



ATTENTION TO DETAIL

DETAILED CONDITION REPORT

Address of rental premises

Postcode 4066

Name of Tenant/s

Name of Lessor/Agent

Water Reading

Form 1a

Entry Condition Report

General Tenancies - Page 1

Residential Tenancies Act 1994 (Section 42)

Lessor/Agent	Clean	Undamaged	Working	Item	Tenant
Other items or comments (if any)					Comment on Lessor's/Agent's Report
Grey door no marks. Metal door bell in centre of door with paint stroke on it.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	Cream walls - 1 x 5cm black scuff mark LHS wall 1m along wall. 1 x 2cm black
Scuff mark LHS wall 1m along from door. 1 x 2cm scuff LHS wall above skirting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows/Screens	1.3m from door.
Skirting have paint marks and light scratches on surface. Cupboard on RHS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds/Curtains	has a chip on the bottom left corner. Marks in cupboard.
Dent in lower part of front door.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
Polished floors no marks or scratches.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
2 x light switches. 1 x silver light shade on wall with ceramic white half circle	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	cover frosted.
Purple wall LHS 1m up from floor small indent on edge. Purple wall in	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	lounge has old indents under paint that have been repaired.
Sliding glass door. 2 fixed pains of glass, and screen door. Dead bolt lock	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	at bottom of glass door. Door hard to open - stiff.
Green and blue verticle striped backed curtains with wooden curtain rod (<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	44 round wooden hooks.
2x round light with silver 3 layer rims with frosted glass dome covers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
Polished wooden floors no scratches. Skirtings all marked with paint and light	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	scratches.
1 x tv point - 1 x 1pp - 1/2pp.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	TV/Power Points	
Cream walls no marks. All skirtings around wall have paint and scratches.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
4 x rectangular windows with silver handle openers. Water marks on the outside	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	of the windows.
Green and blue striped curtains backed- wooden rod with 22 circle wooden hooks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
1 x round light with three layer silver rim and frosted dome cover.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
Polished wooden floors no scratches or marks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
1 x 1 pp	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	TV/Power Points	
Cream walls no marks - green tiles around sink to stove wall- None chipped	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows/Screens	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds/Curtains	
1 x round light with single silver rim with frosted dome cover and 2 silver metal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	half circle rods holding dome on.
Polished wooden floors no scratches or marks. Black skirting has scratches	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	and paint speckles.
17 x pine wooden cupboard doors. 3 x draws RHS of oven - 1 x utensil tray	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cupboards/Drawers	2 x pine wooden corner cupboard doors.22 x silver 20cm lond curved handles.
Green speckled with brown marbled effect bench top. Breakfast serving side	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bench Tops/Filling	has 2 x faded marks on RHS edge in middle approx 5cm circumference.
Silver double sink 1 large side. 1 small side) with silver flickmixer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sink/Disposal Unit/Taps	Marks above sink on the bottom of cupboards.
Omega four burner ceramic cooktop - Slight rust marks on all burners. rust	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stove Top/Griller	mark on silver outer rim bottom centre on stovetop. 4 x black knobs white>
numbering. OMEGA oven fan forced-2 x black knobs white numbering. 2 x plastic	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Oven	indicator lights below knobs. RHS timer gage with 6 x black buttons. Silver
handle on oven door. 3 x metal racks new. 2 x griller trays new. RangehoodOmega	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust Fan/Rangehood	Omega rangehood with white light and fan switches. Silver filter clean.
Westinghouse 905 white - 2 x grey racks inside. 1 x grey utensil holder with	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	green handle.
3 x 2pp 2 x 1pp	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	>Small crack in plastic light cover above stove
HALLWAY - Paint speckles and slight scratches on skirtings. Cream walls no marks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
Linon cupboard- 4 x rectangular doors(grey) x 4 square doors. 8 x silver handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	5 x wooden shelves in 3cupboards. 1 steel hanging rod in 1 cupboard. 1 x hook.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blinds/Curtains	
1 x half circle light. frosty dome cover with 2 x silver holders.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
Polished wooden floors no scratches.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
1 x 0 pp (virgin board)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	

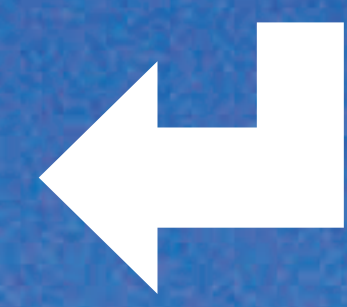
Lessor/Agent Signature

Tenant's Signature

Form 1a - Ev4 April 2001

Tenant - Sign and return to Lessor/Agent and make a copy for your records

Example of
prorentals.com.au
Condition Report



It takes us
over "2 hours!"

Example of our competitors Condition Report

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General Tenancies - Page 1

Residential Tenancies Act 1994 (Section 42)

Lessor / Agent	Clean	Undamaged	Working	Item	Tenant
Other items or comments (if any)					Comment on Lessor's/Agent's Report
Drainage system checked	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
White oven installed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	
2 x black kitchen stools	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
2 x black kitchen stools	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Doors/Walls	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	

Lessor/Agent Signature

Tenant's Signature

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Windows/Screens	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Blinds/Curtains	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ceiling/Light Fittings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Floor/Floor Coverings	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Power Points	

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Tenant's Signature

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Tenant - Sign and return to Lessor/Agent and make a copy for your records

Results in - Benefits to the owner



- The property is left in the same condition
- Protects your asset
- Proof of condition if there is a small claims hearing
- Tenants are aware we are thorough and aware of your expectations