

Residential Tenancy Entry Condition Report

39 Leonard Way, Nickol, WA 6714



Report completed on Monday 30/03/2026

Prepared by Tania Bowler

FORM 1

Property Condition Report

RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 27C(6)

HOW TO COMPLETE THIS FORM

- Before the tenancy begins, the lessor or the property manager should 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. Where necessary, comments should be included in the report.
- Two copies of the report, which has been filled out and signed by the lessor or the property manager, must be given to the tenant within 7 days of the start of the tenancy as specified in the residential tenancy agreement.
- As soon as possible after the tenant receives the property condition report, the tenant should inspect the residential premises and complete the tenant section on both copies of the report. The tenant indicates agreement or disagreement with the condition indicated by the lessor or the property manager by placing "Y" (YES) or "N" (NO) in the appropriate column and by making any appropriate comments on the form.
- The tenant must return one copy of the completed property condition report to the lessor or the property manager within 7 days after receiving it. The tenant should keep the second copy of the property condition report.
- If photographs or video recordings are taken at the time the property inspection is carried out, it is recommended that all photographs or video recordings are signed and dated by all parties. NOTE: Photographs and/or video recordings are not a substitute for accurate written descriptions of the condition of the property.
- As soon as practicable, and in any event within 14 days after the termination of the tenancy agreement, the lessor or the property manager should complete a property condition report, indicating the condition of the premises at the end of the tenancy. This should be done in the presence of the tenant, unless the tenant has been given a reasonable opportunity to be present and has not attended the inspection.

IMPORTANT NOTES ABOUT THIS PROPERTY CONDITION REPORT

- This property condition report is an important record of the condition of the residential premises when the tenancy begins. It may be used as evidence of the state of repair or general condition of the premises at the commencement of the tenancy if there is a dispute, particularly about the return of the security bond money and any damage to the premises. It is important to complete the property condition report accurately.
- A property condition report must be filled out whether or not a security bond is paid.
- At the end of the tenancy the premises must be inspected and the condition of the premises at that time will be compared to that stated in the original property condition report.
- 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. Wilful and intentional damage, or damage caused by negligence, is not fair wear and tear.
- If you do not have enough space on the report, attach a separate sheet. All attachments should be signed and dated by all of the parties to the residential tenancy agreement.
- Information about the rights and responsibilities of lessors and tenants may be obtained by contacting the Department of Energy, Mines, Industry Regulation and Safety on 1300 30 40 54 or visiting www.demirs.wa.gov.au/ConsumerProtection.

For further information about tenancy rights, refer to the *Residential Tenancies Act 1987* or contact the Department of Energy, Mines, Industry Regulation and Safety on 1300 304 054 or www.demirs.wa.gov.au/ConsumerProtection.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Energy, Mines, Industry Regulation and Safety (1300 304 054) for assistance.

Tenancy Details

Property Address:	39 Leonard Way, Nickol, WA 6714
Inspecting Agent:	Tania Bowler
Inspection Date:	Monday 30/03/2026
Tenancy Start Date:	Wednesday 01/04/2026
Tenant/s:	Steven Brown; Sarah O'Farrell
Tenant Received Date:	11:04 Wednesday 01/04/2026
Report Return Date:	14:07 Saturday 04/04/2026

Tenant initially reviewed at 12:59 Thursday 02/04/2026

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.	
SECURITY/ SAFETY	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees Tenant comments <i>Tenant initially reviewed at 13:03 Thursday 02/04/2026</i>
smoke alarms				2 smoke alarms present, secure to ceiling with green lights showing. Located in entry and hallway. (2 photos, page 18)	Y Hole in ceiling beside hall smoke alarm (1 photo, page 138) Small screw hole at edge TB
electrical safety switch				White plastic box in good condition with door, hinges and clip intact an working. Located in entry. (2 photos, page 18)	Y
keys/other opening devices				All deadlocks are in working condition. All security doors are in working condition. All window latches are present and working.	Y Sliding door to back patio won't lock or unlock with key from outside (1 photo, page 138)
FRONT	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees Tenant comments <i>Tenant initially reviewed at 13:37 Thursday 02/04/2026</i>
Overall				(5 360° photos, page 18)	
Verge				Patchy weeds/lawn, sprayed. Large Telstra cover by driveway, intact. (7 photos, page 25)	Y
Fences				Garage side Colorbond with capping intact and secure. Light marks, white paint splashed with small dent near front. Corner Colorbond with capping intact and secure. Good condition, light marks. White paint remnants in plant gap along Delambre Road.	Y
Gates				Porch side Colorbond with capping intact, hinge side capping bent. Marked & oxidised, centre dent near base. Garage side Colorbond with metal supports and capping intact, hinge side capping bent. Oxidised, light marks. Delambre side Colorbond with metal supports and capping intact, dark marks at end. Secured closed with large tree in front.	Y
Garden Beds				Curbed gardens, tidy, minor sprayed weeds, leaves removed. Corner: Large shrubs along fence with some gaps, trimmed to fence and curbing. Tall. Large shrubs around corner to drive, stalky. Trimmed to porch and curbing. Some stumps and gaps, dead shrub by porch corner. Retic solenoids with green plastic box with lid sitting on top. Mailbox side Palm, shrub & bougainvillea, trimmed. Water meter, intact. (23 photos, page 25)	Y
Paving/Paths				6 full & 2 short pavers by porch gate, extra paver at side under shrub.	Y
Driveway				Concrete, no major marks or stains, small oil spots in front of garage. Large crack across centre, smaller cracking also present.	Y
Letterbox				Metal type, secure to post, post secure in ground, screw holes up rear. Lid is intact and secure, minor dents, oxidised.	Y
Taps/Hoses				Brass tap secure to wall. Located under meter box. (1 photo, page 27)	Y
Meter Box				Metal box with flap and hinges secure and intact. Chipped paint, Danger sticker on front. Number: 2158127074 (1 photo, page 27)	Y
Air Conditioners				Air con unit on side of garage. Casing all intact, piping and pipe covers intact, some weathering.	Y (1 photo, page 138)

Walls				Colorbond walls in good condition, no major damage. Marked around tap and over meter box. 3 screw holes & rub marks between tap and gate. Hose pull through with silver base fitting above on corner of garage by roller door, 2 screw holes beside. Corners by garage door peeling, door frame has some scrapes, large mark by porch. (2 photos, page 27)	Y	
Eaves				Rear of colorbond, no dents or damage. Nothing attached.	Y	
Powerpoints				Telstra box secure to wall under meter box, intact. (1 photo, page 27)	Y	
TV Aerial/Dish				TV aerial intact and secure located on high roof peak visible from driveway. Foxtel dish intact and secure located over living room, visible from Delambre Drive. (2 photos, page 27)	Y	
PORCH	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:40 Thursday 02/04/2026</i>
Overall				(2 360° photos, page 28)		
Ceiling				Painted with no damage, light dust marks, clean. Edging is peeling. Redundant security camera secure to corner, aged.	Y	(1 photo, page 138)
Lighting				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 31)	Y	
Walls/Posts				Colorbond walls, oxidised, light dust. Large dirty area between door and window. No hooks, screws, scuffs or dents unless listed below: Horizontal line upper left of door Protruding screw left of window Support poles undamaged, minor marks.	Y	
Floor				Red stamped concrete, some wear and light marks. Swept.	Y	
GARAGE	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:51 Thursday 02/04/2026</i>
Overall				(4 360° photos, page 31)		
Ceiling/Cornice				Painted with light marks, no damage, clean. 3 screw holes & mark by screen door. 4 round holes by door opener. Security camera in corner, redundant. (2 photos, page 36)	Y	Trim peeling near roller door. 1 full piece missing. (3 photos, page 138) TB
Lighting				1 rectangle light. Cover present, clean and undamaged, minor dust inside. Bulb working. 2 fluorescent lights, clean, no covers. 4 bulbs working. (1 photo, page 36)	Y	
Door				Painted door to porch. Chipped by knobs and swollen at base and outside lower part, clean. Small chips inside under knob. Hinges, lock and knobs secure and working. Painted frame, chipped and scraped, dusty. (2 photos, page 37)	Y	
Roller Doors				Automatic door with no major damage, small dents on both sides near base. Outside clean, inside slightly dusty on supports. Controller is secure to wall and working, clean. Manual lever intact, light and motor intact, clean and working. 1 remote supplied with keys. 4 cyclone struts with all bolts and fittings present, tidy on wall supports. (8 photos, page 37)	Y	
Walls				Colorbond, cleaned but dirt marks remain including drip left of store room. No hooks, screws, scuffs or dents unless listed below: Patch on upper rear wall with rope remnant under washer below, 3 screws missing to left Large dent & tear on centre rear wall Dents, dirt & drips right of store room Very marked left of store room and between white doors Corner pole with garage opener peeling	Y	

Powerpoints				All power points and switches are clean, intact and secure. Power point along rear wall on long aluminium panel. Power point by store room has surround, no cover. (3 photos, page 37)	Y	
Floor				Red stamped concrete, some wear, black & white marks. Swept. Concrete, very marked. Swept. Brown paint in front of store room.	Y	
Sulo Bins				City supplied bins with green and yellow lids. Wheels intact, green bin lid hinge to be replaced. Insides cleaned, empty. Yellow: R107979 Green: 782509 (6 photos, page 38)	Y	
Inventory				Nil	Y	
STORE ROOM	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:54 Thursday 02/04/2026</i>
Overall				(2 360° photos, page 38)		
Ceiling/Cornice				Painted with minor marks, no damage, clean.	Y	
Light Fittings				1 round light, no cover, bulb working.	Y	
Door				Painted frame, marked. No door.	Y	
Walls				Painted, very marked, no damage. No hooks, screws, scuffs or dents unless listed below: Silver hook just inside door 2 screws missing holes under retic, writing beside, screw above Screw on upper short corner wall	Y	
Shelving				Metal framed units with 4 & 5 wooden shelves. All shelving present, very marked, swept. Metal hook wired onto corner of large shelf unit. (6 photos, page 41)	Y	
Retic Controller				Orbit controller. Intact and secure to wall, door secure. Display showing. (1 photo, page 41)	Y	
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage, some wear.	Y	
Floor				Concrete, very marked. Swept.	Y	
Inventory				Green plastic box lid 2 buckets & 5 tins paint B&D Advance garage door opener, new in box Ariston slide out rangehood, new in box (4 photos, page 41)	Y	
ENTRY	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 14:04 Thursday 02/04/2026</i>
Overall				(2 360° photos, page 42)		
Ceiling				Painted with no marks or damage, clean.	Y	
Light Fittings				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 45)	Y	
Living Room Door				Painted door and frame. Clean with no visible damage. Hinges and knobs secure and working. Painted frame, clean, minor chipping. White doorstep secure. (2 photos, page 45)	Y	
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: 1 door knob stopper	Y	Minor scuffs and dents on corner near power box and behind and around garage door (3 photos, page 138) TB
Garage Door				Painted door and frame. Clean with no visible damage, light scuffs on lower panel on outside. Hinges, lock and knob secure and working. Painted frame, clean, minor chipping. (3 photos, page 45)	Y	

Screen Door				Aluminium framed security screen door with fly mesh insert. Clean with no visible damage, 2 small pulls in lower part. Latch, lock and hinges secure and working. Door closer intact and working. (4 photos, page 45)	Y	
Power points				Switches are clean, intact and secure.	Y	
Skirting boards				Painted skirtings, clean and secure, no major marks or damage. White doorstop intact and secure.	Y	
Floorcoverings				Tiles with no chips, marks or damage visible. Clean.	Y	Paint drips (1 photo, page 139) TB
BEDROOM - MASTER	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 14:24 Thursday 02/04/2026</i>
Overall				(3 360° photos, page 46)		
Ceiling/Cornice				Painted with no marks or damage except cracking, clean.	Y	
Fan				White ceiling fan, secure, intact and working. No bent blades, dust or fly spots. Fan knob present, intact and working. (1 photo, page 50)	Y	
Light Fittings				1 round light. Cover present, clean and undamaged, some bugs. Bulb working. (1 photo, page 50)	Y	
Internal Door				Painted door and frame. Clean with no visible damage. Hinges, lock and knobs secure and working. Painted frame, clean, scrape at top, minor chipping. (3 photos, page 50)	Y	Chip near knob (1 photo, page 139) TB
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Very small scuffs & dents on lower part (3 photos, page 50)	Y	(1 photo, page 139)
Air Conditioner				Air con casing and filters are clean and unit is intact and working. Remote in wall holder, clean, intact and working. Battery cover in place. Holder is loose to wall. (1 photo, page 50)	Y	(1 photo, page 139)
Windows				Sliding aluminium framed glass window. Glass and frame are clean inside, slightly dusty outside, dusty on sliding pane behind screen. Foil marks on glass. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key provided. (7 photos, page 51)	Y	
Screens				Aluminium framed hard mesh screen screwed to frame. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	Y	
Window Treatments				Vertical blinds, cleaned, some light marks, kinks and wear, intact and secure, no missing slats. Wand intact and working. (2 photos, page 51)	Y	
Outside Door				Sliding glass door with aluminium frame. Glass and frame clean, tracks clean. Foil marks on glass. Latch and lock intact and working. (6 photos, page 51)	Y	
Screen door				Aluminium framed screen door with fly mesh insert. Clean with no visible damage. Latch and rollers secure and working. (5 photos, page 52)	Y	
Door treatments				Vertical blinds, clean, intact and secure. Undamaged, no missing slats. Wand is present and working. All weights present. (1 photo, page 52)	Y	
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Wardrobe				1 round light, no cover, bulb working. Painted door, undamaged, knobs intact, doorstop secure at base. Door knob stopper on outside with scuffs below. Walls are clean, light scuffs & chips in corner under shelf by door. Small door knob mark behind door. Shelves secure and clean. Hanging rails and supports all present and secure. Skirting present, intact and clean. Flooring is clean and undamaged. (6 photos, page 53)	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage.	Y	

Floor				Grey carpet in older but good condition, some furniture dents and small marks. Professionally cleaned. (3 photos, page 53)	Y	
ENSUITE	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 14:37 Thursday 02/04/2026</i>
Overall				(3 360° photos, page 53)		
Ceiling				Painted with no marks or damage, clean.	Y	
Light				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 57)	Y	
Exhaust Fan				Extractor fan with cover, secure intact and working, clean. (1 photo, page 57)	Y	
Walls/Tiles				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Light marks behind towel rail Tiled splashback around basin, clean, secure and undamaged. (1 photo, page 57)	Y	
Door				Painted door and frame. Clean with no visible damage. Hinges, lock and knobs secure and working. Painted frame, clean, minor chipping. White doorstop, secure.	Y	(1 photo, page 139)
Window				Sliding aluminium framed glass window. Glass and frame are clean inside, slightly dusty outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key supplied. (4 photos, page 58)	Y	Slight marking (1 photo, page 139) on lower frame TB
Screen				Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	Y	
Window Treatments				Vertical blinds, clean, intact and secure. Undamaged, no missing slats. Wand is present and working. (1 photo, page 58)	Y	
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Towel Rail				Cream double towel rail, intact and secure to wall.	N	Single towel rail brittle and cracking, not secure (1 photo, page 139)TB
Mirror				Secure, undamaged and clean. Grey showing through glass.	Y	
Shower				Tiled walls, clean and undamaged. Floor tiles clean, some grout discolouration, no mould except small area in silicone under screen by vanity. Screens are clean, minor calcium present on lower parts, undamaged and secure to frames. (1 photo, page 58)	Y	
Shower Soap Holder				Ceramic, secure and undamaged. Clean top and underneath. (1 photo, page 58)	Y	
Shower Taps/Rose				Taps and rose are clean and shiny with hot/cold indicators intact. Light calcium on tap bases & rose front. (3 photos, page 58)	Y	
Toilet				Cistern, flushers, lid, seat and pan are intact and clean. No marks or stains except calcium under water at back. Tap and hose are in good condition. (5 photos, page 58)	Y	
Toilet Roll Holder				Silver, intact and secure, wear showing.	Y	
Bench				Benchtop is clean, no calcium. No marks or damage except light bleaching behind basin. (1 photo, page 59)	Y	
Sink				Sink is clean, no calcium, discolouration or chips. Waste is clean.	Y	
Sink Taps				Taps and spout are clean and shiny with hot/cold indicators intact.	Y	
Vanity				Laminate doors, clean sides and edges, edging mulling on tops. Hinges and handles intact, clean and secure. Walls are clean. Shelving secure and clean, mark under piping and edging is chipped and worn. (5 photos, page 59)	Y	
Skirtings				Tiled skirtings, secure and clean. No dust on top edge.	Y	

Floor				Tiles with no chips, marks or damage visible. Clean. Waste is clean. (2 photos, page 59)	Y	
LIVING ROOM	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 12:57 Saturday 04/04/2026</i>
Overall				(4 360° photos, page 60)		
Ceiling/Cornice				Painted with no damage, clean. Water mark near centre and at edge by kitchen.	Y	Poor repair near triple light. Cracking (2 photos, page 139) TB
Fan				White ceiling fans, secure, intact and working. No bent blades, dust or fly spots. Fan knobs present, intact and working. Knob surrounds are not sitting flush. (2 photos, page 65)	N	Slow and med speed not working on either fan (1 photo, page 139)
Light Fittings				3 round lights. Covers present, clean and undamaged with no bugs. Bulbs working. (3 photos, page 65)	Y	Top switch damaged (1 photo, page 139)
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Light marks & tiny dents on lower walls Screw hole on wall to garage Broken part of remote holder next to double switch Chipped down side of sliding door Upstand to kitchen painted in flat paint, circle mark by end. Rear of kitchen cupboards intact and clean, base corners chipped. (8 photos, page 65)	Y	
Air Conditioner				Air con casing and filters are clean and unit is intact and working. One For All remote, no holder, clean, intact and working. Battery cover in place. (2 photos, page 66)	Y	(1 photo, page 140)
Windows				Sliding aluminium framed glass windows. Glass and frames are clean inside, slightly dusty outside. Tracks are clean. Window sills are clean and undamaged, small chips on corners. Latches secure and working, key provided. (10 photos, page 66)	Y	
Screens				Aluminium framed fly screens. Frames are well fitted to windows and undamaged. Screens are slightly dusty, no holes.	Y	
Window Treatments				Vertical blind, right blind not clean, both intact and secure. Undamaged, no missing slats, some kinked. Wands are present and working. (4 photos, page 67)	Y	
Outside Door				Sliding glass door with aluminium frame. Glass and frame clean, tracks clean. Latch and lock intact and working. (4 photos, page 67)	N	Key won't lock or unlock the door from the outside. (1 photo, page 140)
Screen Door				Aluminium framed screen door with fly mesh insert. Clean with no visible damage except small hole centre at base. Latch and rollers secure and working. (5 photos, page 68)	Y	
Door Treatments				Vertical blinds, not clean, intact and secure. Undamaged, no missing slats. Wand is present and working. (3 photos, page 68)	Y	
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage, some scuffing.	Y	
Floor				Tiles, chipped mainly around breakfast bar, some chips in general. Large chip & cracks right of sliding door by skirting. Clean. (4 photos, page 68)	Y	
KITCHEN	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:05 Saturday 04/04/2026</i>
Overall				(4 360° photos, page 69)		
Ceiling/Cornice				Painted with no marks or damage, clean.	Y	Cracking (1 photo, page 140)
Fan				White ceiling fan, secure, intact, not working. No bent blades, dust or fly spots. Fan knob present, intact. To be repaired. (1 photo, page 74)	Y	

Light Fittings			Triple directional lights, cleaned and working. 1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (4 photos, page 74)	Y	
Walls			Painted and clean with no hooks, screws, scuffs or dents unless listed below: Light scuffs in fridge space & over cooktop	Y	
Windows			Sliding aluminium framed glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key provided. (5 photos, page 75)	Y	
Screens			Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	Y	
Window Treatments			Vertical blinds, intact and secure, fly spots on slats. Undamaged, no missing slats. Wand is present and working. (3 photos, page 75)	Y	
Powerpoints			All power points and switches are clean, intact and secure. Oven switch cover is cracked.	N	Switches for exhaust fan and pantry light damaged (1 photo, page 140)
Splashback			Tiled splashback, clean, secure and undamaged. Crack on windowsill tile and internal cracks behind cooktop. Sealant is worn, grout discoloured. (2 photos, page 75)	Y	
Bench			Benchtop is clean, no calcium. Some wear, small burn mark on breakfast bar, dent on living side by join, chip in front of sinks & several tiny chips. Small round hole in corner under microwave. (5 photos, page 76)	Y	
Sink			Stainless sinks and drainer. Clean and shiny with clean wastes. Silver plug in corner hole, secure. (3 photos, page 76)	Y	
Taps			Clean and shiny with hot/cold indicator intact. (1 photo, page 76)	Y	
Pantry			Painted door, clean and undamaged, frame chipped. Hinges, clip and knob intact and secure. Light working, switch clean and intact. Walls lightly scuffed, clean. 4 shelves, secure and clean, some discolouration, minor chips on edges. Skirting present, intact and clean. Flooring is clean, some chips. (8 photos, page 76)	Y	
Cupboards			Laminate doors, clean sides and edges, edges have come off and have water damage. Hinges and handles intact, clean and secure. Walls are clean. Shelving secure and clean, mark under sink piping. Edgings missing, chipped and water damaged under sink. (10 photos, page 77)	Y	
Drawers			Laminate drawer fronts, clean front and edges. Edgings missing in places and worn. Inners clean and unmarked. Handles and runners intact, clean and secure. (4 photos, page 78)	Y	
Rangehood/Extractor			Extractor fan with cover, secure, intact and working. (1 photo, page 78)	Y	
Microwave			Sharp Carousel Inverter Sensor 1200w Glass plate & wheeled stand intact, inner worn. Clean and working. (2 photos, page 78)	Y	
Cooktop			Ariston ceramic cooktop 4 elements, no burnt on marks, some scraping wear. Grease free and clean, undamaged and working. (1 photo, page 78)	N	Cooktop glass cracked (1 photo, page 140) Front right element TB

Oven				Ariston stainless wall oven 3 matching silver knobs, worn 2 wire racks 1 oven light (to be replaced) Door handle Glass insert door Writing has come off knob panel, stickers on order. All grease free and clean, undamaged and working. (3 photos, page 78)	Y	
Dishwasher				To be replaced. (1 photo, page 78)	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage. Kickboard is secure, undamaged and clean. (1 photo, page 78)	Y	
Floor				Tiles with some chips. Clean. (1 photo, page 78)	Y	
HALLWAY	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:09 Saturday 04/04/2026</i>
Overall				(3 360° photos, page 79)		
Ceiling				Painted with no marks or damage, clean. Manhole is intact with no damage. (1 photo, page 83)	Y	
Light Fittings				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 83)	Y	
Door				Painted pelmet with minor chipping along base. One end has been repaired. Painted door and frame. Clean with no visible damage. Rollers and handles secure and working, floor guide in place. Painted frame, clean, minor chipping. (4 photos, page 83)	Y	
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Wipe marks on walls, small dent/scuff opposite bathroom door. (1 photo, page 83)	Y	
Cupboards				Painted door, undamaged. Hinges, clip and knob intact and secure. Walls lightly scuffed, clean. Shelving secure and clean, darker paint on lower shelf. Skirting present, intact and clean, darker paint on bck & swelling on right. Flooring is clean and undamaged. 3 light covers on shelf. (10 photos, page 83)	Y	
Power points				Switch is clean, intact and secure.	Y	
Skirting boards				Painted skirtings, clean and secure, no major marks or damage. Swelling along bathroom wall.	Y	
Floorcoverings				Tiles with small chips. Clean. (1 photo, page 84)	Y	
BEDROOM - LEFT	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:19 Saturday 04/04/2026</i>
Overall				(2 360° photos, page 84)		
Ceiling/Cornice				Painted with no marks or damage, clean.	N	Marking (1 photo, page 140) TB
Fan				White ceiling fan, secure, intact and working. No bent blades, dust or fly spots. Fan knob present, intact and working. (1 photo, page 87)	Y	
Light Fittings				1 round light, no cover, bulb working.	Y	
Door				Painted door and frame. Clean, scraped along inside base including frame. Hinges and knobs secure and working. Painted frame, clean, minor chipping. White doorstop, secure. (6 photos, page 87)	Y	
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: 1 door knob stopper Uneven paint on wall to patio around to window Repair behind wardrobe door knob (6 photos, page 87)	N	Wall to patio, many poor repairs (1 photo, page 140) TB

Air Conditioner				Air con casing and filter are clean and unit is intact and working, noisy. Base is bowed. Air con remote, marked, no battery cover. Working, no holder. (2 photos, page 88)	Y	
Windows				Sliding aluminium framed glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key provided. (5 photos, page 88)	Y	
Screens				Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	N	Screen is ill fitting and damaged (2 photos, page 140)TB
Window Treatments				Vertical blinds, clean, intact and secure. Undamaged, 1 slat to be replaced. Cord and chain are present and working. (2 photos, page 88)	Y	
Powerpoints				All power points and switches are clean, intact and secure. Phone point to be replaced. (1 photo, page 88)	Y	
Wardrobe				Painted doors, undamaged. White doorstop secure. Hinges, clips and knobs intact and secure (glued). Walls lightly scuffed, undamaged. Shelf secure and clean, minor chips on edges. Hanging rail and supports all present and secure. (9 photos, page 88)	Y	
Skirtings				Painted skirtings, clean and secure. Scuffed by door, 2 screws in corner under air con. (2 photos, page 89)	Y	(1 photo, page 140)
Floor				Grey self squared carpet in generally good condition, felted near centre, 2 small burn marks on window side. Professionally cleaned.	Y	Clean but very strong odour (1 photo, page 140)No previous pets at house TB
BEDROOM - BY LAUNDRY	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:27 Saturday 04/04/2026</i>
Overall				(2 360° photos, page 90)		
Ceiling/Cornice				Painted with no marks or damage, clean.	Y	Cracking (1 photo, page 140) TB
Fan				White ceiling fan, secure, intact and working. No bent blades, dust or fly spots. Fan knob present, intact and working. (1 photo, page 92)	Y	
Light Fittings				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 92)	Y	
Door				Painted door and frame. Clean with no visible damage. Hinges and knobs secure and working. Painted frame, clean, minor chipping. White doorstop, secure. (2 photos, page 92)	Y	(1 photo, page 141)
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Unpainted patch behind door knob, chips & wipe marks on this wall, chips under fan knob and wipe marks throughout. Minor scrapes & small dents on lower walls Extra screw holes by curtain rod support. (5 photos, page 93)	Y	
Air Conditioner				Air con casing and filters are clean and unit is intact and working. Remote in wall holder, clean, intact and working. Battery cover in place. Holder is secure to wall. RAC unit, redundant, clean. (2 photos, page 93)	Y	
Windows				Sliding aluminium framed glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key in lock. (5 photos, page 93)	Y	
Screens				Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, small pulls in lower right corner.	Y	
Window Treatments				Curtain rod secure on supports, marked. Both rod ends in place. Grey curtain with thermal backing is clean, spare in wardrobe (not required for vacate). (4 photos, page 94)	Y	

Powerpoints				All power points and switches are clean, intact and secure.	Y	
Wardrobe				Painted doors, undamaged. White doorstop secure. Hinges, clips and knobs intact and secure. Walls are clean, undamaged. Shelf secure and clean, minor chips on edges. Hanging rail and supports all present and secure. (8 photos, page 94)	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage. White doorstop intact and secure.	Y	
Floor				Grey carpet in older but good condition, some small marks. Professionally cleaned. (2 photos, page 95)	Y	Strong odour (1 photo, page 141) No previous pets at house TB
LAUNDRY	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:33 Saturday 04/04/2026</i>
Overall				(2 360° photos, page 95)		
Ceiling/Cornice				Painted with no marks or damage, clean.	Y	
Light Fittings				1 round light, no cover, bulb working.	Y	
Walls/Tiles				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Chip & light water marks under washing machine taps Light scuffs on lower walls Horizontal crack by outside light switch Tiled splashback behind trough, clean, secure and undamaged. (2 photos, page 98)	Y	
Internal Door				Painted door and frame. Clean with no visible damage. Hinges, lock and knob secure and working. Painted frame, clean, minor chipping. White doorstop, secure. (2 photos, page 98)	Y	(1 photo, page 141)
Outside Door				Sliding glass door with aluminium frame. Glass and frame clean, tracks clean. Dirt on outside of fixed pane at base. Latch and lock intact and working. (6 photos, page 98)	Y	
Screen Door				Aluminium framed screen door with fly mesh insert. Clean with no visible damage. Latch and rollers secure and working. (6 photos, page 98)	Y	
Door Treatments				Vertical blinds, clean, intact and secure. Undamaged, no missing slats. Wand is present and working. Cord and chain are present and working. All weights present. (2 photos, page 99)	N	Slat missing on right side (1 photo, page 141) TB
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Washing Machine Taps				Taps are clean and shiny with hot/cold indicators intact. (1 photo, page 99)	Y	
Trough				Stainless trough, clean and shiny with clean waste. (1 photo, page 99)	Y	
Trough Taps				Taps and spout are clean and shiny with hot/cold indicators intact. (1 photo, page 99)	Y	
Trough Cabinet				Metal cabinet, clean inside and out. Small chips on edges. Door hinges and handle intact and clean. (2 photos, page 99)	Y	
Cupboards				Painted door, undamaged. Hinges, clips and knob intact and secure. Walls clean. Shelf secure and clean, painted over chips on edges. Skirting present, intact and clean. Flooring is clean and undamaged. (8 photos, page 99)	Y	
Skirtings				Tiled skirtings, secure and clean. No dust on top edge.	Y	
Floor				Tiles with no chips, marks or damage visible. Clean. Waste is clean.	Y	
TOILET	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:36 Saturday 04/04/2026</i>
Overall				(1 360° photo, page 100)		

Ceiling				Painted with no marks or damage, clean.	Y	
Light				1 round light, no cover, bulb working.	Y	
Exhaust Fan				Extractor fan with cover, secure intact and working, clean. (1 photo, page 102)	Y	
Wallls/Tiles				Painted and clean with no hooks, screws, scuffs or dents unless listed below: 1 door knob stopper Slightly light patch under toilet roll holder	Y	
Door				Painted door and frame. Clean with no visible damage except chip below centre laundry side. Hinges, lock and knobs secure and working. Painted frame, clean, minor chipping. White doorstop, secure. (2 photos, page 102)	Y	
Window				Sliding aluminium framed privacy glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key in lock. (4 photos, page 102)	Y	
Screen				Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	Y	
Window Treatments				Vertical blinds, clean, intact and secure. Undamaged, no missing slats. Wand is present and working. (1 photo, page 102)	Y	
Powerpoints				Switch is clean, intact and secure.	Y	Light switch (top) damaged. (1 photo, page 141) TB
Toilet				Cistern, flushers, lid, seat and pan are intact and clean. Inner bowl has light calcium with darker calcium around waterline. Tap and hose are in good condition. (4 photos, page 102)	Y	
Toilet Roll Holder				Silver, intact and secure.	Y	(1 photo, page 141)
Skirtings				Tiled skirtings, secure and clean. No dust on top edge.	Y	
Floor				Tiles with no chips, marks or damage visible. Clean. Waste is clean. (3 photos, page 103)	Y	
BATHROOM	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:44 Saturday 04/04/2026</i>
Overall				(3 360° photos, page 103)		
Ceiling				Painted with no marks or damage, clean.	Y	
Light				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 107)	Y	
Exhaust Fan				Extractor fan with cover, secure intact and working, clean. (1 photo, page 107)	Y	
Wallls/Tiles				Painted and clean with no hooks, screws, scuffs or dents unless listed below: 1 door knob stopper Horizontal crack around walls Tiled splashback around basin and bath, clean, secure and undamaged. Sealant is worn.	Y	
Door				Painted door and frame. Clean with no visible damage except swelling on inside base. Hinges, lock and knobs secure and working. Painted frame, clean, minor chipping. (3 photos, page 107)	Y	
Window				Sliding aluminium framed privacy glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key in lock. (5 photos, page 107)	Y	
Screen				On order.	Y	
Window Treatments				Vertical blinds, marked & kinked, intact and secure. Undamaged, 1 slat to be replaced. Wand is present and working. (2 photos, page 108)	Y	
Powerpoints				All power points and switches are clean, intact and secure.	N	PowerPoint surround broken (1 photo, page 141) TB

Towel Rail				Cream double towel rail, intact and secure to wall.	N	Broken and brittle (2 photos, page 141) TB
Mirror				Secure, undamaged and clean. Grey showing through glass.	Y	
Shower				Tiled walls, clean, upper corner by door chipped away. Floor tiles clean, some grout discolouration. New sealant, mould showing by vanity wall. Screen is clean, very minor calcium present at base, undamaged and secure to frame.	Y	
Shower Soap Holder				Ceramic, secure and undamaged. Clean top and underneath. (1 photo, page 108)	Y	
Shower Taps/Rose				Taps and rose are clean and shiny with hot/cold indicators intact. (2 photos, page 108)	Y	
Bath				Bath and drain are clean and undamaged. Some wear on surface. (4 photos, page 108)	Y	
Bath Taps				Taps and spout are clean and shiny with hot/cold indicators intact. Calcium on end of spout. (1 photo, page 108)	Y	
Bench				Benchtop is clean, no calcium. No marks or damage except light bleaching behind basin. (1 photo, page 108)	Y	
Sink				Sink is clean, no discolouration or chips, calcium around right tap. Waste is clean. (2 photos, page 109)	Y	
Sink Taps				Taps and spout are clean and shiny with hot/cold indicators worn white. Taps are worn. (1 photo, page 109)	Y	
Vanity				Laminate doors, clean sides, edges are missing laminate and are water damaged. Hinges and handles intact, clean and secure. Walls are clean. Shelving secure and clean, some discolouration, edging missing in places and worn. (5 photos, page 109)	Y	
Skirtings				Tiled skirtings, secure and clean, chipped under towel rail. No dust on top edge.	Y	
Floor				Tiles with no chips, marks or damage visible. Clean. Waste is clean.	Y	
BEDROOM - BY BATHROOM	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:51 Saturday 04/04/2026</i>
Overall				(2 360° photos, page 109)		
Ceiling/Cornice				Painted with no marks or damage, clean.	Y	
Fan				White ceiling fan, secure, intact and working. No bent blades, dust or fly spots. Fan knob present, intact and working. (1 photo, page 112)	N	Low speed not working (1 photo, page 141)
Light Fittings				1 round light. Cover present, clean and undamaged with no bugs. Bulb working. (1 photo, page 112)	Y	
Door				Painted door and frame. Clean with tiny scrapes/chips. Hinges and knobs secure and working. Painted frame, clean, minor chipping. White doorstop, secure. (3 photos, page 112)	Y	
Walls				Painted and clean with no hooks, screws, scuffs or dents unless listed below: Small fitting upper right corner by wardrobe Circle behind door knob 1 door knob stopper Minor marks on lower walls (2 photos, page 112)	Y	
Air Conditioner				Air con casing and filters are clean and unit is intact and working. Remote in wall holder, clean, intact and working. Battery cover in place. Holder is secure to wall. (2 photos, page 113)	Y	
Windows				Sliding aluminium framed glass window. Glass and frame are clean inside & outside. Tracks are clean. Window sill is clean and undamaged. Latch is secure and working, key provided. (5 photos, page 113)	Y	
Screens				Aluminium framed fly screen. Frame is well fitted to window and undamaged. Screen is slightly dusty, no holes.	Y	

Window Treatments				Vertical blinds, clean, intact and secure. Undamaged, no missing slats. Cord and chain are present and working. (1 photo, page 113)	N	Weights missing (1 photo, page 141) TB
Powerpoints				All power points and switches are clean, intact and secure.	Y	
Wardrobe				Painted doors, left door has painted over dent on window side, mottled paint, to be painted. White doorstop secure. Hinges, clips and knobs intact and secure. Walls lightly scuffed, undamaged. Shelf secure and clean, minor chips on edges. Hanging rail and supports all present and secure. (8 photos, page 113)	Y	
Skirtings				Painted skirtings, clean and secure, no major marks or damage. White doorstop intact and secure.	Y	
Floor				Blue carpet in older but good condition, small marks, pull by wardrobe & burn mark in front of air con unit. Professionally cleaned. (2 photos, page 114)	Y	
PATIO	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:53 Saturday 04/04/2026</i>
Overall				(2 360° photos, page 114)		
Ceiling				Rear of colorbond with painted supports, minor dust, no webs. Minor marks, dents at pool side. Nothing attached.	Y	
Lighting				1 fluorescent light, surface rust, no cover. Bulb to be replaced. Double spotlight, 2 bulbs working. (1 photo, page 117)	Y	
Walls/Posts				Colorbond walls, cleaned but very marked. Black scuffs pool pump side Light paint kitchen side with BBQ marks at centre Support pole oxidised & chipped. Black fitting on front, loose.	Y	
Powerpoints				All power points and switches are dusty, intact and secure. Switch for spotlights next to light fitting.	Y	
Floor				Concrete, very marked. Pavers with step to pool, very marked. All swept.	Y	
POOL	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 13:57 Saturday 04/04/2026</i>
Overall				(4 360° photos, page 117)		
Fence				Colorbond with metal supports and capping intact and secure. No dents or marks, 2 broken fittings on uprights. Pavers with capping along rear fence, all in place, some uneven. Pool fencing with all framing and uprights intact and secure. Some wear.	Y	
Gate				Self closing gate, intact and secure. Latch, striker and hinges in good condition and working. Some wear. No key. Gate to Delambre Drive, good condition, yellow & light grey, bolted closed. 2 double metal hooks on support. (2 photos, page 123)	Y	
Water/Surfaces				Water is clear and clean, leaves to be removed in final pool clearance. Floor, sides, steps and shelves are clean. White ring around water line.	Y	Leaves never removed, photo from after 1st clean (1 photo, page 141) TB
Lighting				Intact and secure to the pool, working. Switch in pool house. (1 photo, page 123)	Y	
Pool Equipment				Manual vacuum head with hoses Skimmer net All intact and working. (1 photo, page 123)	N	No vacuum head or hose (1 photo, page 142))To be supplied TB
Shade Sail/Posts				Blue shade sail, undamaged. All corners have turnbuckles, 2 have one D bolt, 2 have two D bolts. 3 support posts, secure, peeling. (4 photos, page 123)	Y	

Paving				Pavers, none missing, no weeds. Grey marks in corner by gate & brown marks by pool gate, swept.	Y	
REAR	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant agrees	Tenant comments <i>Tenant initially reviewed at 14:06 Saturday 04/04/2026</i>
Overall				(8 360° photos, page 123)		
Fences				Laundry side Colorbond with capping intact and secure. No dents, very minor marks. Rear Colorbond with metal supports and capping intact and secure. No dents or marks except surface rust on uprights. Short piece fibreboard at lawn end. Pool side Colorbond with metal supports and capping intact and secure. Small dents from pool house to pool fence, marked. Brick edging at base with gravel/dirt between, tidy. (3 photos, page 134)	Y	
Gates				Laundry side Colorbond with metal supports intact and secure. No dents, minor marks. Drop latch intact and working, surface rust on striker, no external access lever. Self closing gate, intact and secure. Latch, striker and hinges in good condition and working. No key. Pool house side Colorbond with metal supports intact and secure. Small dent lower centre, minor marks. Drop latch intact and working, surface rust, no external access lever. (3 photos, page 134)	Y	
Garden Beds				Paver edged garden with capping all in place. 1 triangle palm, 1 dead palm. Aloe & mother in law tongue present, 2 pots with aloe. Small weed tree seedlings present. Plants can be changed by tenant if preferred but needs to be left with plant coverage and tidy.	Y	
Lawn				Very little grass, mainly dirt. Tidy.	Y	
Paving/Paths				Pavers, none missing, no weeds. Some darker areas, black marks left of laundry door, roots by pool house. Swept. All black grid drain covers in place. (4 photos, page 134)	Y	
Pool house/equipment				Metal supports, chipped. Colorbond roof secure. Pool filter and pump are intact, no leaks. Cell is clean. Clorinator intact and working. Pool light transformer secure to supports. (6 photos, page 135)	N	Pool pump and cell found not to be working properly. Identified during pool induction. (1 photo, page 142)
Clothesline				Pull out clothesline with 4 lines secured to house wall & fence support. Intact and working. (2 photos, page 135)	Y	
Taps/Hoses				Brass tap secure to wall. Located by pool. Hose present with fittings to tap, coiled on holder. (2 photos, page 135)	Y	
Hot Water System				Rheem electric Calcium on side and rust at base, no apparent leaks, pipes intact. (2 photos, page 135)	Y	No hot water in house (1 photo, page 142)
Air Conditioners				3 air con units, dusty tops, some wear. Casings all intact, piping and pipe covers intact, some weathering. Not chewed. 2 RAC units, surface rust, intact. (5 photos, page 136)	Y	

Walls			Colorbond walls in older condition, oxidised with light marks, no major damage. White paint behind air con unit by HWS & upper left of clothesline base Short piece wire under window by hose, nearby wall quite marked Double metal hook above tap, hose guide on corner Large dirty mark by pool house side gate (4 photos, page 136)	Y	
Lighting			2 rectangle lights. Covers present, clean and undamaged, over by laundry is opaque. Bulbs working. Located outside laundry (switch in laundry) & over tap (switch by spotlights on patio edge) (2 photos, page 136)	Y	
Eaves			Rear of colorbond with painted supports, minor dust, no webs, no dents or damage. Nothing attached.	Y	
Powerpoints			All power points and switches are dusty, intact and secure.	Y	

Entry Report Additional comments

Approximate dates when work last done on residential premises

Painting of premises (external):

/ /

Painting of premises (internal):

Monday 01/04/2024

Floorcoverings laid:

/ /

Floorcoverings professionally cleaned:

/ /

Tenant initially reviewed at 14:06 Saturday 04/04/2026

Agent Signature at the START of the Tenancy

Print Name: Tania Bowler

Signature: Tania Bowler

Date: Monday 30/03/2026

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: Steven Brown

Signature:



Signing Device: iOS 18.7 iPhone Mobile Safari 26.3

Date:

14:07 Saturday
04/04/2026

Tenant 2

Print Name: Sarah O'Farrell

Signature:



Signing Device: iOS 18.7 iPhone Mobile Safari 26.3

Date:

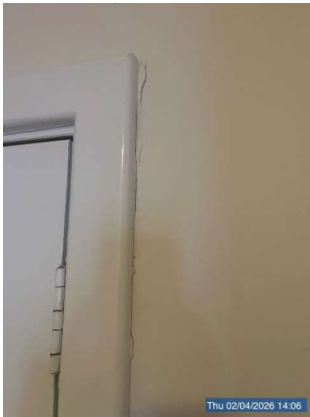
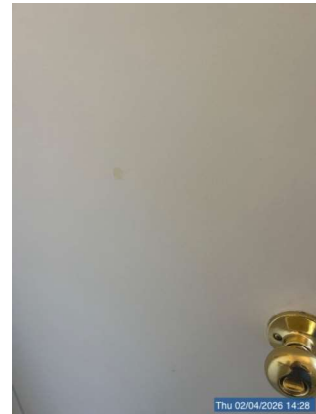
14:07 Saturday
04/04/2026

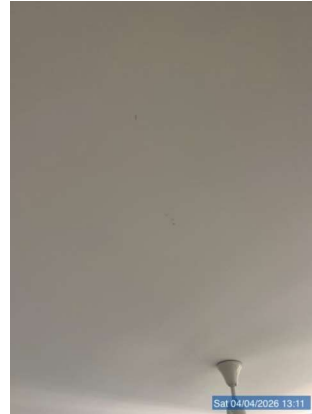
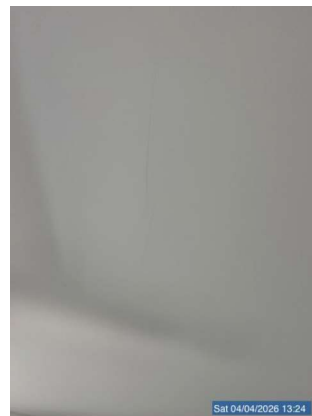
DISCLAIMER:

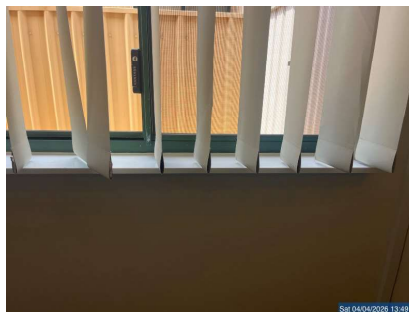
This tenancy inspection report is a visual one carried out by us to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; we are not qualified to assess the structural aspects of areas including but not limited to staircases, 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.

Tenant Uploaded Photos (48 photos)

SECURITY/ SAFETY: smoke alarms (photo 1 of 1)**SECURITY/ SAFETY:** keys/other opening devices (photo 1 of 1)**FRONT:** Air Conditioners (photo 1 of 1)**PORCH:** Ceiling (photo 1 of 1)**GARAGE:** Ceiling/Cornice (photo 1 of 3)**GARAGE:** Ceiling/Cornice (photo 2 of 3)**GARAGE:** Ceiling/Cornice (photo 3 of 3)**ENTRY:** Walls (photo 1 of 3)**ENTRY:** Walls (photo 2 of 3)

ENTRY: Walls (photo 3 of 3)**ENTRY:** Floorcoverings (photo 1 of 1)**BEDROOM - MASTER:** Internal Door (photo 1 of 1)**BEDROOM - MASTER:** Walls (photo 1 of 1)**BEDROOM - MASTER:** Air Conditioner (photo 1 of 1)**ENSUITE:** Door (photo 1 of 1)**ENSUITE:** Window (photo 1 of 1)**ENSUITE:** Towel Rail (photo 1 of 1)**LIVING ROOM:** Ceiling/Cornice (photo 1 of 2)**LIVING ROOM:** Ceiling/Cornice (photo 2 of 2)**LIVING ROOM:** Fan (photo 1 of 1)**LIVING ROOM:** Light Fittings (photo 1 of 1)

LIVING ROOM: Air Conditioner (photo 1 of 1)**LIVING ROOM: Outside Door (photo 1 of 1)****KITCHEN: Ceiling/Cornice (photo 1 of 1)****KITCHEN: Powerpoints (photo 1 of 1)****KITCHEN: Cooktop (photo 1 of 1)****BEDROOM - LEFT: Ceiling/Cornice (photo 1 of 1)****BEDROOM - LEFT: Walls (photo 1 of 1)****BEDROOM - LEFT: Screens (photo 1 of 2)****BEDROOM - LEFT: Screens (photo 2 of 2)****BEDROOM - LEFT: Skirtings (photo 1 of 1)****BEDROOM - LEFT: Floor (photo 1 of 1)****BEDROOM - BY LAUNDRY: Ceiling/Cornice (photo 1 of 1)**

BEDROOM - BY LAUNDRY: Door (photo 1 of 1)**BEDROOM - BY LAUNDRY:** Floor (photo 1 of 1)**LAUNDRY:** Internal Door (photo 1 of 1)**LAUNDRY:** Door Treatments (photo 1 of 1)**TOILET:** Powerpoints (photo 1 of 1)**TOILET:** Toilet Roll Holder (photo 1 of 1)**BATHROOM:** Powerpoints (photo 1 of 1)**BATHROOM:** Towel Rail (photo 1 of 2)**BATHROOM:** Towel Rail (photo 2 of 2)**BEDROOM - BY BATHROOM:** Fan (photo 1 of 1)**BEDROOM - BY BATHROOM:** Window Treatments (photo 1 of 1)**POOL:** Water/Surfaces (photo 1 of 1)

POOL: Pool Equipment (photo 1 of 1)



REAR: Pool house/equipment (photo 1 of 1)



REAR: Hot Water System (photo 1 of 1)



Paperless Condition Report Audit Trail

Steven Brown (Main Tenant)
Sarah O'Farrell (Tenant)

Wed, 01/04/2026 11:04 AM - Invitation email sent to Steven Brown

Wed, 01/04/2026 11:04 AM - Invitation email **delivered**

Wed, 01/04/2026 11:04 AM - Steven Brown **viewed** Invitation email from (IP: 66.249.87.164)

Wed, 01/04/2026 12:19 PM - Steven Brown **viewed** Invitation email from (IP: 66.249.84.12)

Wed, 01/04/2026 07:07 PM - Steven Brown **viewed** Invitation email from (IP: 66.249.84.12)

Thu, 02/04/2026 12:55 PM - Steven Brown **viewed** Invitation email from (IP: 66.249.84.13)

Thu, 02/04/2026 12:55 PM - Steven Brown **clicked** Review, amend & sign this condition report from (IP: 1.146.183.141)

Thu, 02/04/2026 12:58 PM - Steven Brown **clicked** Review, amend & sign this condition report from (IP: 1.146.183.141)

Thu, 02/04/2026 12:58 PM - Steven Brown **clicked** 'start' button to view the Entry Condition Report from (iOS 18.7 iPhone Mobile Safari 26.3, IP: 1.146.183.141)

Sat, 04/04/2026 12:33 PM - Steven Brown **viewed** Invitation email from (IP: 66.249.84.10)

Sat, 04/04/2026 12:33 PM - Steven Brown **clicked** Review, amend & sign this condition report from (IP: 1.146.220.181)

Sat, 04/04/2026 12:33 PM - Steven Brown **clicked** 'start' button to view the Entry Condition Report from (iOS 18.7 iPhone Mobile Safari 26.3, IP: 1.146.220.181)

Sat, 04/04/2026 02:07 PM - Steven Brown & Sarah O'Farrell **signed & submitted** the Paperless Condition Report from (iOS 18.7 iPhone Mobile Safari 26.3, IP: 1.146.220.181)