



Inspection Express
P.O. Box 688
Greensborough VIC 3088

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Residential Tenancy Exit Condition Report

100 York Street, Sydney, NSW 2000



Report Completed on Saturday 04/10/2014

Prepared by Jeff Kan

Inspection Express

Agent 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.				
Entrance/Hall	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
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)
Lounge Room	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
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
Dining Room	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Floor coverings	Y	Y	Y	polished timber floor in average condition
Other	Y	Y	Y	Classic settings well presented
Kitchen	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
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)
Bedroom 1	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Ceiling/light fittings	Y	Y	Y	ceiling freshly painted, in new condition
Blinds/curtains	Y	Y	Y	holland blinds installed
Bathroom	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
Ceiling/light fittings	N	N	Y	water damaged, needs 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
Laundry	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
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
General	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>
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	

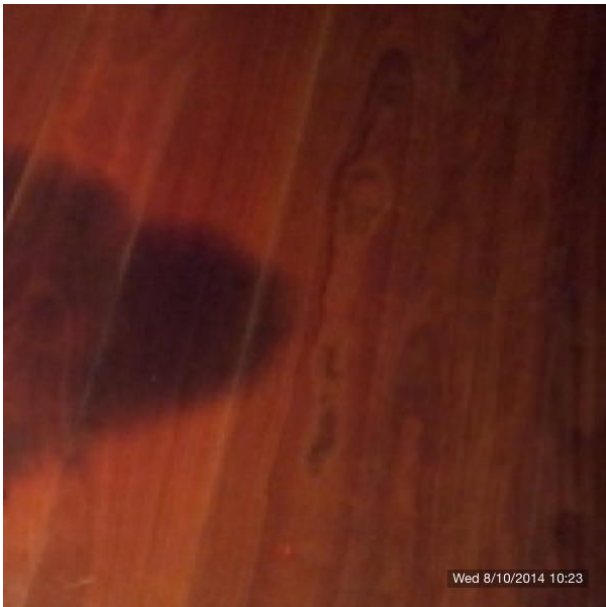
Entrance/Hall: Front door/screen door/security door



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? Yes No
- Are there any pests and vermin? Yes No
- Has any rubbish been left on the premises? Yes No

Communication facilities

The landlord must indicate whether the following facilities are available:

- a telephone line is connected to the residential premises Yes No
- an internet line is connected to the residential premises 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 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 Yes No
- no leaking taps on residential premises Yes No

Water meter reading

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

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]*

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:

Agent Signature at the end of the Tenancy

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.