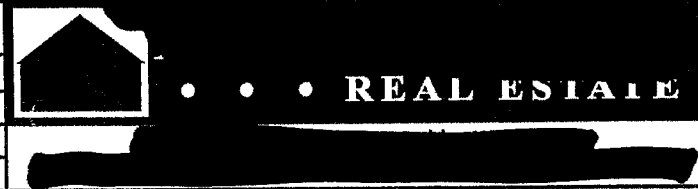


Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
ENTRANCE												
front door/ screen door/ security door	Y	N	Y	Y	Front door: Painted brown – some chips in paintwork, brass No. 1, Lockwood lock, chain lock. Security screen: screen undamaged except for square cut at plastic guard, Whitco keyed lock, plus internal latch							
walls/ picture hooks	Y	N	Y	Y	External: brick – good order Internal: scuffs and patched areas (1 x cracked)							
doorway frames	Y	N	Y	Y	Stained timber - chipped badly at edges and locks							
windows/ screens												
ceiling/ light fittings	Y	Y	Y	Y	External: 1 x light (no shade)							
blinds/ curtains												
lights/ power points/ door bell	Y	Y	Y	Y	1 x double light switch							
skirting boards	Y	N	Y	Y	Stained timber, some scuffs							
floor coverings	Y	N	Y	Y	First step: cement. Top step: tiled – 3 x edge tiles broken (filled with cement), brown tiles in good order – 3 x cracked.							
smoke alarms												
heating/ cooling												
other												

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
LOUNGE ROOM												
walls/ picture hooks	Y	N	Y	Y	Some marks on walls, 3 x picture hooks, 3 x nails							
doors/ doorway frames					(See ENTRANCE)							
windows/ screens	Y	Y	Y	Y	Single aluminium sliding window with lock. Screen undamaged. 2 x brass hooks either side							
ceiling/ light fittings	Y	N	Y	Y	Small paint chip in front corner. 1 x open glass shade.							
blinds/ curtains	Y	Y	Y	Y	1 x set lace curtains, plus venetian blinds							
lights/ power points	Y	Y	Y	Y	1 x double power point with old two prong aerial connection, 1 x coaxial TV point, 1 x phone point with Telstra handset							
skirting boards	Y	N	Y	Y	Stained timber – some scuffs							
floor coverings	Y	Y	Y	Y	Pro-cleaned carpet (Kevin Hewett – 17 May 2012)							
smoke alarms												
heating/ cooling	Y	Y	U	Y	1 x electric wall heater (unsure if in working order)							
other	Y	N	Y	Y	Small hall: 1 x smoke alarm, 1 x picture hook, paint peeling above Bed 1 door way							

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

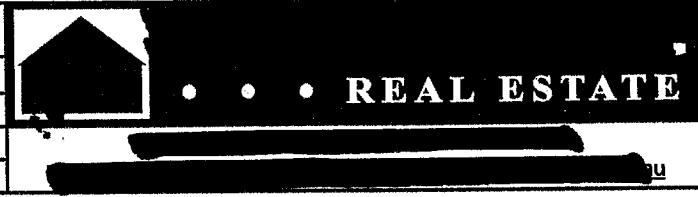
Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
KITCHEN												
walls/ picture hooks	Y	N	Y	Y		Chips at edges, some marks, 3 x hooks, 1 x picture hook, 1 x Velcro strip has lifted paint away.						
doorways/ doorway frames												
windows/ screens	Y	Y	Y	Y		Single aluminium sliding window with lock. Screen undamaged. 2 x brass hooks either side						
ceiling/ light fittings	Y	N	Y	Y		Some marks, but generally good order. 1 x long single fluro						
blinds/ curtains	Y	Y	Y	Y		Maroon curtains						
lights/ power points	Y	N	Y	Y		1 x single light switch. 1 x double powerpoint with third switch for exhaust fan – cover plate is cracked and is to be replaced.						
skirting boards	Y	Y	Y	Y		Kickboards in good order						
floor coverings	Y	N	Y	Y		Old lino – lots of small nicks but otherwise still good order, marks in fridge space.						
smoke alarms												
cupboards/ drawers	N	N	Y	Y		Chips/water damage on edges of doors and to shelving – sealant used on shelves under sink, other shelving with marks/stains. Some light fittings under sink. Some doors/drawers don't align properly, and are a little grubby						
bench tops/ tiling	Y	N	Y	Y		Yellow laminate benchtops – saucepan burn mark LHS of stove. All tiling undamaged.						
sink/ taps/ disposal unit	Y	Y	Y	Y		Double-sided, single stainless steel						
stove top/ hot plates	N	N	Y	N		Clean. RHS drip tray base is corroded, warmer over grill has baked on grime.						KNOB MISSING FROM STOVE TIMER.
oven/ griller	N	Y	Y	Y		Door of oven a little grubby, some residue in bottom and baked on grime on sides.						
exhaust fan/ range hood	Y	Y	Y	Y		Clean						
dishwasher												
heating/ cooling												
other				N								"H" & "C" MISSING FROM SINK TAPS

Landlord/Agent's Signature: *mpey* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy Comments
BEDROOM 1										
walls/ picture hooks	Y	N	Y	Y	Brick feature – some white marks. 2 x picture hooks, some marks					
built-in wardrobes/ shelves	Y	N	Y	Y	Timber doors – marks on front, 1 x plastic catch missing, all hanging space with top shelf, section of skirting missing.					
doors/ doorway frames	Y	N	Y	Y	Timber door – scuff marks, couple screw holes from lock					
windows/ screens	Y	N	Y	Y	Single aluminium sliding window with window lock, screen torn in a few sections. Brass hooks either side of window.					
ceiling/ light fittings	Y	N	Y	Y	Mark on ceiling. 1 x open, floral etched glass shade					
blinds/ curtains	Y	Y	Y	Y	Orange/Maroon curtain plus venetian blinds					
lights/ power points	Y	Y	Y	Y	1 x single light switch, 1 x double power point					
skirting boards	Y	N	Y	Y	Stained timber – some scuffs, 1 x door stop					
floor coverings	Y	Y	Y	Y	Pro-cleaned carpet (Kevin Hewett – 17 May 2012)					
smoke alarms										
heating/ cooling										
other										

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
BATHROOM					COMBINED LAUNDRY							
walls/ tiles	Y	N	Y	Y	Numerous patches/mismatched paint and marks, screw holes and paint chips from dryer brackets, some water damage between shower and toilet door – 1 x tile cracked in two places and paint bubbled (leak has been repaired)							
floor tiles/ floor coverings	Y	Y	Y	Y								
doors/ doorway frame	Y	N	Y	Y	Internal door: stained timber, old broken latch (on hall side) External door: Frosted glass panel, Lockwood lock plus chain, some scuffs. Security screen: with keyed lock and internal latch, undamaged.							
windows/ screens												
ceiling/ light fittings	N	N	Y	Y	Manhole grubby, ceiling paint flaking slightly. 1 x single fluro – no cover							
blinds/ curtains												
lights/ power points	Y	Y	Y	Y	2 x single light switches, 2 x single power points.							
bath/ taps												
shower/ screen/ taps	Y	Y	Y	Y	Shower curtain railing – no curtain.							
wash basin/ taps	Y	Y	Y	N	Good condition – undamaged							"H" MEDAL MISSING FROM TAP (BADGE)
mirror/ cabinet/ vanity	Y	N	Y	Y	Mirror: mounted on wall above vanity – undamaged. Cabinet/Vanity: RHS door is sagging slightly, edges of doors and shelves are water damaged/chipped. Items inside: plastic hand towel ring, washing machine tub guide, rubber door stop.							
towel rails	Y	N	N	Y	1 x bracket on wall at vanity for hand towel ring (ring itself inside vanity)							
heating/ exhaust fan/ vent	Y	Y	Y	Y	1 x exhaust fan - clean							
washing machine taps	Y	Y	Y	Y	Chrome taps with badges							
washing tub/ taps	Y	N	Y	Y	Stainless steel tub – in good order, with plug. Cabinet with paint chips and internal rust spots – hoses left inside. Chrome taps with badges, chrome spout							
dryer												

Landlord/Agent's Signature: [Signature] Date: 24/5/12 Tenant's Signature: [Signature] Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



REAL ESTATE

Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
TOILET												
walls/ tiles	Y	N	Y	Y	1 x brick wall – all good order, some marks							
floor tiles/ floor coverings	Y	Y	Y	Y	Tiled - in good order							
doors/ doorway frame	Y	Y	Y	Y	Stained timber – good order, some scuffs							
windows/ screens	N	Y	Y	Y	1 x frosted glass window, internal screen undamaged but dusty							
ceiling/ light fittings	Y	N	Y		Mark on ceiling – appears to be old patched/painted water mark, some peeling. 1 x open clear glass shade.							
blinds/ curtains												
lights/ power points	Y	Y	Y	Y	1 x single light switch							
wash basin/ taps												
mirror/ cabinet/ vanity												
towel rails												
toilet/ cistern/ seat	Y	N	Y	N	1 x ceramic bowl – some staining, plastic seat, ceramic single flush cistern.							FLUSH BUTTON STICKS IN DOWN POSITION
toilet roll holder	Y	Y	Y		1 x stainless steel							
heating/ exhaust fan/ vent												
SECURITY/SAFETY												
external door locks	Y	Y	Y	Y	Lockwood locks and chains. Security screen doors with keyed locks and internal latches.							
window locks	Y	Y	Y	Y	On all windows except toilet.							
keys/ other security devices	Y	Y	Y	Y	Keys for all keyed locks.							
smoke alarms	Y	Y	Y	Y	1 x small hallway (off LOUNGE)							
electrical safety switches	Y	Y	Y	Y								
other												

Landlord/Agent's Signature: _____

[Signature]

Date: _____

24/5/12

Tenant's Signature: _____

[Signature]

Date: _____

28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



REAL ESTATE

Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments
GENERAL												
heating/ air conditioning	Y	Y	U	N	1 x electric wall heater							KNOB MISSING ON HEAT CONTROL
stair case/ handrails												
external television antenna/ tv points	Y	Y	Y	Y	External antenna in working order, 1 x coaxial point and 1 x twin ribbon point							
balcony/ porch/ deck												
swimming pool												
gates/ fences	Y	N	Y	Y	Colorbond, iron (painted) – all in good order. Deteriorated timber section at rear to be repaired.							
grounds/ garden	N	Y	Y	Y	Very front garden: tidy, some grass/weeds. In front of unit: LHS – 2 x roses, yellow flowers, some weeds. RHS – 3 x roses, white alyssum, some weeds.							
lawns/ edges	N	Y	Y	Y	Patchy at front near carport but otherwise green – maintained by mower service.							
letter box/street number	N	Y	Y	Y	Brick letterbox located at front of block – front is painted, brass no. 43, some grass/weeds.							
garbage bins	Y	Y	Y	Y	1 x waste, 1 x recycle							
paving/ driveways	Y	Y	Y	Y	Cement drive – good order							
clothesline	Y	Y	Y	Y	Fold out line – good order							
garden shed												
hot water system	Y	Y	Y	Y	In the fixed cupboard in kitchen.							
gutters/ downpipes	Y	Y	Y	Y	Appear to be in good order							
tank												
other		N		Y	Hose with plastic wall mount near unit garden – second screw hole broken.							

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy Comments
GARAGE/CARPORT										
walls/ nails										
work bench/ shelves										
doorways/ doorway frames										
windows/ screens										
ceiling/ light fittings	Y	Y	Y	Y	Near new ceiling and paintwork. 1 x fluro light with cover. "Ja-Long" sign hanging at front.					
blinds/ curtains										
lights/ power points										
skirting boards										
floor coverings	Y	N	Y	Y	Cement – some oil stains, line marking & No. 1					
external walls/ roof	Y	Y	Y	Y	Brick walls either end (one dwelling structure), tiled roof					
other										

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12

Residential Tenancy Regulation Schedule 2: Condition Report



Commencement Date: 24 MAY 2012

Premises: [REDACTED]

Parties: [REDACTED]

The tenant must complete and give one copy of this condition report to the landlord/agent not later than 7 days after receiving it.
Please see last page of this report for instructions on completing

Clean	Undamaged	Working	Tenant Agrees	Condition of premises at START of tenancy	Comments	Clean	Undamaged	Working	Tenant Agrees	Condition of premises at END of tenancy	Comments

Health Issues

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

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

Communication facilities

The landlord must indicate whether the following facilities are available:

- A telephone line is connected to the residential premises Yes No
- An internet line is connected to the residential premises Yes No

~~Water efficiency devices (only applicable if tenant pays water usage charges for the residential premises)~~

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

- ~~All showerheads have a maximum flow rate of 9 litres per minute Yes No~~
- ~~All internal cold water taps and single mixer taps in kitchen or bathroom Yes No~~
- ~~hand basins have a maximum flow rate of 9 litres per minute Yes No~~
- ~~No leaking taps on residential premises Yes No~~

Water Meter Reading: _____

Furniture: *(see attached list)*

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

Approximate dates when work last done on residential premises

- Installation of water efficiency measures: **NOT APPLICABLE**
- Painting of premises (external): BRICK – NOT APPLICABLE
- Painting of premises (internal): UNKNOWN
- Flooring laid/replaced/cleaned: CARPET PRO-CLEANED 17 MAY 2012 (KEVIN HEWETT)

Landlord's promise to undertake work: *(Delete if not required)*

The landlord agrees to undertake the following cleaning, repairs, additions or other work during the tenancy: **TIMBER FENCE TO BE REPAIRED, SOAP HOLDER TO BE REPLACED.**
The landlord agrees to complete the work by: **AS SOON AS POSSIBLE**

NOTE: Further items and comments may be added on a separate sheet signed by landlord/agent and tenant and attached to this report.

Landlord/Agent's Signature: *[Signature]* Date: 24/5/12 Tenant's Signature: *[Signature]* Date: 28/5/12