

Room Condition Report

This report records the condition of the room, bathroom, and shared areas at move-in, so both parties agree on the starting condition before the \$800 deposit is held.

Property address	1/6 Chicago Avenue, Maroubra, 2035
Student name	[name]
Move-in date	[date]
Completed by	Louise McNerney

Bedroom

Item	Condition	Notes
Walls	Good / fresh paint	Some minor scuff marks on wall below window.
Ceiling	Good	
Carpet/flooring	New, freshly carpeted	
Windows	Good, lock system	
Blinds/curtains	Good	
Door	Good	
Door lock/key	none	

Bathroom

Item	Condition	Notes
Walls	Good	
Floor	Good	
Shower	Good	
Toilet	Good	
Basin/taps	Good	
Mirror	Good	

Item	Condition	Notes
Ventilation/exhaust fan	Good	

Furniture & Fittings

Item	Condition	Notes
Double bed	New	
Desk and chair	Good	
Chest of drawers	Good, refurbished	
Wardrobe rack	New	
Ceiling fan and light	Good	

Fixtures & Appliances

Item	Working	Notes
Light fittings	Yes	
Power points	Yes	
Ceiling fan	Yes	
Taps (room/ensuite)	Yes	

Shared Areas

Item	Condition	Notes
Allocated fridge space	Good	
Allocated cupboard space	Good	
Laundry area	Shared/Good	

Keys & Access

Item	Quantity provided
Front door key	1
Room key	0
Mailbox key	0

Additional Notes

Note any existing damage, marks, or wear not covered above, and anything agreed verbally that's worth recording in writing.

Signatures

Both parties confirm this report reflects the condition of the room at move-in.

	Landlord	Student
Name	[name]	[name]
Signature		
Date		