



**Inspection Express**  
P.O. Box 688  
Greensborough VIC 3088

TEL: 03 9028 2288

# Residential Tenancy Entry Condition Report

**100 York Street, Sydney, NSW 2000**



Report Completed on Saturday 04/10/2014

Prepared by Jeff Kan

**Inspection Express**

### How to complete this report

1. Three copies of this condition report are filled out and signed by the landlord or the landlord's agent.
2. 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 "Health issues" and "Communications facilities".
3. If the tenant has agreed to pay for water usage charges under the residential tenancy agreement, the landlord or landlord's agent must also indicate whether the residential premises have the required water efficiency measures.
4. Two copies of the report which have been filled out 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.
5. 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 "Health issues", "Communications facilities" and "Water efficiency devices".

6. The tenant must return one copy of the completed condition report to the landlord or landlord's agent within **7 DAYS** after receiving it and is to keep the second copy.
7. At, or as soon as practicable after, the termination of the tenancy agreement, both the landlord and tenant should complete the copy of the condition report that they 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.

### Important notes about this report

1. It is a requirement that a condition report be completed by the landlord 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.
2. 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.
3. A condition report should be filled out whether or not a rental bond is paid.
4. If you do not have enough space on the report attach a separate sheet.
5. Call Fair Trading on 13 32 20 or visit the website for information about the rights and responsibilities of landlords and tenants or before completing the condition report.

#### Tenancy Details

Property Address: 100 York Street, Sydney, NSW 2000

Tenancy Start Date:

Inspecting Agent: Jeff Kan

Inspection Date: Saturday 04/10/2014

Report Return Date:

Tenant's Initial(s):

1.

2.

3.

Date

/ /

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<b>Agent section</b>				<b>Tenant section</b>		
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.		
<b>Entrance/Hall</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Front door/screen door/security door	Y	N	N	1X door handles broken, wooden door (1 photo)		
Walls/picture hooks	N	Y	Y	There are several marks on the wall		
Doorway frames	Y	N	Y	normal wear and tear marks		
Windows/screens	N	Y	Y	window runner very dirty		
Ceiling/light fittings	Y	Y	Y	freshly painted in excellent condition		
Blinds/curtains	Y	N	Y	curtains off the rails (1 photo)		
<b>Lounge Room</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Walls/picture hooks	Y	Y	Y	in average condition, lots of minor marks		
Ceiling/light fittings	Y	Y	Y	freshly painted		
Lights/power points	Y	Y	Y	5x double point point		
Skirting boards	Y	Y	Y	timber skirting boards freshly painted		
Floor coverings	Y	Y	Y	polished timber floor in new condition		
<b>Dining Room</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Floor coverings	Y	Y	Y	polished timber floor in average condition		
Other	Y	Y	Y	Classic settings well presented		
<b>Kitchen</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Lights/power points	Y	Y	Y	8X double point point, 12X downlights appears to be in working order		
Floor coverings	Y	N	Y	floating floor with burnt marks (1 photo)		
Cupboards/drawers	Y	Y	Y	built in cupboard and pantry are in excellent condition		
Bench tops/tiling	Y	Y	Y	cream granite well presented		
Sink/taps/disposal unit	Y	Y	Y	double sink with insinkerator installed		
Stove top/hot plates	Y	Y	Y	Stove top clean and tidy		
Dishwasher	Y	Y	N	Fisher and Paykel dish washer appears to be in working order but cutlery basket missing (1 photo)		
<b>Bedroom 1</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Ceiling/light fittings	Y	Y	Y	ceiling freshly painted, in new condition		
Blinds/curtains	Y	Y	Y	holland blinds installed		
<b>Bathroom</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Ceiling/light fittings	N	N	Y	water damaged, needs to to be repaired (1 photo)		
Walls/tiles	Y	Y	Y	wall tiles nice and clean		
Bath/taps	Y	Y	Y	freestanding bathtub well presented		
Wash basin/taps	Y	N	N	basin cracked as as per photocopy (1 photo)		
Towel rails	Y	Y	N	towel rails to to be installed		
Toilet/cistern/seat	Y	Y	Y	brand new toilet bowl and toilet seat		
Toilet roll holder	Y	Y	Y	toilet roll holder broken as indicated		
<b>Laundry</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
Washing machine/taps	Y	Y	Y	Fisher and Paykel 7kg appears to be in working order		
Exhaust fan/vent	Y	Y	Y	no sufficient ventilation, new airflow exhaust fan needs to be installed		
Dryer	Y	Y	N	Simpson 7kg, out of order		
<b>General</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	<b>Tenant Agrees</b>	<b>Tenant comments</b>
External television antenna/tv points	Y	Y	Y			
Balcony/porch/deck	Y	Y	Y			
Grounds/garden	Y	Y	Y			
Lawns/edges	Y	Y	Y			
Water tanks/septic tanks	Y	Y	Y			
Garden shed	Y	Y	Y			

Tenant's Initial(s): 1.

2.

3.

Date  /  /

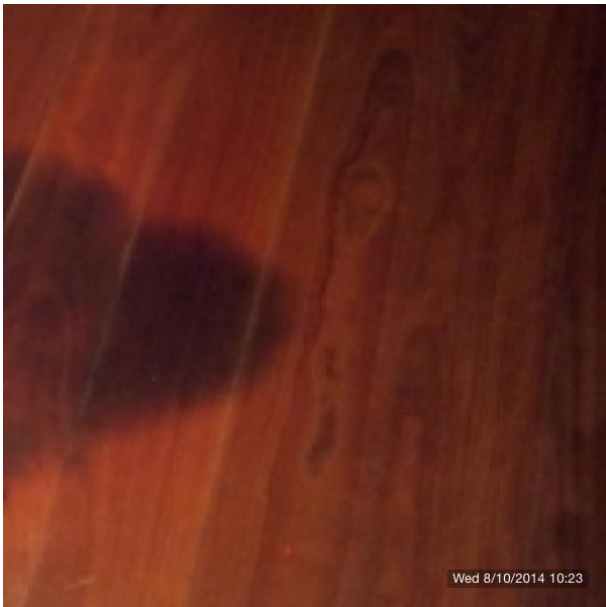
Entrance/Hall: Front door/screen door/security door



Entrance/Hall: Blinds/curtains



Kitchen: Floor coverings



Kitchen: Dishwasher



Bathroom: Ceiling/light fittings



Bathroom: Wash basin/taps





Health issues

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

- Are there any signs of mould and dampness? [X] Yes [ ] No
Are there any pests and vermin? [ ] Yes [X] No
Has any rubbish been left on the premises? [ ] Yes [X] No

Communication facilities

The landlord must indicate whether the following facilities are available:

- a telephone line is connected to the residential premises [X] Yes [ ] No
an internet line is connected to the residential premises [X] Yes [ ] No

Water efficiency devices [only applicable if tenant pays water usage charges for the residential premises]

The landlord must indicate whether the following water efficiency measures are in place in the premises:

- all showerheads have a maximum flow rate of 9 litres per minute [X] Yes [ ] No
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 [X] Yes [ ] No
no leaking taps on residential premises [X] Yes [ ] No

Water meter reading 12345678

Additional comments on health issues, communication facilities, water efficiency devices [may be added by landlord or tenant, or both]

None

Approximate dates when work last done on residential premises

- Installation of water efficiency measures: Wednesday 01/10/2014
Painting of premises (external): Wednesday 01/10/2014
Painting of premises (internal): Wednesday 01/10/2014
Flooring laid/replaced/cleaned: Wednesday 01/10/2014

Landlord's promise to undertake work: [Delete if not required]

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

The ceiling of the bathroom is dirty and growing mould due to water damage. Will be repaired within next week.

The landlord agrees to complete that work by: Monday 01/12/2014

Landlord/agent's signature: [Signature]

Date: Friday 10/10/2014

Agent Signature at the start of the Tenancy

Print Name: Jeff Kan Signature: [Signature] Date: Saturday 04/10/2014

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.

Tenant 1 Print Name: Signature: Date: / /

Tenant 2 Print Name: Signature: Date: / /

Tenant 3 Print Name: Signature: Date: / /

DISCLAIMER:

Please note that this property inspection was a visual inspection only and was completed by a Property Manager who is not a qualified Building Inspector. If you require a more comprehensive inspection we recommend that you engage the services of a qualified Building Inspector.

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