

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008
(Section 65)



Address of the rental premises

Example	
	Postcode

Full name/s of the tenant/s

1.
2.
3.
4.

Name/trading name of the lessor/agent

KaKirra Pty Ltd T/As Local Agent

Water charging

Tenants can only be charged for all water consumption if the rental premises are individually metered (or water is delivered by vehicle), the agreement states the tenant must pay for water *and* the premises are water efficient.

Are the premises individually metered? Yes No

Water meter reading at start of tenancy:

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Water meter location:

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Are the premises water efficient? Yes No

Certain fixtures must have the equivalent of a 3 star WELS rating or higher (evidence available if/as required).

Entry condition reports must be completed in accordance with the Act. Penalties apply.

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

Lessor/agent initials	<table border="1"><tr><td></td></tr></table>		Tenant/s initials	1. <table border="1"><tr><td></td></tr></table>		2. <table border="1"><tr><td></td></tr></table>		3. <table border="1"><tr><td></td></tr></table>		4. <table border="1"><tr><td></td></tr></table>	

The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These documents may be referred to as evidence if there is a dispute over the bond refund at the end of the tenancy.

Lessor/agent

1. Inspect the premises.
2. Mark each item on the list *clean, working, undamaged* (where applicable).
3. Make a note of any extra items in the *additional comments/information* section.
4. Give a signed copy of the report to the tenant. Keep a copy for your own records.
5. Ask the tenant to add their comments to the report, initial each page and return it to you within 3 days.
6. If the tenant disagrees about the condition of the premises, encourage them to discuss it with you. Comments can be recorded in the *additional comments/information* section (Page 15) or by attaching a separate page.
Supporting documentation has been attached Yes No
7. Give a copy of the final report back to the tenant within 14 days of receiving it.
8. You must keep a copy of the report for at least one year after the tenancy agreement ends.

Tenant

1. Inspect the premises.
2. Comment on any item where you disagree with the lessor/agent, or if you believe the report does not reflect the true condition of the premises.
3. Talk to the lessor/agent if you disagree about the condition of the premises.
4. Initial each page of the report and send it to the lessor/agent within 3 days.
5. The lessor/agent must send you a copy of the final report. You may also want to make a copy for your own records.

If the condition report is not given to the tenant/s within 3 days of occupation, the tenant/s should obtain, complete and sign their own form and submit to the lessor/agent.

The tenant/s have initially received a copy of this report on

Day

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 Date

/	/
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Insert **Y/✓** = Yes
Insert **N/X** = No

Clean	Working	Undamaged
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Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

Entry			
Doors/walls/ceiling	✓	✓	✓ DOORS: Solid timber door; 8 x frosted glass panels; 1 x plaque on the front; 1 x weatherstrip; 1 x brass round handle; 1 x deadlock; 1 x chrome chain lock; 1 x chrome magnetic doorstop WALLS: Blue painted walls; WALL TO LEFT OF DOOR: Few minor scuff marks along bottom; 1 x handle for opening high louvre windows; 1 x sensor for alarm system; WALL TO LEFT OF WINDOW; 1 x plastic picture hook ;1 x hook hole; approx 8 x small marks under light; some scuff marks along the bottom; WALL TO RIGHT OF DOOR; no picture hooks; some scuff marks along the bottom; edge of wall heavily scuffed; WALL OPPOSITE DOOR: 1 x rusty picture hook; some scuff marks under hook; some scuffs along bottom of wall; HIGH WALL: walls above door are very high and as a result can't be cleaned CEILING: White painted ceiling;
Windows/screens	✓	✓	✓ WINDOWS: 1 x double hung window; unable to be cleaned on outside; 1 x decorative frosted window above door - not sure if opens; 4 x frosted fixed panels - 2 either side of door; SCREENS: 1 x crimsafe screen - starting to rust
Blinds/curtains			NIL
Fans/light fittings	✓	✓	✓ FANS: NIL LIGHT FITTINGS: 1 x half circle oyster light shade with 3 x plastic clips; 1 x grey metal wall mounted light
Floor/floor coverings	✓	✓	✓ Polished timber floor; reasonably good condition; 3 x deep gouges in the floor at the entry; general scuff marks
Power points	✓	✓	✓ 1 x double power point;
Lounge room			
Doors/walls/ceiling	✓	✓	✓ (NEXT TO ENTRY) DOORS: 1 x 3 panel clear glass sliding door with 1 x sliding panel; tracks clean; 2 x sliding timber doors with plastic inserts; 2 x fixed panels - leads into dining room. WALLS: Blue painted walls; minor scuff marks throughout; WALL TO RIGHT OF ENTRY: 1 x long scuff mark; scratches in paint under light; WALL TO LEFT OF WINDOW: 1 x hook; 1 x hook hole; several small chips in paint; WALL TO RIGHT OF WINDOW: paint missing around light; 2 x black scuff marks top right corner; 1 x hook under light; 1 x hook hole; approx 5 x chips in paint; CEILING: White painted ceiling; corner between window and doors there are 2 x small dents and 1 x crack in paint; cobwebs in higher section - unable to be cleaned.
Windows/screens	✓	✓	✓ WINDOWS: 1 x 6 panel clear glass window with 2 x sliding panels; tracks clean SCREENS: 2 x crimsafe screens starting to rust; 1 x sliding crimsafe security screen door - rusty
Blinds/curtains	✓	✓	✓ 4 x white sheer curtains; 3 x tie backs with brass hooks which are pitted; Curtain on left on sliding door - 1 x large stain on the bottom; several small brown marks; Curtain on right on sliding door - few small brown spots throughout; Curtains on windows have few small brown spots throughout; curtains are otherwise in good condition
Fans/light fittings	✓	✓	✓ FANS: 1 x white ceiling fan - new LIGHT FITTINGS: 4 x double green decorative lights each with 2 x frosted glass covers
Floor/floor coverings	✓	✓	✓ Grey coloured fleck carpet - furniture indents; professionally cleaned
TV/power points	✓	✓	✓ 2 x double power points;

Lessor/agent initials

Tenant/s initials

1.	2.	3.	4.
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Insert **Y/✓** = Yes
Insert **N/X** = No

Clean	Working	Undamaged

Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

Air conditioner					
Family room					
Doors/walls/ceiling	✓	✓	✓	(OFF KITCHEN) DOORS: 3 x 2 panel clear glass sliding doors with 1 x sliding panel; tracks clean WALLS: Blue painted walls; WALL TO LEFT OF FIREPLACE: minimal scuff marks along the bottom; WALL TO LEFT OF WINDOW: 3 x picture hooks; 1 x hook hole; few scuffs between bottom hooks; WALL BETWEEN FIRST 2 SLIDING DOORS: 1 x alarm sensor; few minor scuffs underneath power point; WALL BETWEEN 2ND TWO SLIDING DOORS: few minor scuff marks; WALL TO LEFT OF END SLIDING DOOR: few marks along the bottom; WALL TO LEFT OF WINDOW: 1 x picture hook; 1 x long scuff mark under picture hook; few long scuff marks along the bottom CEILING: White painted ceiling; 1 x skylight; 1 x smoke alarm	
Windows/screens	✓	✓	✓	WINDOWS: 2 x double hung windows; 1 x window can't be cleaned on outside due to screen SCREENS: 1 x crimsafe security screen; 1 x sliding crimsafe security screen door - rusty	
Blinds/curtains	✓	✓	✓	6 x blue sheer curtains each with matching tie backs; curtains are in reasonably good condition	
Fans/light fittings	✓	✓	✓	FANS: 1 x white ceiling fan - new LIGHT FITTINGS: 2 x round fluoro lights with frosted covers	
Floor/floor coverings	✓	✓	✓	Polished timber floors good condition; general scuff marks only	
TV/power points	✓	✓	✓	2 x double power points; 1 x double tv connection point;	
Air conditioner	✓	✓	✓	Mitsubishe electric split system air conditioner with remote - bracket mounted on wall above kitchen bench	
Kitchen/meals					
Doors/walls/ceiling	✓	✓	✓	DOORS: NIL WALLS: Blue painted walls; WALL TO LEFT OF PANTRY: 1 x picture hook; 2 x large tears in paint; 1 x sticky square stuck on wall under intercom; 3 x blue scuff marks near cupboards; WALL IN FRIDGE SPACE; 1 x small triangular dent near light switch otherwise minimal scuffs and marks CEILING: White painted ceiling; 2 x cup style hooks;	
Windows/screens				NIL	
Blinds/curtains				NIL	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 4 x white downlights; 1 x track light under overhead cupboard with 2 x lights; 1 x light is discoloured; both lights working; 1 x single fluoro light under benchtop with cover - not working	
Floor/floor coverings	✓	✓	✓	Polished timber floors; faint white marks in front of fridge recess; general wear and tear marks only	

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Insert **Y**/✓ = Yes
Insert **N**/**X** = No

	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Cupboards/drawers	✓	✓	✓	Blue laminate with round brass handles - pitted; 2 x cupboards; 1 x set of 4 drawers - stained and discoloured inside; space above microwave space; 1 x microwave space has stainless steel trim; 3 x screws in microwave space; 2 x drawers under oven - bottom of drawers are chipped and marked; 4 x overhead cupboards; 4 x drawers under cooktop; 1 x set of 4 drawers - top drawer has white plastic cutlery insert which is stained and discoloured; base of all drawers are chipped, stained and discoloured; 1 x cupboard - old pull out plastic bin; lid appears to be broken; string tied on to bin lid and onto hook on inside of door; 2 x cupboards under sink; top edge of doors are badly cracked and peeling; top shelf is quite water damaged; 2 x plastic towel rails mounted on inside of cupboard - left side the screws are showing on the front of the cupboard; insides of all cupboards is white laminate in reasonable condition	
Bench tops/tiling	✓	✓	✓	BENCH TOPS: Blue fleck laminate benchtop - stained and discoloured on bench next to pantry entry TILING: Pink splashback tiles - good condition	
Sink/disposal unit/taps	✓	✓	✓	SINK: 1.5 stainless steel sink; chrome strainers in wastes of sink; DISPOSAL UNIT: NIL TAPS: 1 x chrome flickmixer tap;	
Stove top	✓	✓	✓	Smeg stainless steel gas cooktop; 4 x chrome knobs; rear left hotplate is quite stained	
Oven/griller	✓	✓	✓	Smeg stainless steel oven with 3 x chrome knobs; 2 x chrome racks; 1 x griller tray with chrome rack	
Exhaust fan/rangehood	✓	✓	✓	1 x white retractable rangehood; switch on right for light; light cover intact	
Dishwasher	✓	✓	✓	Simpson white dishwasher; 1 x dent in door on left side; 2 x plastic pull out racks; 1 x plastic cutlery holder; dispenser lids intact	
Power points	✓	✓	✓	4 x double power points; 1 x old intercom on wall; 1 x telephone connection point	
PANTRY	✓	✓	✓	Blue painted sliding cavity door; 1 x brass latch - pitted; blue painted walls; generally scuffed and marked; shelving in reasonable condition; 3 x shelves on the right appear home made and not painted very well; 1 x transformer plugged in to power point - unknown what it is for; 4 x plastic racks mounted on walls and shelves - peeling and rusty; 1 x plastic bag dispenser mounted on the wall; 2 x wire racks mounted under bottom shelf; polished timber floor - reasonable conditoin; white painted ceiling; batten fix light with no cover; 1 x nail in top of sliding door track	
Dining room					

Lessor/agent initials

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Doors/walls/ceiling	✓	✓	✓	(NEXT TO LOUNGE ROOM) DOORS: 2 x painted internal doors; painted blue on the front; painted yellow on the back; Base of door has old brass doorstops - rusty; 1 x 2 panel sliding glass door with 1 x sliding panel; tracks clean WALLS: Cream painted walls; CORNER BEHIND DOOR: long scuff marks under light switch; green mark on door architrave; 1 x fireplace - clean but aged; WALL TO LEFT OF FIRE PLACE: 1 x nail; several brown marks around nail; WALL TO RIGHT OF FIREPLACE: 1 x screw - several scuff marks around screw; WALL ABOVE FIREPLACE: 1 x screw; 2 x chipped sections under screw; WALL TO RIGHT OF SLIDING DOOR: 1 x tv bracket mounted on wall; 1 x picture hook - bent; 2 x holes above tv bracket; 3 x holes above tv bracket; paint torn; 1 x hole and 4 x circles drawn on paint in corner; some scuff marks above tv bracket; 2 x scuff marks underneath bracket; several scuff marks around power point; WALL TO RIGHT OF WINDOW: 1 x picture hook; old air cont - not working; 4 x chips in paint under picture hook; 4 x nails in wall; timber shelves above each doorway; above window there are scuff marks CEILING: White painted ceiling	
Windows/screens	✓	✓	✓	WINDOWS: 1 x 6 panel window with 2 x sliding panels; tracks clean SCREENS: 2 x crimsafe security screens; 1 x sliding crimsafe screen door - rusty	
Blinds/curtains	✓	✓	✓	1 x beige roller blind - some mould staining; blind appears to work	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 2 x single fluro lights with no covers	
Floor/floor coverings	✓	✓	✓	Beige carpet - brand new; 1 x carpet offcut	
TV/power points	✓	✓	✓	1 x tv connection point; 1 x tv booster; 1 x tv cord; 3 x double power points; 1 x single power point;	
Air conditioner	✓	✗	✓	Kelvinator - not working	
Bedroom 1					
Doors/walls/ceiling	✓	✓	✓	(DOWNSTAIRS) DOORS: 2 x hollow core doors painted blue on the front and yellow on the back; one door has round brass handle; 1 x white plastic doostop; other door has no handle; 1 x brass latch at the top of the door; 1 x brass latch at the bottom of the door; brass doorstop at the bottom - pitted; 1 x hollow core sliding cavity door painted yellow with brass latch - pitted; 1 x 2 panel clear glass sliding door with 1 x sliding panel; tracks clean WALLS: Yellow painted walls; WALL TO THE RIGHT OF ENTRY; 1 x picturehook; several small chips in paint under hook hole; scuff marks around light switch; several scuff marks around power point and above power point; WALL TO LEFT OF BATHROOM: 1 x picture hook; brown mark under hook; lots of scuff marks in the corner and long skirting boards: WALL TO RIGHT OF ENTRY TO BATHROOM; 1 x large hole at bottom of wall; large hole at top of wall; long scuff mark from rusty hook; scuff marks underneath air conditioner; WALL BETWEEN WINDOWS: 1 x screw; scuff marks under screw; WALL IN CORNER: 1 x tv bracket mounted on wall; circles drawn on wall next to bracket; BEHIND DOOR TO RIGHT OF SLIDING GLASS DOOR: minor scuff marks; 1 x alarm sensor above sliding door CEILING: White painted ceiling	

Lessor/agent initials Tenant/s initials 1. 2. 3. 4.

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	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Windows/screens	✓	✓	✓	WINDOWS: 2 x double hung clear glass windows; not clean on outside SCREENS: 2 x crimsafe screens;	
Blinds/curtains	✓	✓	✓	2 x blue/grey pattern roman blinds; 1 x matching curtain - lining is discoloured otherwise curtain appears in good condition; 1 x matching tie back	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 1 x floral decorative light shade; 1 x wall mounted double light	
Floor/floor coverings	✓	✓	✓	Grey with coloured fleck carpet; professionally cleaned; furniture indents	
Wardrobe/drawers/shelves	✓	✓	✓	WALK IN: 1 x hollow core sliding cavity door with brass latch - pitted; yellow painted walls; 1 x hole in wall near door; under hanging rail is very badly scuffed and chipped; torn in paint; 8 separate shelf units along top; 1 x shelf along top; 2 x set of white laminate shelves either side of entry; 3 x chrome hanging rails; 1 x safe with key; grey with coloured fleck carpet - professionally cleaned; white painted ceiling; lots of scuff marks; 1 x man hole with cover - scuffed; 1 x batten fix light with no cover;	
Power points	✓	✓	✓	4 x double power points; 4 x blank plates; 1 x single power point; 1 x telephone connection point	
Air conditioner	✓	✓	✓	Kelvinator air conditioner mounted in wall	
Ensuite					
Doors/walls/ceiling	✓	✓	✓	DOORS: 1 x hollow core sliding cavity door with brass latch - pitted; 1 x chrome deadlock; WALLS: yellow painted walls; no picture hooks; 1 x chrome grab handle; corner of wall near handle is heavily scuffed; CEILING: White painted ceiling	
Windows/screens	✓	✓	✓	WINDOWS: 1 x 2 panel frosted glass window with 1 x sliding panel; fixed mesh in top of sliding panel; SCREENS: NIL	
Blinds/curtains	✓	✓	✓	1 x white plastic venetian blind; 1 x plastic wand; 2 x plastic brackets along the bottom; 1 x cord	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 1 x round light with frosted cover; 1 x 4 x heat globes; 1 x light globe; 1 x fan	
Floor/floor coverings	✓	✓	✓	Green floor tiles with pink trim around the edge and diamond feature patter; various small chips on the floor in front of basin and shower;	
Bath/shower/shower screen	✓	✓	✓	BATH: NIL SHOWER: Green wall tiles with a pink feature trim along the top; 1 x shelf mounted on the wall - pitted; 1 x chrome grab rail; chrome shower head with rail and hose and plastic soap dish; 2 x gold taps; green floor tiles with pink trim and pink diamond patter SHOWER SCREEN: 1 x frosted glass fixed panel with white frame; 1 x pivot door with frosted glass and white frame	

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	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Wash basin/vanity	✓	✓	✓	WASH BASIN: Fowler white china basin; 1 x chrome flickmixer tap with gold trims; VANITY: Green splashback tiles; brass toothbrush holder mounted on tiles - pitted; brass hook mounted on tiles - pitted; green fleck benchtop; green laminate cupboards x 2; round gold handles - pitted; 2 x plugs; 1 x towel ring mounted on bench; 3 x drawers either side of cupboards - all drawers are marked and stained inside; bottom left corner of drawer top left is chipped; green laminate open shelf unit on left	
Mirror/cabinet	✓	✓	✓	MIRROR: Wall mounted frameless mirror - pitted around edges CABINET: NIL	
Towel rails	✓	✓	✓	2 x double gold towel rails; 1 x 6 rail chrome towel rack	
Toilet	✓	✓	✓	1 x hollow core sliding cavity door painted yellow with a brass latch - pitted; yellow painted walls; no picture hooks; 1 x 2 panel frosted glass window with 1 x sliding panel; fixed mesh at top of sliding panel; tracks clean; no screen; window lock; 1 x chrome grab rail mounted on window frame; 1 x gold toilet roll holder - pitted; painted torn behind it; green floor tiles with pink trim and pink diamond patter; white round frosted light shade; caroma dual flush toilet; white plastic seat and lid intact; 1 x single power point	
Power points	✓	✓	✓	1 x double power point	
Exhaust fan	✓	✓	✓	As reported	
Bedroom 2					
Doors/walls/ceiling	✓	✓	✓	(DOWNSTAIRS) DOORS: Hollow core door; painted blue on the front; painted yellow on the back; round brass handle - pitted; 1 x plastic doorstop - brown on skirting board; white on the door; 1 x solid core door painted yellow; 1 x round handle - pitted; 1 x deadlock; 1 x chrome magnetic doorstop WALLS: yellow painted walls; WALL BEHIND INTERNAL DOOR: 1 x large hole behind door; WALL TO RIGHT OF EXTERNAL DOOR: 1 x picture hooks; 2 x hook holes to left of hook; 4 x holes under hook; 2 x screws; 1 x black mark closest to window; several pencil marks around the phone point; scuffs along bottom of wall; 2 x screws on skirting board; WALL TO RIGHT OF WINDOW: 1 x picture hook; 2 x small chips in paint; WALL TO RIGHT OF WINDOW: 2 x screws; 2 x holes; 2 x large chips underneath; lots of scuff marks; WALL TO LEFT OF WARDROBE: 2 x marks where something sticky has been pulled off; 2 x hook holes; paint torn under one hook CEILING: White painted ceiling	
Windows/screens	✓	✓	✓	WINDOWS: 3 x 2 panel clear glass windows with 1 x sliding panel; tracks clean; WINDOW TO RIGHT OF EXTERNAL DOOR: top of frame has 3 holes from previous window coverings; bottom of frame has 4 x screw holes and 2 x screws; WINDOW FACING OUT TO WATER TANK: top of frame has 3 holes from previous window coverings; WINDOW FACING FRONT ENTRY: top of frame has 3 holes from previous window coverings SCREENS: 1 x old security screen door - rusty; unable to have screen door closed when door is closed; 3 x crimsafe screens - showing signs of rust	
Blinds/curtains				NIL	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 1 x floral decorative light shade	

Lessor/agent initials	<input type="text"/>	Tenant/s initials	1. <input type="text"/>	2. <input type="text"/>	3. <input type="text"/>	4. <input type="text"/>
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	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Floor/floor coverings	✓	✓	✓	Grey with coloured fleck carpet; professionally cleaned; looks like carpet is rotting around either side of door and around edge under windows	
Wardrobe/drawers/shelves	✓	✓	✓	2 x cream painted hollow core doors; round brass handles - pitted; both doors have scuff marks around the handles; 2 x white plastic doostops; both doors have marks from something being stuck on inside of doors; INSIDE: white painted walls; heavily scuffed and marked; shelf along the top; 1 x chrome hanging rail; screws coming out the end; white laminate shelves scuffed; carpet in the bottom	
Power points	✓	✓	✓	1 x double power point; 1 x double telephone connection point	
Air conditioner				NIL	
Bedroom 3					
Doors/walls/ceiling	✓	✓	✓	(UPSTAIRS 1ST RIGHT) DOORS: Hollow core door painted blue on the front and yellow on the back; round brass handle - pitted; 2 x white plastic doorstops WALLS: Yellow painted walls; WALL BEHIND DOOR: 2 x screws; 2 x chips in the paint; WALL BESIDE WINDOWS: 1 x white mark; 1 x round mark under window; WALL BETWEEN WINDOWS: 1 x screw hole; WALL TO RIGHT OF WINDOW: 1 x hook hole; scuff marks either side; CORNER WALL; 1 x picture hook ;few marks underneath; WALL TO LEFT OF DOOR: 2 x screws; 1 x large hole; 2 x chips underneath; long scuff mark; row of 6 x chips and a few chips along the bottom; 1 x chip underneath 2 screws CEILING: White painted ceiling	
Windows/screens	✓	✓	✓	WINDOWS: 2 x 2 panel clear glass windows with 1 x sliding panel; tracks clean SCREENS: 2 x security screens - mesh appears intact	
Blinds/curtains	✓	✓	✓	2 x blue roller blinds in reasonably good condition; white chains intact	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: White decorative light with 3 x light covers	
Floor/floor coverings	✓	✓	✓	Grey with coloured fleck carpet; professionally cleaned;	
Wardrobe/drawers/shelves	✓	✓	✓	White framed; 2 x sliding doors with yellow painted inserts; INSIDE LEFT; 1 x shelf along the top; 1 x chrome hanging rail; scuff marks on back wall; parts for vacuum mounted on wall; 1 x vacuum hose and rod; INSIDE RIGHT: 5 x shelves - few minor scuffs; grey with coloured fleck carpet in the bottom	
Power points	✓	✓	✓	1 x double power point	
Air conditioner				NIL	
Bedroom 4					
Doors/walls/ceiling	✓	✓	✓	(UPSTAIRS END OF HALLWAY) DOORS: Hollow core door painted blue on the front and yellow on the back; 2 x white plastic doorstops; round brass handle - pitted WALLS: Yellow painted walls; WALL BEHIND DOOR: 3 x chips in paint and some scuff marks underneath; WALL TO LEFT OF DOUBLE HUNG WINDOW: 1 x picture hook; long chips in paint; WALL TO RIGHT OF LARGEST WINDOW: 1 x movement crack; WALL TO LEFT OF WARDROBE: 1 x small dent; WALL TO RIGHT OF WARDROBE: heavy scuff marks along the bottom CEILING: White painted ceiling	

Lessor/agent initials

Tenant/s initials 1. 2. 3. 4.

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Insert **N/X** = No

	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Windows/screens	✓	✓	✓	WINDOWS: 2 x 2 panel clear glass window with 1 x sliding panel; 2 x clear glass double hung windows; not clean on outside SCREENS: 2 x security screens on sliding windows; 2 x crimsafe security screens on double hung windows	
Blinds/curtains	✓	✓	✓	1 x white aluminium venetian blind; 4 x bent slats on right; 1 x plastic wand; 1 x cord; window sill has 2 x screws and either side 2 x screws; window frame has lots of scratch marks from the blind; 1 x white aluminium venetian blind; good condition; 1 x plastic wand; 1 x cord; 2 x plastic brackets on the bottom; 1 x plastic white blind; 1 x plastic wand; 1 x cord; 2 x plastic brackets on the bottom; 1 x white plastic venetian blind; 1 x plastic wand; 1 x cord which is broken; 2 x plastic brackets at the bottom	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: White decorative light with 3 x light covers	
Floor/floor coverings	✓	✓	✓	Grey with coloured fleck carpet; professionally cleaned;	
Wardrobe/drawers/shelves	✓	✓	✓	White framed; 2 x sliding doors with yellow painted inserts; INSIDE RIGHT; 1 x chrome hanging rail; 2 x pencil marks; 1 x man hole with cover in ceiling; grey coloured fleck carpet in the bottom; INSIDE LEFT: 5 x shelves - few minor scuffs; grey with coloured fleck carpet in the bottom	
Power points	✓	✓	✓	2 x double power points	
Air conditioner				NIL	
Bathroom					
Doors/walls/ceiling	✓	✓	✓	(UPSTAIRS) DOORS: Hollow core door painted blue; round brass handle - pitted; 1 x brass doorstop - rusty; large brass hook on back of door WALLS: Blue painted walls in reasonably good condition; no picture hooks CEILING: White painted ceiling; 1 x man hole with cover which is scuffed and marked	
Windows/screens	✓	✓	✓	WINDOWS: 2 x frosted glass window with 1 x sliding panel; fixed mesh on sliding panel; SCREENS: NIL	
Blinds/curtains				NIL	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: Round light with frosted cover; 1 x wall mounted fluro light with frosted cover	
Floor/floor coverings	✓	✓	✓	White floor tiles with pink trim and pink diamond pattern	
Bath	✓	✓	✓	White enamel bath; gold taps and spout; 1 x plug;	
Shower/shower screen	✓	✓	✓	SHOWER (over bath): White wall tiles; pink feature strip along the top; chrome shower head with gold wall fitting and shower head; 2 x gold taps; 1 x chrome grab rail SHOWER SCREEN: 2 x frosted glass shower screen with white frame; 2 x sliding frosted glass screens with white frames; white plastic handle is discoloured; sliding freely	
Wash basin/vanity	✓	✓	✓	WASH BASIN: Fowler hite china basin; good condition; 1 x plug; chrome flickmixer tap with gold features VANITY: Blue fleck benchtop; tissue box holder is attached to the bench; white splashback tiles with pink feature trim; gold toothbrush holder mounted on tiles; blue laminate cupboards underneath; round brass handles - pitted; white laminate inside; reasonably good condition;	
Mirror/cabinet	✓	✓	✓	MIRROR: Wall mounted mirror with white frame CABINET: NIL	

Lessor/agent initials Tenant/s initials 1. 2. 3. 4.

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



Insert **Y/✓** = Yes
Insert **N/X** = No

	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Towel rails	✓	✓	✓	2 x double gold towel rails; 1 x gold with silver trim hand towel ring;	
Power points	✓	✓	✓	1 x double power point	
Exhaust fan				NIL	
Toilet	✓	✓	✓	Caroma dual flush toilet; cistern is mounted in the cupboard; white plastic seat and lid intact; gold with silver trim toilet roll holder	
Toilet					
Doors/walls/ceiling	✓	✓	✓	(DOWNSTAIRS) DOORS: WALLS: CEILING:	
Cistern	✓	✓	✓		
Light fittings	✓	✓	✓		
Exhaust fan	✓	✓	✓		
Windows/Screens/Blinds:	✓	✓	✓	WINDOWS: SCREENS:	
Laundry					
Doors/walls/ceiling	✓	✓	✓	DOORS: 1 x hollow core door painted blue on the front and cream on the back; round brass handle - pitted; chrome magnetic doorstop; 1 x 2 panel clear glass sliding door; tracks clean; mark on door architrave from previous window coverings WALLS: Cream painted walls; reasonably good condition; corner of wall near entry to bathroom is chipped; long scuff marks along the bottom; few marks and scrapes in paint in washing machine space; 1 x peice of timber mounted on wall with dryer bracket; 1 x access hatch in wall near door; 1 x round timber handle CEILING: White painted ceiling; 1 x access hatch; some discolouration in corner above door STORAGE 1: near bathroom entry - 1 x hollow core door painted cream on the front and yellow on inside; 1 x round brass handle - pitted; white plastic doorstop; white laminate shelves; walls are scuffed; green floor tiles STORAGE 2: near glass door - 1 x hollow core door painted cream on the front and yellow on inside; 1 x round brass handle - pitted; white plastic doorstop; white lamnate shelves; walls are scuffed; green floor tiles	
Windows/screens	✓	✓	✓	WINDOWS: NIL SCREENS: 1 x sliding crimsafe security screen door - rusty	
Blinds/curtains				NIL	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: Floral deocrative light shade - 1 x glass panel missing	
Floor/floor coverings	✓	✓	✓	Green floor tiles with pink trim and pink diamond pattern	
Wash tubs	✓	✓	✓	Stainless steel tub; chrome flickmixer tap; green fleck laminate benchtop; green splashback tiles; 1 x chrome soap dish mounted on tiles; green laminate cupboards; round brass handles - pitted; 3 x plugs; white laminate inside; top shelf looks home made	

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Tenant/s initials 1. 2. 3. 4.

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



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Clean	Working	Undamaged
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Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

Washing machine/dryer				NIL - 2 x chrome washing machine taps	
Power points	✓	✓	✓	1 x double power point	
General					
Smoke alarms*	✓	✓	✓	AS REPORTED	
Security devices				Old alarm system has been disconnected	
Electrical safety switches	✓	✓	✓	FITTED BUT NOT TESTED	
Hot water system	✓	✓	✓	rheem electric hot water system	
Keys/locks/remotes	✓	✓	✓	AS PER PHOTOCOPY ON ENTRY	
Staircases/railings	✓	✓	✓	timber stairs; timber balustrade with brass along the top and brass knobs; white painted ceiling; 1 x large lighth fitting with 3 x hanging lights with round frosted covers; blue painted walls; WALL TO RIGHT ON TOP LANDING: 1 x white hanging hook - looks damaged; paint torn off under hook; TOP WALL: 2 x picture hooks and a few scuff marks; BOTTOM WALL: 6 x screws; 1 x picture hook; above top landing there is a square section where paint is torn; long scuff mark	
Wheelee & recycle bins	✓	✓	✓	1 x large general waste wheelie bin; 1 x small general waste wheelie bin; 1 x garden waste bin (brown lid)	
Pool/equipment				NIL	
Street number/letter box	✓	✓	✓	In front fence	
External walls	✓	✓	✓		
Balcony/porch/deck	✓	✓	✓	UPSTAIRS: Maroon painted timber floorboards - reasonable condition; brass balustrade is badly pitted and marked; chrome wire has surface rust; 1 x spotlight FRONT PORCH: Exposed aggregate floor; light with no cover; double spot light with blue paint on front; 1 x double spotlight on front corner; old intercome - no known if working; 1 x seahorse ornament on wall; remnants of was nest on front right of door	
Awning/gutters	✓	✓	✓		
Paving/ pergola	✓	✓	✓	REAR: Exposed aggregate flooring; 2 x long dark stains/marks under shade sail; shade sail is dirty and discoloured; 1 x external power point; 1 x external light shade peeling & pitted; 1 x chain hanging from rafter SCREENED: crimsafe screens around exterior of patio area - rusty; 1 x crimsafe screen door; 3 x external light shades - peeling and pitted; cream painted ceiling; cream painted ceiling slats; 1 x striped roll down external blind; 2 x cream roll down external blinds - appear in good condition; 1 x pot with dead plant;	
Garage/car port/store room	✓	✓	✓	Refer to attached photos	
Garden shed	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	
Gates/fences	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	
Grounds/garden	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	
External taps/hose	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	

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Tenant/s initials 1. 2. 3. 4.

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



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Clean	Working	Undamaged
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Lessor/agent
Comments (if any)

Tenant/s
Comment on lessor/agent report

Clothes line	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	
Solar panels	✓	✓	✓	Solar panels on roof - unable to inspect	
Paths/driveway	✓	✓	✓	REFER TO PHOTOS ON ATTACHED CD	

***Smoke Alarms** - In relation to smoke alarms, where the boxes 'working' &/or 'undamaged' have been ticked, it confirms only that at the time of testing, each smoke alarm's battery & alarm sounder were working.

ADDITIONAL ROOMS

Toilet 2					
Doors/walls/ceiling	✓	✓	✓	(DOWNSTAIRS) DOORS: 1 x hollow core blue painted door; round brass handle - pitted WALLS: yellow painted walls; 1 x pears picture on wall; black toilet roll holder; 1 x black towel ring; white plastic doorstep mounted on tiles; CEILING: 1 x skylight in ceiling with exhaust fan - not clean; white painted ceiling	
Cistern	✓	✓	✓	Dual flush toilet; brown plastic seat and lid intact	
Light fittings	✓	✓	✓	1 x wall mounted single fluoro light with frosted cover	
Exhaust fan	✓	x	✓	Lenco mounted in skylight - doesn't appear to be working	
	✓	✓	✓	White splash back tiles; Fowler white china basin; 2 x brown taps; 1 x brown spout; 2 x plugs; blue fleck laminate; blue laminate cupboard; round brass handle - pitted; inside is white laminate FLOORCOVERINGS: Green floor tiles with pink trim and pink diamond patter	
Bathroom 2					
Doors/walls/ceiling				NOT APPLICABLE	
Windows/screens					
Blinds/curtains					
Fans/light fittings					
Floor/floor coverings					
Bath					
Shower/ shower screen					
Wash basin/vanity					
Mirror/cabinet					
Towel rails					
Power points					
Exhaust fan					
Toilet					
Other Room					

Lessor/agent initials

Tenant/s initials 1. 2. 3. 4.

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



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	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Doors/walls/ceiling	✓	✓	✓	(UPSTAIRS LIVING ROOM) DOORS: 1 x 2 panel clear glass sliding door; tracks clean WALLS: Blue painted walls; WALL TO LEFT OF SHELVING; 1 x picture hook; WALLS ABOVE KITCHENETTE; good clean condition; no hooks; WALL TO LEFT OF FLUE: 1 x picture hook ; few minor scuffs along the bottom; 1 x security sensor mounted on wall; WALL TO RIGHT OF WINDOW; 1 x picture hook; chip in paint near window; few scuffs and marks between light and hook CEILING: White painted ceiling; 1 x dent near flue	
Windows/screens	✓	✓	✓	WINDOWS: 1 x 2 panel clear glass window with 1 x sliding panel; 1 x 3 panel clear glass window with 2 x sliding panels; tracks clean; not clean on outside; SCREENS: 1 x security screen - mesh appears intact; 2 x security screens - bottom of mesh is missing on both screens; 1 x sliding security screen door - mesh appears intact but is deteriorating at the bottom	
Blinds/curtains				NIL	
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 4 x half circle oyster light shades mounted on the walls; with 3 x white plastic clips	
Floor/floor coverings	✓	✓	✓	Polished timber floors; minor wear and tear; faded near glass door	
Wardrobe/drawers/shelves	✓	✓	✓	Build in shelf; walls painted pink; few chips in paint; 3 x glass shelves; 1 x timber shelf; KITCHENETTE; pink splashback tiles; blue fleck laminate benchtop - good condition; 1.5 stainless steel corner sink; chrome flickmixer tap with gold trim; 2 x plugs; blue laminate cupboard doors x 2 with round brass handles -pitted; silver towel ring with gold trim;	
Power points	✓	✓	✓	1 x double power point with 1 x switch; 3 x double power points; 1 x tv connection point	
Air conditioner				NIL	
Hallway					
Doors/walls/ceiling	✓	✓	✓	(UPSTAIRS) DOORS: NIL WALLS: Blue painted walls; WALL TO LEFT AS YOU COME UP STAIRS: scuff marks on the corner; no picture hooks; WALL OPPOSITE: 1 x screw between windows; mark underneath; 2 x long scuff marks; 1 x long scratch in wall; along bottom of wall has some long scuff marks; WALL TO LEFT OF BATHROOM ENTRY: few dirty marks to right of intercom; WALL TO RIGHT OF BATHROOM ENTRY: dark scuff mark at the bottom; WALL TO RIGHT OF BEDROOM 3 ENTRY: scuffs along the bottom; marks at the top CEILING: White painted ceiling; 1 x smoke alarm; 1 x dent between lights	
Light fittings	✓	✓	✓	2 x lights with round frosted covers	
Floor/floor coverings	✓	✓	✓	Polished timber floors; wear and tear only; good condition	
	✓	✓	✓	1 x 2 panel clear glass window; not clean on outside; no screen; 1 x fixed clear glass window; not clean on outside; no screen;	
Study					
Doors/walls/ceiling	✓	✓	✓	(DOWNSTAIRS HALLWAY NEAR KITCHEN) DOORS: NIL WALLS: Blue painted walls; WALL OPPOSITE KITCHEN: 1 x hook hole; several chips in paint under hole; WALL TO LEFT OF ENTRY TO DINING ROOM: 1 x large screw hole; chips underneath; scuff marks around light switch; CEILING: white painted ceiling	(HALWAY IN FRONT OF LAUNDRY) DOORS: NIL WALLS: blue painted walls; WALL TO LEFT OF LAUNDRY: 4 x nail holes; 2 x chips under holes; lots of chips around light switch; WALL OPPOSITE LAUNDRY ENTRY; 1 x picture hook CEILING; white painted ceiling; 1 x smoke alarm

Lessor/agent initials Tenant/s initials 1. 2. 3. 4.

Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



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	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Windows/screens				STORAGE NEAR KITCHEN: 1 x hollow core door painted blue; round brass handle - pitted; white plastic doorstop; INSIDE; white painted walls - heavily scuffed; 3 x nails on side of shelf; electrical switchboard; white laminate shelves; timber floors - faded STORAGE UNDER STAIRS: 1 x hollow core door painted blue; round brass handle - pitted; white plastic doorstop; INSIDE; vacuum hose and bits for vaccum; shelves on right wall - parts for old vacuum system; in floor safe - combination unknwn; 1 x battern fix light - no cover; 1 x fire extinguisher - not know if in date	STORAGE: 1 x hollow core door painted blue; round brass handle - pitted; white laminate shelves
Blinds/curtains				NIL	NIL
Fans/light fittings	✓	✓	✓	FANS: NIL LIGHT FITTINGS: 1 x round light with frosted light shade	1 x light with round frosted cover
Floor/floor coverings	✓	✓	✓	Polished timber floors; minor wear and tear; good condition	Polished timber floors; minor wear and tear; good conditiion
Power points				NIL	NIL
Air conditioner				NIL	NIL
Media Room					
Doors/walls/ceiling	✓	✓	✓	(ROOM BEHIND GARAGE) DOORS: Cream painted external door; weather strip; chrome handle; chrome deadlock; white plastic doorstop; WALLS: blue painted external walls; WALL TO LEFT OF EXTERNAL DOOR: peice of timber onwall; white bit of board mounted on wall; 2 x peg boards with silver metal brackets; 1 x cork board on wall; piece of timber; various nails on wall; large bit of timber on end wall near window; CEILING: 2 x skylights	
Windows/screens	✓	✓	✓	WINDOWS: 1 x 2 panel clear glass window with 1 x sliding panel; faces outside; 1 x 2 panel clear glass window with 1 x sliding panel into garage SCREENS: 2 x security screen doors; 1 x fixed panel; 1 x hinged panel with handle and lock; 1 x security screen	
Blinds/curtains	✓	✓	✓	with a roll down bamboo blind;	
Fans/light fittings	✓	✓	✓	FANS: LIGHT FITTINGS: 2 x double fluro lights with frosted covers	
Floor/floor coverings	✓	✓	✓	Greg with coloured fleck carpet; not professionally cleaned; furniture indents; carpet is stained near external door	
TV/power points	✓	✓	✓		
Air conditioner				NIL	

Lessor/agent initials

Tenant/s initials

1.	2.	3.	4.
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Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



Furniture list

NOT APPLICABLE

Gas bottle level	Not known
Water tank level	N/A
Pool safety certificate location	N/A

Additional comments/information

CD PROVIDED WITH FULL SET OF 1374 ENTRY PHOTOS TAKEN 2.03.17

Lessor/agent

Signature	Date
	/ /
Print name	

Tenant 1		Tenant 2		Tenant 3	
Signature	Date	Signature	Date	Signature	Date
	/ /		/ /		/ /
Print name		Print name		Print name	

Tenant 4	
Signature	Date
	/ /
Print name	