

Condition Report

Property Address: [Insert Full Address of 3-Bed, 2-Bath Property]

Date: September 3, 2025

Time: 04:01 PM AEST

1. Introduction

This Condition Report is to be completed by the tenant upon moving into the property. It serves as a record of the property's condition at the start of the tenancy, as required under the **Residential Tenancies Act 2010 (NSW)**.

Important Requirements:

- Both the tenant and landlord (or agent) must sign this report
- The tenant must attach photographs and a video to document the condition
- Return the completed report to the landlord or agent within **7 days** of moving in

2. Property Details

Detail	Information
Property Type	3-Bedroom, 2-Bathroom House
Address	[Insert Full Address]
Tenant Name(s)	[Insert Tenant Name(s)]
Landlord/Agent Name	[Insert Landlord or Agent Name]
Lease Start Date	[Insert Date]

3. Rooms and Condition

Please check the condition of each area and note any existing damage, repairs needed, or items provided.

Condition Codes:

- C** = Clean
- D** = Damaged
- R** = Requires Repair
- N/A** = Not Applicable

Attach photographs and note video timestamps where relevant.

3.1 Living Areas

Living Room 1

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]	e.g., Scratches on east wall	e.g., Photo 1.jpg	e.g., 00:01:15
Floor	[C/D/R/N/A]	e.g., Carpet stain near window		
Windows	[C/D/R/N/A]	e.g., Cracked pane		
Lighting	[C/D/R/N/A]	e.g., Working bulbs		

Living Room 2 (if applicable)

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 2.jpg</i>	<i>e.g., 00:02:30</i>
Floor	[C/D/R/N/A]			
Windows	[C/D/R/N/A]			
Lighting	[C/D/R/N/A]			

3.2 Bedrooms

Bedroom 1

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 3.jpg</i>	<i>e.g., 00:03:45</i>
Floor	[C/D/R/N/A]			
Windows	[C/D/R/N/A]			
Lighting	[C/D/R/N/A]			
Built-in Wardrobe	[C/D/R/N/A]			

Bedroom 2

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 4.jpg</i>	<i>e.g., 00:04:50</i>
Floor	[C/D/R/N/A]			
Windows	[C/D/R/N/A]			
Lighting	[C/D/R/N/A]			
Built-in Wardrobe	[C/D/R/N/A]			

Bedroom 3

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 5.jpg</i>	<i>e.g., 00:06:00</i>
Floor	[C/D/R/N/A]			
Windows	[C/D/R/N/A]			
Lighting	[C/D/R/N/A]			
Built-in Wardrobe	[C/D/R/N/A]			

3.3 Bathrooms

Bathroom 1

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 6.jpg</i>	<i>e.g., 00:07:15</i>
Floor	[C/D/R/N/A]			
Shower/Bath	[C/D/R/N/A]			
Toilet	[C/D/R/N/A]			
Sink	[C/D/R/N/A]			
Ventilation	[C/D/R/N/A]			

Bathroom 2

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 7.jpg</i>	<i>e.g., 00:08:30</i>
Floor	[C/D/R/N/A]			
Shower/Bath	[C/D/R/N/A]			
Toilet	[C/D/R/N/A]			
Sink	[C/D/R/N/A]			
Ventilation	[C/D/R/N/A]			

3.4 Kitchen

Item	Condition	Notes	Photo Reference	Video Timestamp
Walls	[C/D/R/N/A]		<i>e.g., Photo 8.jpg</i>	<i>e.g., 00:09:45</i>
Floor	[C/D/R/N/A]			
Sink	[C/D/R/N/A]			
Stove/Oven	[C/D/R/N/A]			
Refrigerator	[C/D/R/N/A]			
Cabinets	[C/D/R/N/A]			

3.5 Outdoor Areas

Item	Condition	Notes	Photo Reference	Video Timestamp
Garden/Yard	[C/D/R/N/A]			
Fencing	[C/D/R/N/A]			

Signatures

Tenant Signature: _____ Date: _____

Tenant Name (Print): _____

Landlord/Agent Signature: _____ Date: _____

Landlord/Agent Name (Print): _____

Attachments:

- ☐ Photographs attached
- ☐ Video recording provided
- ☐ Additional documentation (if any)