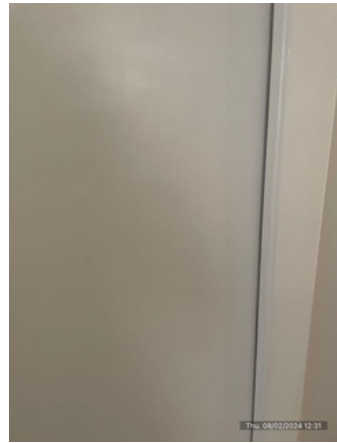
I Bathroom: Doors/doorway frames (photo 12 of 16)



I Bathroom: Doors/doorway frames (photo 13 of 16)



I Bathroom: Doors/doorway frames (photo 14 of 16)



I Bathroom: Doors/doorway frames (photo 15 of 16)



I Bathroom: Doors/doorway frames (photo 16 of 16)



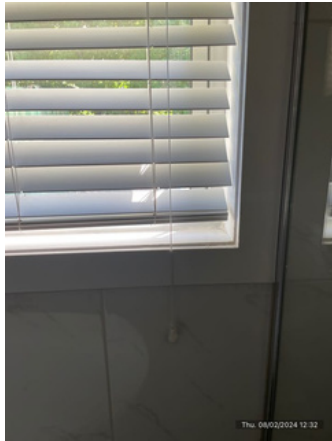
I Bathroom: Windows/screens/window safety devices (photo 1 of 11)



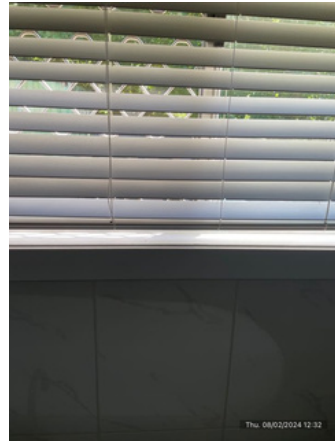
I Bathroom: Windows/screens/window safety devices (photo 2 of 11)



I Bathroom: Windows/screens/window safety devices (photo 3 of 11)



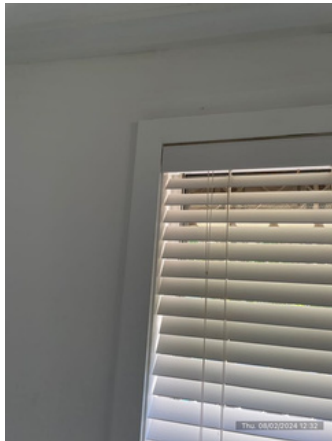
I Bathroom: Windows/screens/window safety devices (photo 4 of 11)



I Bathroom: Windows/screens/window safety devices (photo 5 of 11)



I Bathroom: Windows/screens/window safety devices (photo 6 of 11)



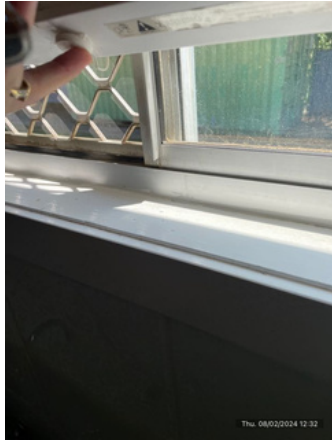
I Bathroom: Windows/screens/window safety devices (photo 7 of 11)



I Bathroom: Windows/screens/window safety devices (photo 8 of 11)



I Bathroom: Windows/screens/window safety devices (photo 9 of 11)



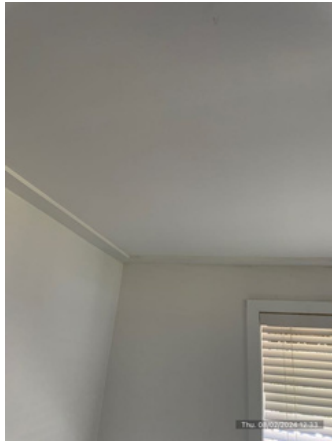
I Bathroom: Windows/screens/window safety devices (photo 10 of 11)



I Bathroom: Windows/screens/window safety devices (photo 11 of 11)



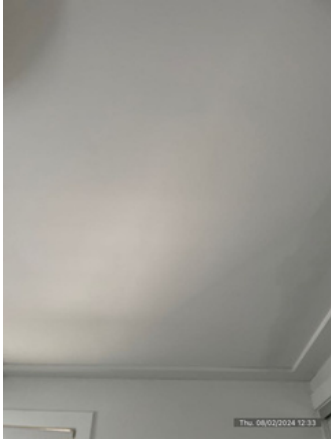
I Bathroom: Ceiling/light fittings (photo 1 of 4)



I Bathroom: Ceiling/light fittings (photo 2 of 4)



I Bathroom: Ceiling/light fittings (photo 3 of 4)



I Bathroom: Ceiling/light fittings (photo 4 of 4)



I Bathroom: Blinds/curtains (photo 1 of 2)



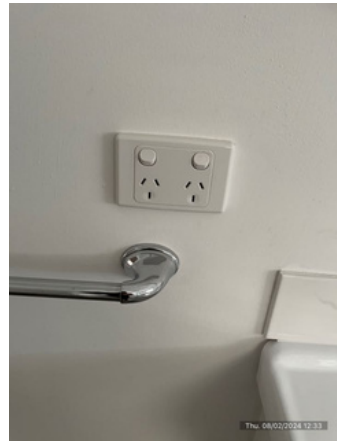
I Bathroom: Blinds/curtains (photo 2 of 2)



I Bathroom: Lights/power points (photo 1 of 3)



I Bathroom: Lights/power points (photo 2 of 3)



I Bathroom: Lights/power points (photo 3 of 3)



I Bathroom: Bath/taps (photo 1 of 3)



I Bathroom: Bath/taps (photo 2 of 3)



I Bathroom: Bath/taps (photo 3 of 3)



I Bathroom: Shower/screen/taps (photo 1 of 9)



I Bathroom: Shower/screen/taps (photo 2 of 9)



I Bathroom: Shower/screen/taps (photo 3 of 9)



I Bathroom: Shower/screen/taps (photo 4 of 9)



I Bathroom: Shower/screen/taps (photo 5 of 9)



I Bathroom: Shower/screen/taps (photo 6 of 9)



I Bathroom: Shower/screen/taps (photo 7 of 9)



I Bathroom: Shower/screen/taps (photo 8 of 9)



I Bathroom: Shower/screen/taps (photo 9 of 9)



I Bathroom: Wash basin/taps (photo 1 of 3)



I Bathroom: Wash basin/taps (photo 2 of 3)



I Bathroom: Wash basin/taps (photo 3 of 3)



I Bathroom: Mirror/cabinet/vanity (photo 1 of 3)



I Bathroom: Mirror/cabinet/vanity (photo 2 of 3)



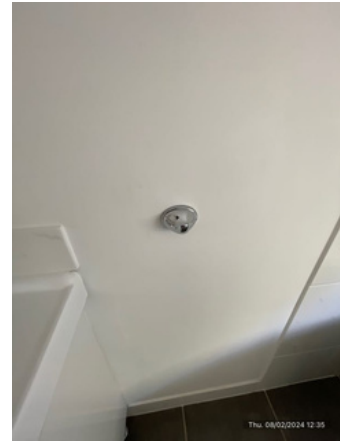
I Bathroom: Mirror/cabinet/vanity (photo 3 of 3)



I Bathroom: Towel rails (photo 1 of 2)



I Bathroom: Towel rails (photo 2 of 2)



I Bathroom: Toilet/cistern/seat (photo 1 of 2)



I Bathroom: Toilet/cistern/seat (photo 2 of 2)



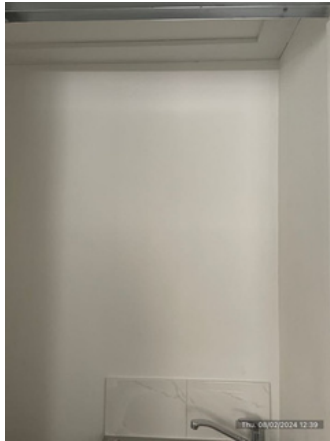
I Bathroom: Toilet roll holder (photo 1 of 1)



I Bathroom: Heating/exhaust fan/vent (photo 1 of 1)



I Bathroom: Other (photo 1 of 13)



I Bathroom: Other (photo 2 of 13)



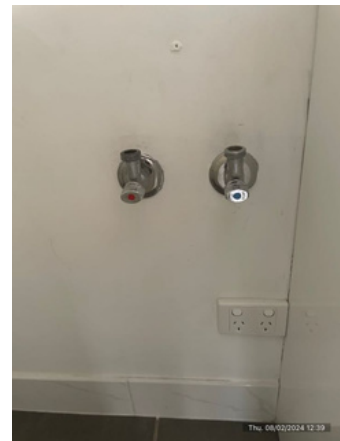
I Bathroom: Other (photo 3 of 13)



I Bathroom: Other (photo 4 of 13)



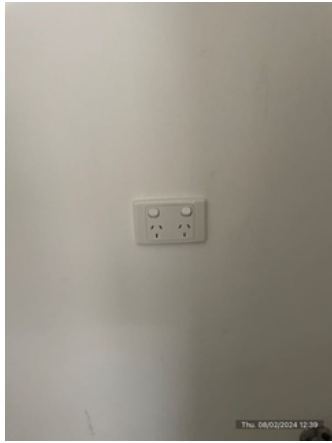
I Bathroom: Other (photo 5 of 13)



I Bathroom: Other (photo 6 of 13)



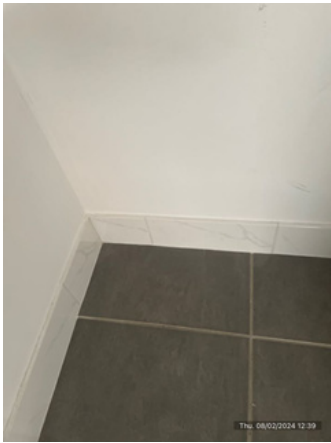
I Bathroom: Other (photo 7 of 13)



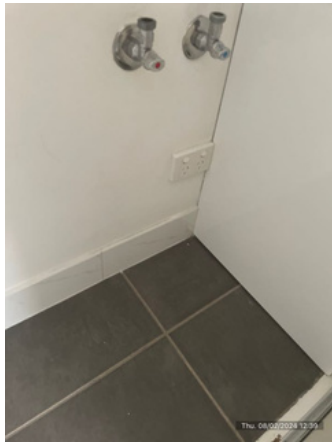
I Bathroom: Other (photo 8 of 13)



I Bathroom: Other (photo 9 of 13)



I Bathroom: Other (photo 10 of 13)



I Bathroom: Other (photo 11 of 13)



I Bathroom: Other (photo 12 of 13)



I Bathroom: Other (photo 13 of 13)



General: Overall (photo 1 of 39)



General: Overall (photo 2 of 39)



General: Overall (photo 3 of 39)



General: Overall (photo 4 of 39)



General: Overall (photo 5 of 39)



General: Overall (photo 6 of 39)



General: Overall (photo 7 of 39)



General: Overall (photo 8 of 39)



General: Overall (photo 9 of 39)



General: Overall (photo 10 of 39)



General: Overall (photo 11 of 39)



General: Overall (photo 12 of 39)



General: Overall (photo 13 of 39)



General: Overall (photo 14 of 39)



General: Overall (photo 15 of 39)



General: Overall (photo 16 of 39)



General: Overall (photo 17 of 39)



General: Overall (photo 18 of 39)



General: Overall (photo 19 of 39)



General: Overall (photo 20 of 39)



General: Overall (photo 21 of 39)



General: Overall (photo 22 of 39)



General: Overall (photo 23 of 39)



General: Overall (photo 24 of 39)



General: Overall (photo 25 of 39)



General: Overall (photo 26 of 39)



General: Overall (photo 27 of 39)



General: Overall (photo 28 of 39)



General: Overall (photo 29 of 39)



General: Overall (photo 30 of 39)



General: Overall (photo 31 of 39)



General: Overall (photo 32 of 39)



General: Overall (photo 33 of 39)



General: Overall (photo 34 of 39)



General: Overall (photo 35 of 39)



General: Overall (photo 36 of 39)



General: Overall (photo 37 of 39)



General: Overall (photo 38 of 39)



General: Overall (photo 39 of 39)



MINIMUM STANDARD

The landlord must indicate whether the following apply to the premises:

1. Are the premises structurally sound?

Yes No

Note. Premises are structurally sound if the

- floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings are
 - (i) in a reasonable state of repair, and
 - (ii) are not liable to collapse because they are rotted or otherwise defective, and
- floors, ceiling, walls and supporting structures are not subject to significant dampness, and
- roof, ceilings and windows do not allow water penetration into the premises.

2. Does the premises have adequate:

a) Natural or artificial lighting in each room (excluding storage rooms or garages)?

Yes No

b) Ventilation?

Yes No

c) Electricity outlet sockets or gas outlet sockets for the supply of lighting and heating premises, and for the use of appliances in the premises?

Yes No

d) Plumbing and drainage?

Yes No

Utilities

3. Are the premises:

a) Supplied with electricity?

b) Supplied with gas?

Yes No

c) Connected to a water supply service or infrastructure that supplies water (including, but not limited to, a water bore or water tank) that is able to supply to the premises hot and cold water for drinking and ablution and cleaning activities?

Yes No

Yes No

4. Does the premises contain bathroom facilities, including toilet and washing facilities that allow privacy for the user?

5. Does the tenant agree with all of the above?

Yes No

If no, specify which items:

Yes No

HEALTH ISSUES

The landlord must indicate whether the following apply to the premises:

a) Are there any signs of mould and dampness?

b) Are there any pests and vermin?

Yes No

c) Has any rubbish been left on the premises?

Yes No

d) Are the premises listed on the Loose-Fill Asbestos Insulation Register?

Yes No

Yes No

SMOKE ALARMS

The landlord must indicate the following:

1. Have smoke alarms been installed in the residential premises in accordance with the Environmental Planning and Assessment Act 1979(including any regulations made under the Act)? Yes No

2. Have all the smoke alarms installed on the residential premises been checked and found to be in working order? Yes No
Date last checked:

3. Have the removable batteries in all the smoke alarms been replaced within the last 12 months, except for removable lithium batteries? Yes No
N/A
Date batteries were last changed:

4. Have the batteries in all the smoke alarms that have a removable lithium battery been replaced in the period specified by the manufacturer of the smoke alarm? Yes No
N/A
Date batteries were last changed:

Note. Section 64A of the Residential Tenancies Act 2010 provides that repairs to a smoke alarm includes maintenance of a smoke alarm in working order by installing or replacing a battery in the smoke alarm.

OTHER SAFETY ISSUES

The landlord must indicate whether the following apply to the residential premises:

- 1. Are there any visible signs of damaged appliances(if appliances are included as part of the tenancy)? Yes No
 - 2. Are there any visible hazards relating to electricity(e.g. a loose or damaged electricity outlets socket, loose wiring or sparking power points)? Yes No
 - 3. Are there any visible hazards relating to gas(e.g. a loose or damaged gas outlet socket or an open-ended gas pipe or valve)? Yes No
 - 4. Does the tenant agree with all of the above? Yes No
- If no, specify which item:

Yes No

COMMUNICATION FACILITIES

The landlord must indicate whether the following facilities are available:

- a) a telephone line is connected to the residential premises Yes No
- b) an internet line is connected to the residential premises Yes No

WATER USAGE CHARGING AND EFFICIENCY DEVICES

[only applicable if tenant pays water usage charges for the residential

premises] 1. Are the residential premises separately metered?

2. The landlord must indicate the following: Yes No

a) all showerheads have a maximum flow rate of 9 litres per minute

Yes No

b) on and from 23 March 2025, all toilets are dual flush toilets with a minimum 3 star rating in accordance with the WELS scheme, Yes No N/A

c) all internal cold water taps and single mixer taps in kitchen or bathroom hand basins have a maximum flow rate of 9 litres per minute Yes No

d) the premises have been checked and any leaking taps or toilets on the residential premises have been fixed Yes No

Date the premises were last checked to see if it is compliant with the water efficiency measures:

Sunday 09/04/2023

WatermeterreadingatSTARToftenancy: 0lphDateofreading:

Sunday 09/04/2023

WatermeterreadingatENDOftentancy: lphDateofreading:

/ /

ADDITIONAL COMMENTS / INFORMATION

Additional comments on minimum standards, health issues, smoke alarms, other safety issues, communication facilities, water usage charging and efficiency devices [may be added by landlord or tenant, or both]

[Empty text box for additional comments]

Tenant Comments:

[Empty text box for tenant comments]

Approximate dates when work last done on residential premises

Installationofwaterefficiencymeasures: N/A [Empty box]

Paintingofpremises(external): N/A [Empty box]

Paintingofpremises(internal): N/A [Empty box]

Flooringlaid/replaced/cleaned: N/A [Empty box]

Landlord's promise to undertake work: [Delete if not required] Note. Further items and comments may be added on additional pages signed by the landlord/agent and the tenant and attached to this report.

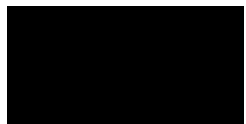
The landlord agrees to undertake the following cleaning, repairs, additions or other work during the tenancy:

[Empty text box for work to be undertaken]

The landlord agrees to complete that work by:

N/A

Landlord/agent's signature:



Date:

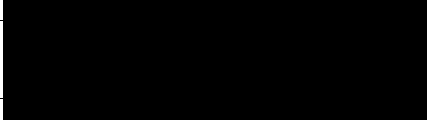
Tuesday 09/05/2023

Tenant initially reviewed at 13:39 Wednesday 28/02/2024

Agent Signature at the START of the Tenancy

Print Name: Kaly Smith

Signature:

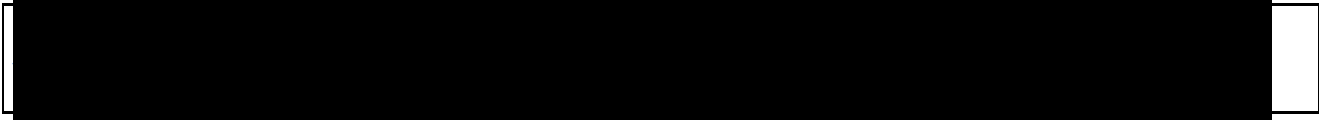


Date: Thursday 08/02/2024

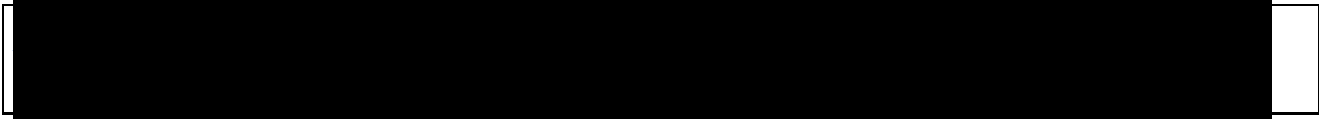
Tenant's Acknowledgement & Signature

I/we have received and read the Condition Report for the above property and understand that it must be returned within 7 days.

Main Tenant
Print Name:



Tenant 2
Print Name:

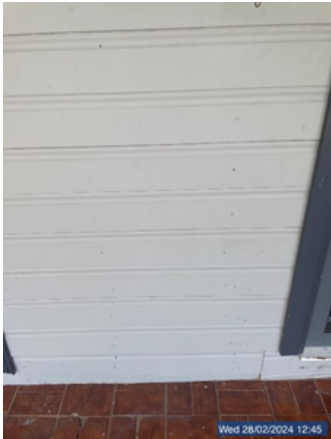


DISCLAIMER:

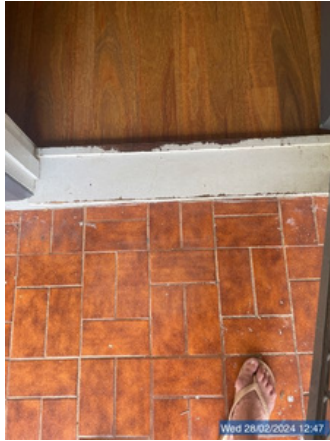
This tenancy inspection report is a visual one carried out by us to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; we are not qualified to assess the structural aspects of areas including but not limited to staircases, 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, tenants goods or other belongings. It is recommended that all landlords 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 landlords hold adequate insurance, including landlords insurance. To comply with legislation we also recommend landlords outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.

Tenant Uploaded Photos (27 photos)

Entrance/Hall: Front door/screen door/security door (photo 1 of 1)



Entrance/Hall: Doorway frames (photo 1 of 1)



Lounge Room: Lights/power points (photo 1 of 1)



Dining Room: Doors/doorway frames (photo 1 of 1)



Kitchen: Exhaust fan/range hood (photo 1 of 1)



Kitchen: Dishwasher (photo 1 of 1)



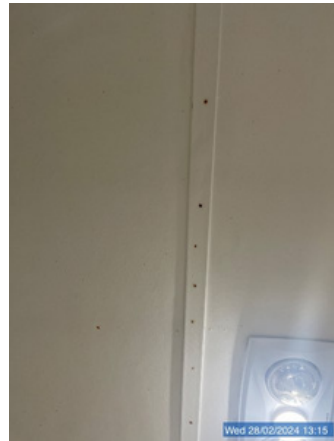
Bedroom 1: Floor coverings (photo 1 of 1)



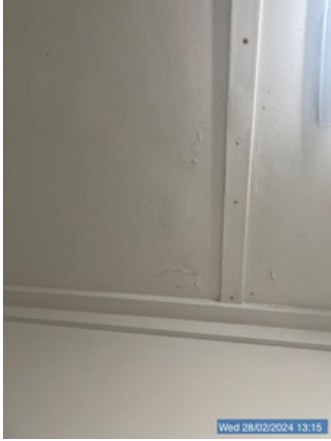
Ensuite: Ceiling/light fittings (photo 1 of 3)



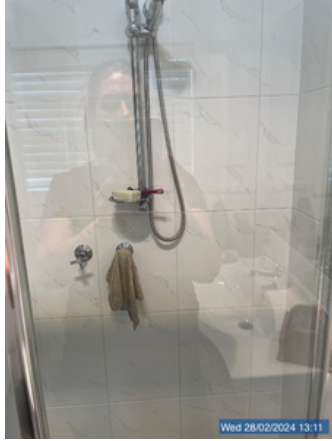
Ensuite: Ceiling/light fittings (photo 2 of 3)



Ensuite: Ceiling/light fittings (photo 3 of 3)



Ensuite: Shower/screen/taps (photo 1 of 1)



Ensuite: Mirror/cabinet/vanity (photo 1 of 1)



Bedroom 3: Walls/picture hooks (photo 1 of 4)



Bedroom 3: Walls/picture hooks (photo 2 of 4)



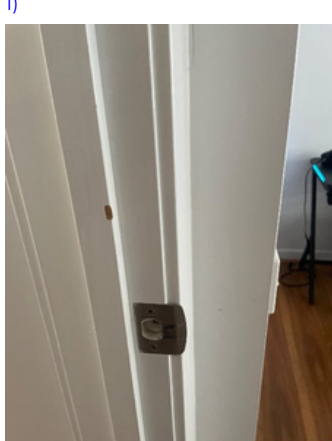
Bedroom 3: Walls/picture hooks (photo 3 of 4)



Bedroom 3: Walls/picture hooks (photo 4 of 4)



Bedroom 3: Doors/doorway frames (photo 1 of 1)



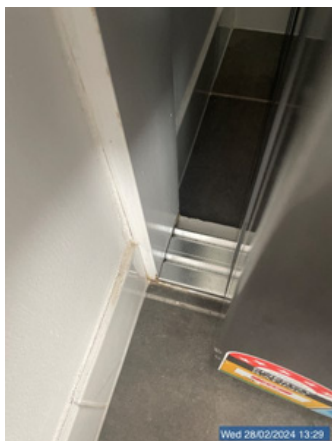
Bedroom 3: Ceiling/light fittings (photo 1 of 1)



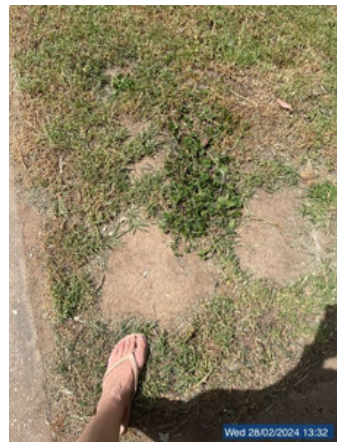
Laundry: Floor tiles/floor coverings (photo 1 of 2)



Laundry: Floor tiles/floor coverings (photo 2 of 2)



General: Grounds/garden (photo 1 of 4)



General: Grounds/garden (photo 2 of 4)



General: Grounds/garden (photo 3 of 4)



General: Grounds/garden (photo 4 of 4)



General: Lawns/edges (photo 1 of 2)



General: Lawns/edges (photo 2 of 2)



General: Other (photo 1 of 1)



Keys Supplied to Tenants

968 Chenery St, Glenroy, NSW 2640



Tenant's Acknowledgement

1. I/we hereby agree that I/we have been supplied with the above keys/remote(s).
2. All keys/remote(s) must be returned to office upon vacating the premises and if we do not return any items a locksmith will be engaged at my/our cost.
3. Rent will be charged until all keys/remote(s) are returned to the office at the end of the tenancy.
4. Receipt of email containing link to paperless condition report to be completed electronically.
5. I understand that the email link to the paperless condition report will expire after 7 days.
6. Receipt of the tenancy agreement.

Name:
Print Name:

[Redacted signature area]