

Residential Tenancy Entry Condition Report

10/88 Botany Street, Kingsford, NSW 2032



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 13 32 20 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:**Inspecting Agent:****Inspection Date:****Tenancy Start Date:****Tenant/s:****Tenant Received Date:****Report Return Date:***Tenant initially reviewed at 17:58 Sunday 12/07/2026*

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 18:04 Sunday 12/07/2026</i>
Overall				(1 360° photo, page 9)		
Front door/screen door/security door	Y	Y	Y	Dark grey painted timber-finish heavy-duty hinged front door with brushed chrome lever handle, matching deadbolt, and automatic closer unit in good condition. White evacuation diagram is mounted to the interior door face. No screen or security door is present.	Y	Small white scratches on top right of door (1 photo, page 31)
Walls/picture hooks	Y	Y		Off-white painted walls throughout in good condition with no visible marks, scuffs, or picture hooks.	Y	
Doorway frames	Y	Y		White painted timber doorway frames and architraves in good condition with no visible chips or scuffs to the paintwork.	N	Some wear to the paint where doorway frame meets the wall along whole door edge, and small crack in wall near top left of doorframe (1 photo, page 31)
Ceiling/light fittings	Y	Y	Y	White painted ceiling in good condition. White recessed downlight centrally mounted in good condition. White smoke alarm and a separate white sensor unit also present on the ceiling in good condition.	Y	
Lights/power points/door bell	Y	Y		White plastic double light switch plate in good condition, mounted to the wall.	Y	
Floor coverings	Y	Y		Light oak-look timber-style floor tiles throughout in good condition with grey grout lines. Surface is clean and free from visible chips or cracks.	Y	Grey grout lines, small marks on floor throughout studio (1 photo, page 31)
Storage	Y	Y	Y	Floor-to-ceiling built-in cupboard with white laminate doors and black slimline handles in good condition. Interior features adjustable white laminate shelving, also in good condition. Electrical switchboard with black casing and clear plastic cover is mounted inside the cupboard unit. (3 photos, page 10)	Y	
Studio	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 18:06 Sunday 12/07/2026</i>
Overall				(1 360° photo, page 10)		
Walls/picture hooks	Y	Y		Walls are painted off-white throughout in fair condition. Two distinct horizontal cracks are present on the upper section of one wall, measuring approximately 30 cm and 45 cm in length. A framed picture with a floral design is mounted on the wall. No other visible marks or picture hooks. (1 photo, page 12)	Y	Marks to bottom right of wall near balcony door, scuff on wall to the right of picture frame, paint scratches behind desk (3 photos, page 31)
Windows/screens/window safety devices	Y	Y	Y	Black aluminium-framed sliding glass door in good condition. Fitted with a black D-handle including a key lock mechanism. Glass is clean and intact with no visible damage. (1 photo, page 12)	Y	
Ceiling/light fittings	Y	Y	Y	Ceiling is painted white with a flat cornice in good condition. 2x white recessed downlights and a white ceiling fan with an integrated central light fitting are present in good condition. White smoke detector is mounted to the ceiling.	Y	
Blinds/curtains	Y	N	Y	Beige vertical blinds fitted to the sliding door track in fair condition. Several individual slats appear twisted and do not align correctly. The track and control wand are present. (4 photos, page 12)	Y	
Lights/power points	Y	Y		2x white plastic double powerpoints in good condition. 1x white plastic double light switch plate in good condition.	Y	
Floor coverings	Y	Y		Light oak-look timber-style floor tiles throughout in good condition with grey grout lines. Surface is clean and free from visible chips or cracks.	Y	

Inventory/furniture	Y	Y		• TCL wall-mounted flat-screen TV - good condition • TCL TV remote - good condition • Grey fabric wingback armchair - good condition • Grey fabric ottoman - good condition • Light blue square throw pillow - good condition • White rectangular desk with white metal legs - good condition • Grey fabric upholstered swivel office chair with black base - good condition • Black adjustable metal desk lamp - good condition • Single bed with grey fabric upholstered headboard and base - good condition • Single mattress with decorative grey pattern - good condition • Timber-look laminate bedside cabinet with one drawer - good condition • Grey fabric table lamp with silver square base - good condition • Black circular metal tray table - fair condition, visible surface marks • White metal folding clothes airer - good condition (21 photos, page 12)	Y	Watermark on bottom right corner of bedside cabinet (1 photo, page 31)
Storage	Y	Y	Y	Built-in floor-to-ceiling wardrobes and cupboards with white laminate doors and black slimline handles in good condition. Interior of the linen cupboard features four white shelves and contains a small silver heater. The under-bench cupboard houses a Rinnai Hotflo electric hot water system with associated copper piping and white PVC drainage pipes. (2 photos, page 14)	Y	
Kitchen	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:59 Wednesday 15/07/2026</i>
Overall				(1 360° photo, page 14)		
Walls/picture hooks	Y	Y		Walls are painted off-white and appear in good condition with no visible marks, scuffs, or holes. No picture hooks are visible on the wall surfaces.	Y	Very small dent on upper wall (above overhead kitchen cupboards) (1 photo, page 31)
Ceiling/light fittings	Y	Y	Y	Ceiling is painted white and appears in good condition. White four-blade ceiling fan with an integrated central light fitting is centrally mounted and in good condition.	Y	Small black marks near where ceiling fan attaches to ceiling (1 photo, page 31)
Lights/power points	Y	Y		2x white plastic double powerpoints and 1x white plastic single powerpoint are in good condition. A white plastic light switch is mounted on the wall near the glass door, also in good condition.	N	On the white plastic light switch near the glass door - the bottom switch controls the 2 black lights in the courtyard, however 1 of them (the left one) is not working (1 photo, page 32)
Floor coverings	Y	Y		Light oak-look timber-style floor tiles throughout in good condition with grey grout lines. Surface is clean and free from visible chips or cracks.	Y	
Cupboards/drawers	Y	Y	Y	Dark timber-look laminate overhead cupboards and white laminate base cupboards with black metal slimline handles are in good condition. 3x white laminate drawers with matching black handles are also in good condition. Internal shelving and drawer linings appear clean and free from damage. (9 photos, page 16)	Y	
Bench tops/tiling	Y	Y		Grey stone-look laminate benchtop in good condition with no visible chips or stains. Splashback features light grey horizontal slimline tiles with white grout, all in good condition and appearing clean.	Y	
Sink/taps/disposal unit	Y	Y	Y	Stainless steel single bowl sink with integrated drainer in good condition with minor light surface scratches from use. Black gooseneck mixer tap is firmly mounted and in good condition. (4 photos, page 16)	Y	
Stove top/hot plates	Y	Y	Y	Inalto black glass ceramic two-zone induction stove top in good condition. Surface is clean with no visible cracks or heavy scratching. Touch controls at the front are intact. (1 photo, page 17)	Y	
Exhaust fan/range hood	Y	Y	Y	Stainless steel slide-out rangehood in good condition. Mesh filters appear clean and free from grease accumulation. Integrated light is operational. (1 photo, page 17)	Y	
Fridge/microwave	Y	Y	Y	Heller black microwave oven in good condition with clean interior and intact glass turntable. White compact bar fridge with internal freezer compartment is in good condition with clean shelving and door seals. (4 photos, page 17)	Y	

Inventory/furniture	Y	Y		• 1x Anko 7-piece square food storage container set - good condition • 1x white ceramic dinner plate - good condition • 1x patterned ceramic bowl (blue/red pomegranate design) - good condition • 2x grey ceramic pasta bowls - good condition • 2x blue ceramic dinner plates - good condition • 2x blue-rimmed ceramic bowls - good condition • 2x blue-rimmed ceramic plates - good condition • 2x clear glass wine glasses - good condition • 1x clear glass carafe - good condition • 2x grey ceramic mugs - good condition • 2x clear glass tumblers - good condition • 1x white plastic 2-slice toaster - good condition • 1x black plastic electric kettle - good condition • 1x white plastic dish rack with 2x tea towels - good condition • 1x white plastic colander - good condition • 2x towels grey and beige - good condition • 1x 3-piece nested saucepan set in black (wrapped in plastic) - good condition • 1x white plastic sandwich press - good condition • 1x black saucepan with glass lid - good condition • 8x stainless steel cutlery items (knives, forks, spoons) in white tray - good condition • 1x red handle vegetable peeler - good condition • 2x stainless steel tongs - good condition • 2x stainless steel knives- good condition • 2x stainless steel forks - good condition • 2x stainless steel teaspoons- good condition • 2x stainless steel tablespoons- good condition • 4x kitchen knives with coloured sheaths (yellow, green, red and blue) - good condition • 2x pairs of kitchen scissors - good condition • 5x black plastic cooking utensils (ladle, spoons, spatula) - good condition • 1x stainless steel 4-sided grater - good condition • 1x blue checkered oven mitt - good condition • 2x cutting boards (green coloured) - good condition • 1x green folder containing appliance manuals and keys - good condition (18 photos, page 17)	Y	Report states 1x white plastic dish rack with 2x tea towels AND 2x towels grey and beige on the list - just to be clear there are 2 tea towels (one beige and one black) not four. Report states 5x black plastic cooking utensils (ladle, spoons, spatula) - however there are only 4. (2 photos, page 32)
Bathroom	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:36 Wednesday 15/07/2026</i>
Overall				(1 360° photo, 3 photos, page 19)	Y	
Walls/tiles	Y	Y		Walls are fully tiled with large-format light grey stone-look tiles. Grout lines are consistent and clean throughout with no visible cracking or missing sections.	Y	Mold in grout line of shower (1 photo, page 32)
Floor tiles/floor coverings	Y	Y		Floor is laid with large-format light grey stone-look tiles in good condition. 2x square stainless steel floor wastes are installed, one centrally and one within the shower recess, both in good condition.	Y	Rusting of drain lid (1 photo, page 32)
Doors/doorway frames	Y	Y	Y	White painted timber hinged door with a black lever handle and matching black hinges in good condition. Door frame is painted white and matches the door, in good condition with no visible scuffs.	Y	Some wear around hook on door (1 photo, page 32)
Windows/screens/window safety devices	Y	Y	Y	Black aluminium-framed sliding window with a frosted glass pane in good condition. (1 photo, page 21)	Y	
Ceiling/light fittings	Y	Y	Y	Ceiling is painted flat white with matching white cornices, in good condition. White circular recessed light fitting centrally mounted on the ceiling in good condition.	Y	
Lights/power points	Y	Y		White plastic double powerpoint with integrated switches mounted on the wall tiles, in good condition with no visible damage. (1 photo, page 21)	Y	
Shower/screen/taps	Y	Y	Y	Shower recess features a black-framed glass screen and door with a black cylindrical handle in good condition. Black handheld shower head on a matching black hose and wall-mounted rail in good condition. Black circular mixer tap handle mounted to the wall in good condition. White plastic suction-mounted caddy is attached to the wall tiles in good condition. (5 photos, page 21)	Y	
Wash basin/taps	Y	Y	Y	White ceramic rectangular wash basin integrated into the vanity top in good condition. Centrally mounted black mixer tap in good condition with no visible lime scale or tarnishing. Black pop-up waste fitted to the basin drain in good condition. (1 photo, page 21)	Y	

Mirror/cabinet/vanity	Y	Y	Y	Rectangular frameless mirror mounted to a 2-door white laminate shaving cabinet in good condition. Interior of the shaving cabinet has 3x white laminate shelves with minor surface wear to the front edges of the shelves. White laminate vanity unit below the basin has 2x doors with no external handles, in good condition. (3 photos, page 21)	Y	
Towel rails	Y	Y	Y	Black metal horizontal towel rail mounted to the wall tiles in good condition.	Y	Small white mark on towel rail (1 photo, page 32)
Toilet/cistern/seat	Y	Y	Y	White ceramic floor-mounted toilet pan with a matching white plastic seat and lid in good condition. White ceramic cistern with a chrome dual-flush button in good condition. Interior of the bowl is clean. (3 photos, page 21)	Y	
Toilet roll holder	Y	Y	Y	Black metal toilet roll holder mounted to the wall tiles in good condition. (1 photo, page 22)	Y	
Heating/exhaust fan/vent	Y	Y	Y	White circular plastic exhaust fan cover mounted on the ceiling in good condition.	Y	
Inventory	Y	Y		- White and black plastic toilet brush and holder - good condition - Stainless steel and black plastic toilet brush and holder - good condition (1 photo, page 22)	Y	
Laundry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:59 Wednesday 15/07/2026</i>
Overall				(1 360° photo, page 22)		
Walls/tiles	Y	Y		Walls are painted white, in good condition with no visible marks or damage. Tiled splashback behind the laundry tub features horizontal light grey subway tiles with white grout in good condition.	Y	White marks on right wall (1 photo, page 32)
Floor tiles/floor coverings	Y	Y		Light oak-look timber-style floor tiles throughout in good condition with grey grout lines. Surface is clean and free from visible chips or cracks.	Y	
Doors/doorway frames	Y	Y	Y	White painted timber hinged doors with a black lever handle in good condition. White painted door frame is in good condition with no visible chips or wear.	Y	
Lights/power points	Y	Y	Y	White plastic double powerpoint centrally mounted on the wall in good condition. White recessed downlight mounted in the ceiling in good condition.	Y	
Washing machine/taps	Y	Y	Y	Esatto top-loader washing machine with a white body and black glass lid in good condition. Connections and hoses appear intact and in good condition. (3 photos, page 24)	Y	
Washing tub	Y	Y	Y	Stainless steel laundry tub with a black gooseneck mixer tap in good condition. The tub is set into a white laminate cabinet with a single hinged door and internal shelving, all in good condition. PVC drainage pipes and plumbing fittings under the tub are intact. (3 photos, page 24)	Y	
Inventory	Y	Y		- Red Fire Blanket - good condition - White and grey patterned ironing board - good condition - Blue and white steam iron - good condition - Grey oil-filled column heater - fair condition with minor surface marks - White metal folding clothes airer - good condition - Blue and white broom with black dustpan - good condition - Blue and grey spray mop - good condition (6 photos, page 24)	Y	
General	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:59 Wednesday 15/07/2026</i>
Overall				(1 360° photo, page 25)		
Backyard	Y	Y		Tiled patio area with grey rectangular tiles and central drain in good condition. Artificial lawn area in good condition, free from visible tears or stains. Charcoal brick boundary wall and black horizontal slat fencing in good condition with no visible damage or marks.	Y	Some wear to central drain (1 photo, page 32)
Grounds/garden	Y	Y		Artificial turf area in good condition with no visible weeds or debris. White plastic pot containing a plant in good condition. Garden area is well-maintained with no visible damage to the surrounding structures.	Y	
Outside furniture	Y	Y		- Pink metal-framed lounge chair with white mesh seat - good condition - Black metal folding side table - good condition - White metal folding clothes airer - good condition - White plastic pot - good condition (2 photos, page 26)	Y	Black metal table has marks on its surface (1 photo, page 32)

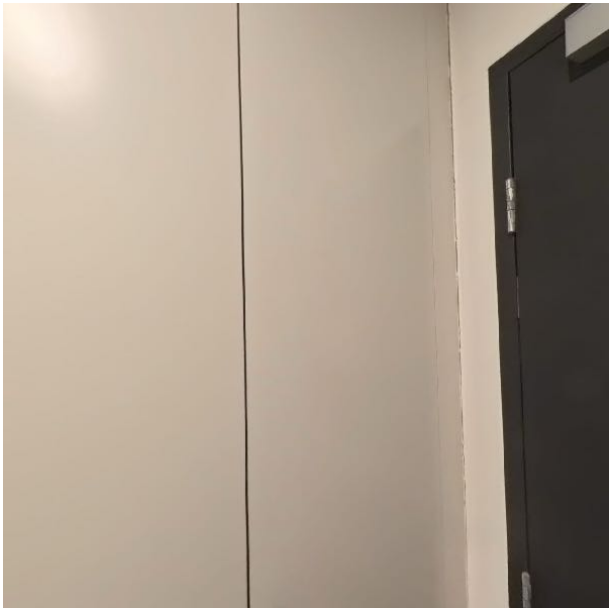
Security/Safety	Cln	Udg	Wkg	Agent comments Cln = Clean, Udg = Undamaged, Wkg = Working	Tenant agrees	Tenant comments Tenant initially reviewed at 18:06 Sunday 12/07/2026
External door locks	Y	Y	Y	All external door locks are in good and working condition.	Y	
Window locks	Y	Y	Y	All window locks are in good and working condition	Y	
Keys/other security devices	Y	Y	Y		Y	
Smoke alarms	Y	Y	Y	Smoke alarms working (2 photos, page 26)	Y	
Electrical safety switches	Y	Y	Y	(1 photo, page 26)	Y	

Agent Inspection Photos (111 photos)

Entrance/Hall: (360° photo 1 of 1)



Section 1 of Entrance/Hall



Section 2 of Entrance/Hall



Section 3 of Entrance/Hall



Section 4 of Entrance/Hall



Section 5 of Entrance/Hall



Section 6 of Entrance/Hall



Entrance/Hall: Storage (photo 1 of 3)



Entrance/Hall: Storage (photo 2 of 3)



Entrance/Hall: Storage (photo 3 of 3)



Studio: (360° photo 1 of 1)



Section 1 of Studio



Section 2 of Studio



Section 3 of Studio



Section 4 of Studio



Section 5 of Studio



Section 6 of Studio



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



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



Studio: Blinds/curtains (photo 1 of 4)



Studio: Blinds/curtains (photo 2 of 4)



Studio: Blinds/curtains (photo 3 of 4)



Studio: Blinds/curtains (photo 4 of 4)



Studio: Inventory/furniture (photo 1 of 21)



Studio: Inventory/furniture (photo 2 of 21)



Studio: Inventory/furniture (photo 3 of 21)



Studio: Inventory/furniture (photo 4 of 21)



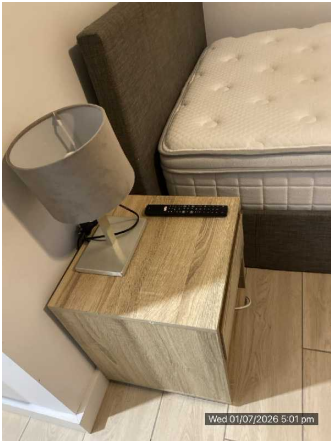
Studio: Inventory/furniture (photo 5 of 21)



Studio: Inventory/furniture (photo 6 of 21)



Studio: Inventory/furniture (photo 7 of 21)



Studio: Inventory/furniture (photo 8 of 21)



Studio: Inventory/furniture (photo 9 of 21)



Studio: Inventory/furniture (photo 10 of 21)



Studio: Inventory/furniture (photo 11 of 21)



Studio: Inventory/furniture (photo 12 of 21)



Studio: Inventory/furniture (photo 13 of 21)



Studio: Inventory/furniture (photo 14 of 21)



Studio: Inventory/furniture (photo 15 of 21)



Studio: Inventory/furniture (photo 16 of 21)



Studio: Inventory/furniture (photo 17 of 21)



Studio: Inventory/furniture (photo 18 of 21)



Studio: Inventory/furniture (photo 19 of 21)



Studio: Inventory/furniture (photo 20 of 21)



Studio: Inventory/furniture (photo 21 of 21)



Studio: Storage (photo 1 of 2)



Studio: Storage (photo 2 of 2)



Kitchen: (360° photo 1 of 1)



Section 1 of Kitchen



Section 2 of Kitchen



Section 3 of Kitchen



Section 4 of Kitchen



Section 5 of Kitchen



Section 6 of Kitchen



Kitchen: Cupboards/drawers (photo 1 of 9)



Kitchen: Cupboards/drawers (photo 2 of 9)



Kitchen: Cupboards/drawers (photo 3 of 9)



Kitchen: Cupboards/drawers (photo 4 of 9)



Kitchen: Cupboards/drawers (photo 5 of 9)



Kitchen: Cupboards/drawers (photo 6 of 9)



Kitchen: Cupboards/drawers (photo 7 of 9)



Kitchen: Cupboards/drawers (photo 8 of 9)



Kitchen: Cupboards/drawers (photo 9 of 9)



Kitchen: Sink/taps/disposal unit (photo 1 of 4)



Kitchen: Sink/taps/disposal unit (photo 2 of 4)



Kitchen: Sink/taps/disposal unit (photo 3 of 4)



Kitchen: Sink/taps/disposal unit (photo 4 of 4)



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



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



Kitchen: Fridge/microwave (photo 1 of 4)



Kitchen: Fridge/microwave (photo 2 of 4)



Kitchen: Fridge/microwave (photo 3 of 4)



Kitchen: Fridge/microwave (photo 4 of 4)



Kitchen: Inventory/furniture (photo 1 of 18)



Kitchen: Inventory/furniture (photo 2 of 18)



Kitchen: Inventory/furniture (photo 3 of 18)



Kitchen: Inventory/furniture (photo 4 of 18)



Kitchen: Inventory/furniture (photo 5 of 18)



Kitchen: Inventory/furniture (photo 6 of 18)



Kitchen: Inventory/furniture (photo 7 of 18)



Kitchen: Inventory/furniture (photo 8 of 18)



Kitchen: Inventory/furniture (photo 9 of 18)



Kitchen: Inventory/furniture (photo 10 of 18)



Kitchen: Inventory/furniture (photo 11 of 18)



Kitchen: Inventory/furniture (photo 12 of 18)



Kitchen: Inventory/furniture (photo 13 of 18)



Kitchen: Inventory/furniture (photo 14 of 18)



Kitchen: Inventory/furniture (photo 15 of 18)



Kitchen: Inventory/furniture (photo 16 of 18)



Kitchen: Inventory/furniture (photo 17 of 18)



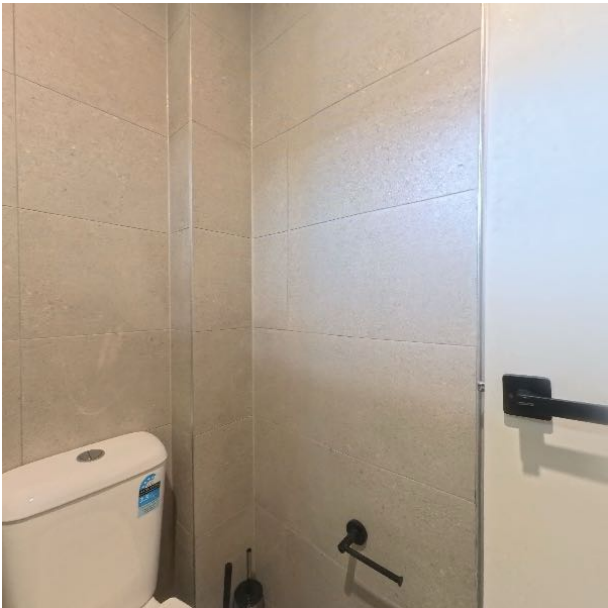
Kitchen: Inventory/furniture (photo 18 of 18)



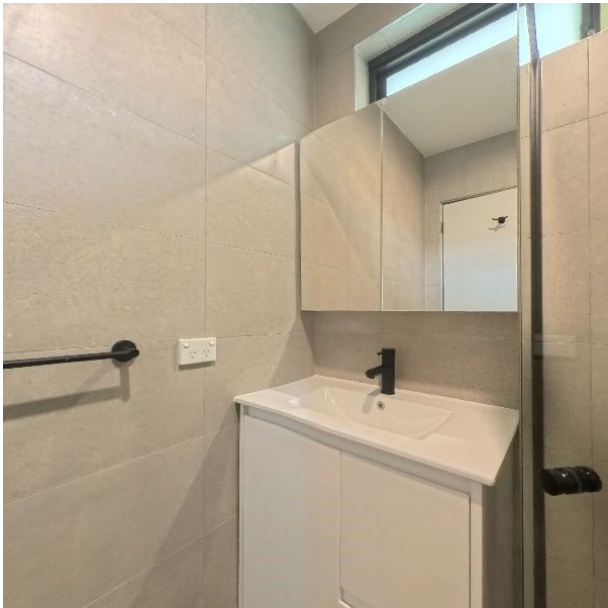
Bathroom: (360° photo 1 of 1)



Section 1 of Bathroom



Section 2 of Bathroom



Section 3 of Bathroom



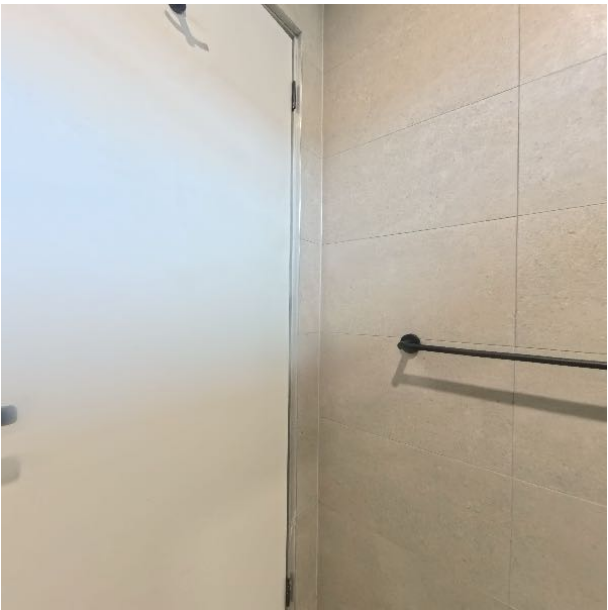
Section 4 of Bathroom



Section 5 of Bathroom



Section 6 of Bathroom



Bathroom: Overall (photo 1 of 3)



Bathroom: Overall (photo 2 of 3)



Bathroom: Overall (photo 3 of 3)



Bathroom: Windows/screens/window safety devices (photo 1 of 1)**Bathroom:** Lights/power points (photo 1 of 1)**Bathroom:** Shower/screen/taps (photo 1 of 5)**Bathroom:** Shower/screen/taps (photo 2 of 5)**Bathroom:** Shower/screen/taps (photo 3 of 5)**Bathroom:** Shower/screen/taps (photo 4 of 5)**Bathroom:** Shower/screen/taps (photo 5 of 5)**Bathroom:** Wash basin/taps (photo 1 of 1)**Bathroom:** Mirror/cabinet/vanity (photo 1 of 3)**Bathroom:** Mirror/cabinet/vanity (photo 2 of 3)**Bathroom:** Mirror/cabinet/vanity (photo 3 of 3)**Bathroom:** Toilet/cistern/seat (photo 1 of 3)

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



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



Bathroom: Toilet roll holder (photo 1 of 1)



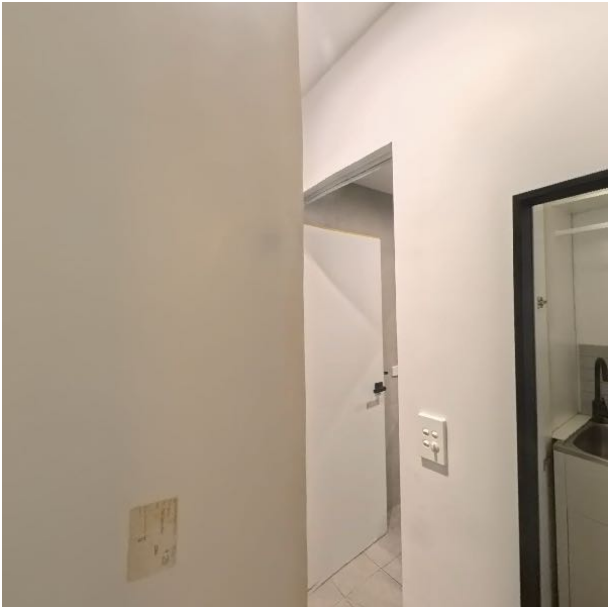
Bathroom: Inventory (photo 1 of 1)



Laundry: (360° photo 1 of 1)



Section 1 of Laundry



Section 2 of Laundry



Section 3 of Laundry



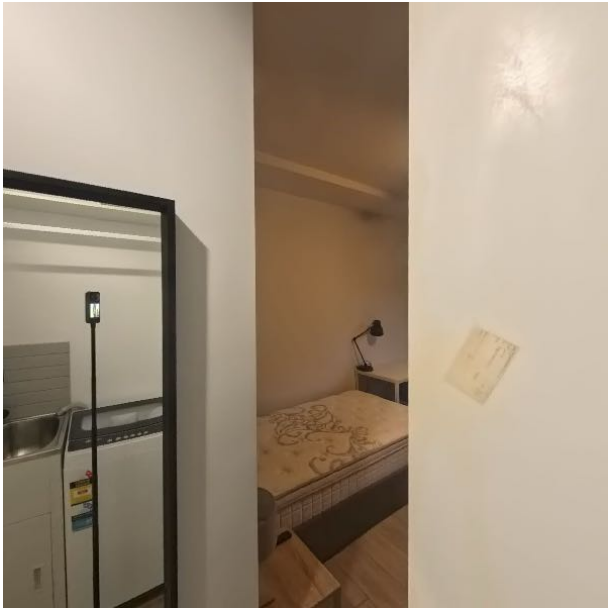
Section 4 of Laundry



Section 5 of Laundry



Section 6 of Laundry



Laundry: Washing machine/taps (photo 1 of 3)



Laundry: Washing machine/taps (photo 2 of 3)



Laundry: Washing machine/taps (photo 3 of 3)



Laundry: Washing tub (photo 1 of 3)



Laundry: Washing tub (photo 2 of 3)



Laundry: Washing tub (photo 3 of 3)



Laundry: Inventory (photo 1 of 6)



Laundry: Inventory (photo 2 of 6)



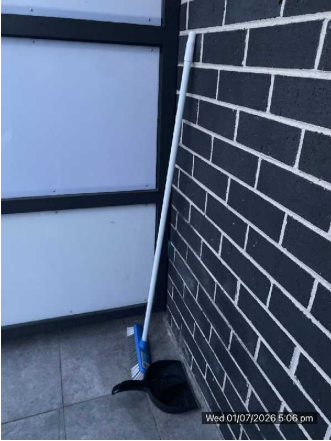
Laundry: Inventory (photo 3 of 6)



Laundry: Inventory (photo 4 of 6)



Laundry: Inventory (photo 5 of 6)



Laundry: Inventory (photo 6 of 6)



General: (360° photo 1 of 1)



Section 1 of General



Section 2 of General



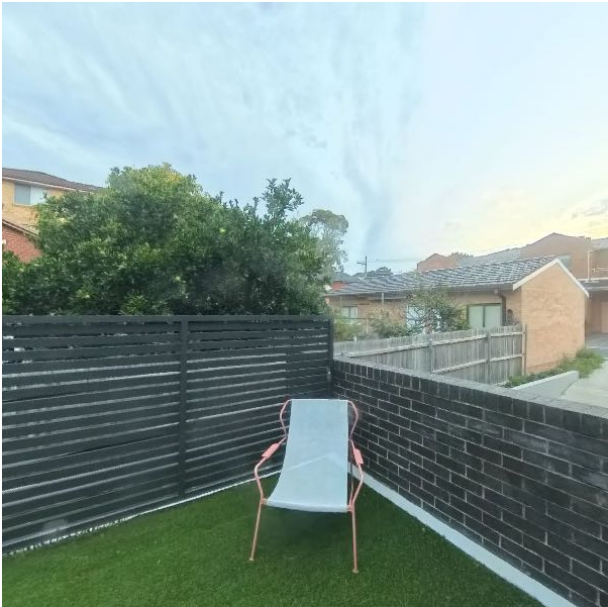
Section 3 of General



Section 4 of General



Section 5 of General



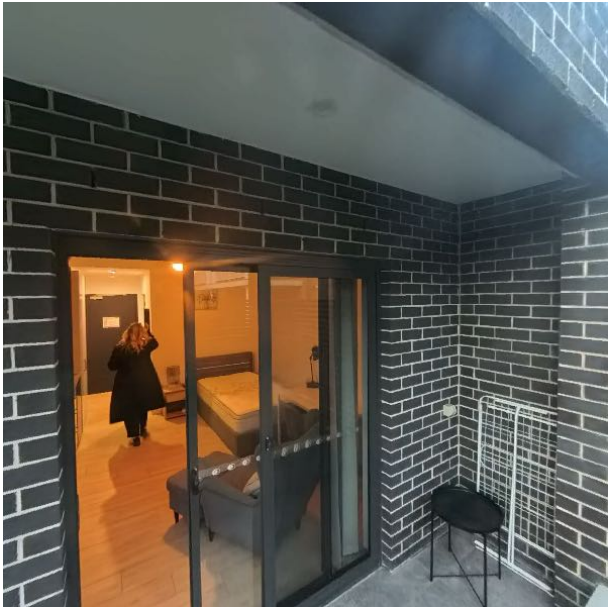
General: Outside furniture (photo 1 of 2)



Security/Safety: Smoke alarms (photo 2 of 2)



Section 6 of General



General: Outside furniture (photo 2 of 2)



Security/Safety: Electrical safety switches (photo 1 of 1)



Security/Safety: Smoke alarms (photo 1 of 2)



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? ☒ Yes ☐ No
 - 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
4. Does the premises contain bathroom facilities, including toilet and washing facilities that allow privacy for the user? ☒ Yes ☐ No
5. Does the tenant agree with all of the above? ☒ Yes ☐ No
 If no, specify which items:

HEALTH ISSUES

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

- a) Are there any signs of mould and dampness? ☐ Yes ☒ No
- 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

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:

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? ☐ Yes ☒ No
2. The landlord must indicate the following:
- 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:

Friday 10/07/2026

Water meter reading at START of tenancy:

Date of reading:

Water meter reading at END of tenancy:

Date of reading:

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]*

Tenant Comments:

Approximate dates when work last done on residential premises

Installation of water efficiency measures:

Painting of premises (external):

Painting of premises (internal):

Flooring laid/replaced/cleaned:

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:

The landlord agrees to complete that work by:

Landlord/agent's signature:

Date:

Tenant initially reviewed at 12:12 Sunday 19/07/2026

Agent Signature at the START of the Tenancy

Print Name:

Signature:

Date:

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:

Signature:

Date:

Tenant 2

Print Name:

Signature:

Date:

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.