



**Square Investments Real Estate**

T: 0414893885

E: [sire@email.propertyme.com](mailto:sire@email.propertyme.com)

# **Residential Tenancy Exit Condition Report**

**Your Property Address**

Report completed on Tuesday 24/01/2023

Prepared by Jason Crofts-Smith

**Square Investments Real Estate**

Powered by Inspection Express

**Tenancy Details at Entry Condition Report**

<b>Property Address:</b>	10-14 Station St, Koo Wee Rup, VIC 3981
<b>Inspecting Agent:</b>	Jason Crofts-Smith
<b>Inspection Date:</b>	Friday 17/12/2021
<b>Tenancy Start Date:</b>	Sunday 19/12/2021
<b>Renter/s:</b>	
<b>Renter Received Date:</b>	15:01 Thursday 23/12/2021
<b>Report Return Date:</b>	12:25 Wednesday 29/12/2021

*Renter initially reviewed at 12:14 Wednesday 29/12/2021*

**Tenancy Details at the END of the Tenancy**

<b>Property Address:</b>	
<b>Inspecting Agent:</b>	Jason Crofts-Smith
<b>Inspection Date:</b>	Tuesday 24/01/2023

**PART E – End of Rental Agreement Condition Report****26. Dates of Condition Report****Inspection Date:**

Tuesday 24/01/2023

27. This part of the report is to be completed by the rental provider or their agent within 10 days after the end of the agreement.

28. The rental provider or their agent must complete this part of the condition report in the presence of the renter or give the renter a reasonable opportunity to be present when it is completed.

<b>Condition of premises at Entry Condition Report</b>								<b>Condition of premises at END of tenancy</b>			
Only the areas/items that contain agent inputs in the exit report will be listed from the Entry Condition Report.											
<b>Agent section</b>				<b>Renter section</b>				<b>Agent section</b>			
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.				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.			
<b>Entrance Hall</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:15 Wednesday 29/12/2021</i>		Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Front door	✓	✓	✓	Timber door. X6 glass panes intact. Small handle external secure and working. Weather strip external Dusty both sides.	✓					✓	
Front door locks	✓	✓	✓	Deadbolt lock installed and working	✓					✓	
Screen door	✓	✓	✓	Wooden framed installed. Mesh intact apart from at lock. Metal embellishments	✓					✓	Mesh torn
Hall door	✓	✓	✓	Central door freshly painted white. Handle working.  There is a door and security screen leading to front commercial Propety. This is not to be access or used.	✓					X	Scuffed and marked Paint on rear chipped and missing Door frame paint chipped and marked
Walls	✓	✓	✓	Freshly painted. Small dents in wall	✓					X	Heavily dented, marked and scratched. Heavy chunks removed from plaster  Entry was used as a bedroom and smoke room
Skirting Boards	✓	✓	✓	Freshly painted.	✓					X	Scratched and paint missing. This was caused by renters turning area into a room and their bed or hard food scratching the Timbers
Windows	✓	✓	✓	Above door three set windows comprising of 6 individual panes. All intact. No screens.	✓					✓	Intact
Ceiling	✓	✓	✓	Freshly painted	✓					✓	
Light fittings	✓	✓	✓	Single hanging light with round white shade and globe working.	✓					✓	X Globe not working
Floor coverings	✓	✓	✓	Freshly sanded timber floors	✓					X	

Power points	✓	✓	✓	Face plates intact. Now cracks. All working.	✓			Cannot confirm if working
<b>Front hall</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:16 Wednesday 29/12/2021</i>		<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Door under stairs	✓	✓	✓	Freshly painted white. Working.	✓			Door scratched and scuffed Inside are men's and women's clothing along with bedding and other sheets
Walls	✓	✓	✓	Freshly painted. Small dents in walls from age covered with fresh coat of paint	✓			Walls in the entire zone and heavily marked, scuffed, dented and damaged. Plaster walls are cracked, chunks missing or pushed in. Note report completed after renters cleaners went through
Skirting Boards	✓	✓	✓	Freshly painted	✓			Where to start! Cracked and pushed in plaster, scratches paint, gashes, dents, marks, scuffs and wood chipped skirts
Ceiling	✓	✓	✓	Freshly painted	✓		✓	X2 smoke alarms missing
Light fittings	✓	✓	✓	One hanging light, brass pole and other round frosted shade and globe working. One hanging light with no shade. Globe working.	✓			X1 globe missing
Floor coverings	✓	✓	✓	Timber floors freshly sanded	✓			Heavy scratches and wear
Power points	✓	✓	✓	Face plates intact. Tested and working.	✓			Cannot confirm if working
<b>Lounge room</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:17 Wednesday 29/12/2021</i>		<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Wooden door freshly painted. Small chips to wood central location and ok edges of door and frame. Metal Handle works	✓			Extremely heavy timber damage to frame and door Paint chipped. Unauthorised locks x2 installed on door and drilled into frame
Walls	✓	✓	✓	Freshly painted. No marks or dents that can be seen.	✓			All walls heavily marked, scratches, scuffed, dented and paint damaged How on earth are the highest parts of the walls marked and dirty??
Skirting boards	✓	✓	✓	Freshly painted.	✓			All skirts dirty, grubby, chipped, scratches and in some sections, pulling away from wall and plaster.
Windows	✓	✓	✓	Two windows. Wills freshly painted. Window swivel locks working. Glass intact.	✓			Glass intact Window sills were freshly painted. Marks and scratches to sills and damage to frames. Pulling away LHS
Screens	✓	✓	✓	Two set installed. No tears.	✓		✓	X1 screen missing X1 screen mesh torn
Blinds/curtains	✓	✓	✓	X2 brand new installed.	✓			X1 brand new roller blind missing 1 brand new roller blind water damaged
Ceiling	✓	✓	✓	Freshly painted	✓		✓	

Light fittings	✓	✓	✓	Single hanging three arm light. No shades. Three globes working.	✓		X	X	X	X1 globe it working
Floor coverings	✓	✓	✓	Timber floors sanded back.	✓		X	X		Heavy scratching and marks
Heating/Cooling	✓	✓	✓	Brand new electric panel heating installed. X1 Coonara fire place with guard and fire pokers	✓		X	X	X	Brand new electric panel heater ripped from wall. Bracket has been broken and cannot be used. Panel heater not turning on  Fire hath and place Timbers scratched, marked and dented. Liquids have been spilt on the Timbers and caused them to water damage
<b>Rear Hall</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:17 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Front door	✓	✓	✓	Swing door with no handle from front hall. Glass panes X3 intact. No cracks.  Back door to external. Wooden. Freshly painted. Handles working and lock. Weather strip at base. Door is dented and marked due to age along with the door frame. Single glass pane intact at top.  Wooden screen door to external eith door fliers. Mesh old and dusty but working.	✓		X	X	X	Timbers very dirty, grubby and wood chipped Handle is falling apart  Swing internal door heavily paint chipped and marked. Glass intact
Walls	✓	✓	✓	Freshly painted Square servery to lounge. Slide door intact. Not to be used.  Three set phone point installed.	✓		X	X		All walls marked and paint chipped
Light fittings	✓	✓	✓	Hanging light with round plastic light shade and globe working	✓					Working in hall, missing in small room off hall
<b>Kitchen</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:18 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Wooden door. Freshly painted. Some scratches to bottom right hand side. Marks at door frame same location. Door handle secure and operational.	✓		X	X		Door and frame dirty and heavily paint chipped
Walls	✓	✓	✓	Freshly painted white.	✓		X	X		All lower walls grubby, food drip stained, chipped, paint peeling and chipped, plaster damaged.
Skirting boards	✓	✓	✓	Freshly painted. Small dents can be seen under.	✓					All skirts filthy and food stained. Chipped and paint damaged
Windows	✓	✓	✓	One window to external. Glass intact. Sills freshly painted. Window wonder intact and operational. No key.  Internal dual set window. Glass intact. Sills clean. Swivel window locks. Two set fly screens intact.	✓		X	X	X	Window wonder broken and won't wind in or out. RHS screw missing Glass intact Sill heavily scratched and damaged
Screens	✓	✓	✓	One screen fitted. Mesh intact.	✓			X	X	Missing
Light fittings	✓	✓	✓	One single hanging light with white round shade and glove. Working.	✓				✓	

Floor coverings	✓	✓	✓	Solid floor with Lino covering. Some marks and scratches but very minimal	✓			X		Floor water damaged front stove to sink. Floors and timber beginning to mould and swell from water	
Cupboards/drawers	✓	✓	✓	All cupboard and drawers operational. All hinges and handles working and secure. Inside is reasonably clean. Older laminate applied to internal bases	✓			X	X	X	All cupboards and drawers are grimey, sticky and dirty. Handles are all loose. Paint is peeling, marked and chowed on all doors and drawers. Directly under sink the wooden door is falling apart internal and external from water above.
Bench tops	✓	✓	✓	Lino white laminate. Older with some knife scratches over all.	✓			X	X		All bench tops grimey and scratched. Timber corner beams are black and grimey
Tiling	✓	✓	✓	Tiling around kitchen sink intact. No cracks or moulding. Glass shelf attached to tiles. Intact. Tiles above oven and rangehood intact. Old with drill holes and marks but there is one tile that is shattered and cracked.	✓			X			
Taps	✓	✓	✓	Sep hot and cold taps. Third tap added above faucet.	✓			X	X	X	Taps leaking and cannot be tuned off
Hot plates/stove top	✓	✓	✓	Euromaid electric free standing cooker. Reasonably clean.	✓			X	X	X	Renters broken oven glass door Two right elements not working Unit was installed brown new 12 months ago
Oven	✓	✓	✓	Glass door and handle secure and clean Trays and racks clean	✓			X	X	X	Over glass shattered by renters
<b>Bedroom 1 - RHS Front Door</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:19 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	
Doors	✓	✓	✓	Freshly painted. Handle working.	✓			X	X	X	Door and frame heavily damaged. Timbers pitted and hacked at Bottom hinge has been ripped from frame
Walls	✓	✓	✓	Freshly painted. 18 small holes in wall. One set conduit. Two metal pipes and one pvc pipe coming out of wall. Not to be used by renter. Sealed off fire place. Freshly painted white and white board placed in front of fire base. Hath solid tile intact.	✓			X	X		Wall kicked in at hall door. Significant damage Other walls are ok just more grubby with heavy scuff marks near window from bed or furniture being moved and rubbed up against Big chunk of plaster removed from wall left hand side of power points
Skirting boards	✓	✓	✓	Freshly painted	✓			X	X		Very sorry and heavily paint damaged
Windows	✓	✓	✓	Two set windows. Glass intact. Wills freshly painted.	✓			X	X		Glass intact Window sills are damage on timber and paint. This was an issue brought up in the first breach of duty where no residents were cleaning the wills and this caused damage that couldn't be cleaned away
Screens	✓	✓	✓	One installed with mesh intact.	✓			X	X	X	Torn mesh on only screen
Ceiling	✓	✓	✓	Freshly painted	✓					✓	
Light fittings	✓	✓	✓	One bar fluro tube and cover. Working	✓			X	X	X	Globe not working

Floor coverings	✓	✓	✓	Freshly sanded floors	✓				Heavy scratches noted across the entire room	
<b>Bedroom 2 - RHS end of Front Hall</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:19 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Wooden door freshly painted with handle working. Timber damage to door edge and frame at base Door leading to external. Timber with cat flap. Locks disengaged.	✓		X	X		Door and frame heavily marked, dented and Timbers chipped. Paints peeling and very grubby
Walls	✓	✓	✓	Freshly painted	✓		X	X		All walls marked or scuffed. Walls even up high near the windows and rear door are marked. How I have no idea!! Paint is chipped, plaster is cracked and there are so many marks, scuffs, dents chips and more to this room. There even appears to be food drip stains in the walls
Skirting boards	✓	✓	✓	Freshly painted	✓					Cracked, dented, chipped and paint chipped. All over. Skirts are coming away from wall
Windows	✓	✓	✓	One set. Glass intact. Sills freshly painted	✓					Glass intact Sills scratched, marked, dented and paint chipped
Blinds/curtains	✓	✓	✓		✓				✓	
Floor coverings	✓	✓	✓	Timber floors freshly sanded	✓		X	X		Heavily damaged Timbers. White marks in entry and deep scratches to floors near door. This room had lots of fishing equipment and a motorcycle stored in this room recently
<b>Bedroom 3 - Top Left Hand Stairs</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:20 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Freshly painted. Handle working	✓		X	X		Heavily dented and scratched off paint. Two locks installed. Grubby on both doors with same paint and damage issues
Walls	✓	✓	✓	Freshly painted Old fire place not in use.	✓		X	X		Heavily marked walls. Deep black large and long scuffs along with food drip stains
Skirting boards	✓	✓	✓	Freshly painted	✓		X	X		Heavily marked and paint damaged Very dirty
Windows	✓	✓	✓	Two set windows. Glass intact. Sills freshly painted	✓					Cannot close window
Blinds/curtains	✓	✓	✓	X1 brand new block out blind installed.	✓					Has fallen down
Ceiling	✓	✓	✓	Freshly painted	✓				✓	
Light fittings	✓	✓	✓	Hanging light with plastic shade and globe working	✓		X		✓	
Floor coverings	✓	✓	✓	Freshly sanded timber floors	✓					Timber floors have scratches
Rubbish	* This item was not included in the entry condition report, has been added for the exit report.									Assorted women's clothing left behind and a desk with foot cube
<b>Lounge Between BR 3&amp;4</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:20 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Freshly painted from bedroom 3&4 internal sides only	✓					Bedroom 4 broken

Walls	✓	✓	✓	Freshly painted in sections. Others original walls and marks remain	✓				Marked		
Light fittings	✓	✓	✓	One small light fitted to internal wall with black metal castings and vintage yellow fawn glass shade and globe. Working	✓			✓			
Rubbish	* This item was not included in the entry condition report, has been added for the exit report.										
<b>Bedroom 4 - Top Right Hand Stairs</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:20 Wednesday 29/12/2021</i>		Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Freshly painted. Handle working	✓			X	X	X	Heavily dented and scratched off paint. Grubby on both doors with heavy paint and damage issues Door leading to the lounge has come off hinges at base. Damage to Timbers
Walls	✓	✓	✓	Freshly painted	✓			X	X		Heavily marked walls. Deep large and long scuffs along with food drip stains Chipped paint and plaster damage
Skirting boards	✓	✓	✓	Freshly painted	✓			X	X		Heavily marked and paint damaged Very dirty
Windows	✓	✓	✓	Two set windows. Glass intact on right hand side. Left hand side cracked trying to open. To be replaced Sills freshly painted	✓						Right hand side window has been left open for months. Rain and moisture has entered the window and dropped down the sills, wall and onto the floor.  This has caused the window to swell and Rott Sills are damaged on both
Blinds/curtains	✓	✓	✓	X1 brand new blackout blind installed	✓					✓	
Ceiling	✓	✓	✓	Freshly painted	✓					✓	
Light fittings	✓	✓	✓	Hanging light with plastic shade and globe working	✓			X		X	X1 globe not working
Floor coverings	✓	✓	✓	Freshly sanded timber floors	✓						Timber floors have scratches
Rubbish	* This item was not included in the entry condition report, has been added for the exit report.										
<b>Main Bathroom</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:21 Wednesday 29/12/2021</i>		Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Freshly painted. Handle working Door frame and lower section of the door he's ily chipped and dented.	✓			X	X		Timber door and frame heavily dented and paint chipped
Walls	✓	✓	✓	Freshly painted No mould or moisture stain	✓			X	X	X	Marked and very grubby Appears to have blood on them
Skirting boards	✓	✓	✓	Freshly painted	✓			X			Filthy
Windows	✓	✓	✓	One tall window. Frosted glass. Intact glass and frame	✓			X	X		Sills scratched and paint chipped
Light fittings	✓	✓	✓	Hanging light with plastic shade and globe working	✓			X		✓	



Shower	✓	✓	✓	Shower taps and rose intact. Not leaking. Tiles inside clean. Shower screen clean. No damage.	✓		X	X	X	Three door glass slide screens removed. Frame significantly bent and damaged. Glass of screens extremely scummy
Wash basin	✓	✓	✓	Intact but aged. Silicone dirty around basin.	✓		X	X	X	Water has seeped into cupboard bellow and swelled Timbers. Unit has come apart due to swelling and as discussed with tenter at final inspection a renter has sat on top of the bench and forced it to collapse. Renter damage  Inside cupboard was hard to access. Agent lifted the top of the bench to access the cupboard. Water has seeped into the cupboard space and mould has formed everywhere. No longer usable  Doors and bench completely destroyed
Wash basin taps	✓	✓	✓	Intact and not leaking	✓				✓	
Mirror	✓	✓	✓	Intact. Clean	✓				✓	
Exhaust fan/heating	✓	✓	✓	Clean and working	✓		✓		✓	
<b>Toilet</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:21 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Wooden door and handle working.	✓		X	X		Door and frame marked. Dented and paint chips all over
Walls	✓	✓	✓	Freshly painted	✓		X			Walls are feral. Marked and dented, but before cleaned, had black marks over walls. Area smells of urine
Skirting boards	✓	✓	✓	Freshly painted	✓		X			Smell of urine. Really grubby and dirty
Light fittings	✓	✓	✓	Single hanging light with round plastic shade and glove working	✓				✓	
Floor coverings	✓	✓	✓	Hard wood and Lino like laundry and kitchen.	✓				✓	Stinks of urine
Windows	✓	✓	✓	One window with 3 glass louvre Intact.	✓				✓	
Screens	✓	✓	✓	None installed	✓				✓	
Toilet paper holder	✓	✓	✓	None installed	✓			X		Missing
Toilet	✓	✓	✓	White caroma cistern fixed to wall. Cistern flushes and refills as required Bowl secured to floor. No leaks.	✓		X			Seat is dirty.
<b>Laundry</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:22 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Doors	✓	✓	✓	Timber door from kitchen freshly painted. Handle working  Timber door from external. Freshly painted. One handle loosely fitted. One deadlocks working. One slide bolt	✓		X	X		Heavy scratched and paint damaged Very dirty
Walls	✓	✓	✓	Freshly painted.	✓		X	X		Marked, dented and grubby on all walls. Paint chips near door and frames

Skirting boards	✓	✓	✓	Freshly painted	✓		X	X		Dented and damaged. This area had a lot of wet clothes resting on the Timbers for long periods of time as observed by agent
Windows	✓	✓	✓	One window to external. Glass intact. Sills intact.	✓		X	X		Sills scratched and paint chipped heavily
Light fittings	✓	✓	✓	One hanging light with plastic round shade and globe working	✓		X	X	X	Globe and missing
Floor coverings	✓	✓	✓	Solid timber floor with Lino. Minor marks like in kitchen.	✓		X	X	X	Flooring where washing machine was has been flooded and the water has seeped into the sub floor. Spongy area of floor that sinks under shelves. Walking hazard
Wash trough	✓	✓	✓	Provided and working. Three tap set. Cupboard underneath slightly rusting as this age does.	✓		X		✓	
Taps	✓	✓	✓	Sep hot and cold taps for washing machine.	✓				✓	
<b>General - Inside</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:22 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Staircases and top landing.	✓	✓	✓	Freshly painted banister. Freshly sanded timber steps Top floor- freshly painted walls and skirts. Freshly sanded timber floors Walls all freshly painted. Skirts freshly painted Lights: two hanging with plastic round shades and globes working	✓		X	X		Banister from ground floor to first level is scratched, wood chipped and dented. Paint has been scratched and the timber steps are work, paint chipped and scratched.  The walls are grubby, marked and show areas where renters have moved good in and out and scratched or deeply gauged the plaster  Rails, walls, steps and landlines all freshly painted, sanded and sealed before tenancy started  Timber edges to first floor door frames are significantly damaged and dented. Paint has been chipped and stripped clean from lack of care by the renter
Keys	✓	✓	✓	Provided 1 set to renter	✓					Keys returned and handed back to renter during final inspection.
Smoke Alarms	✓	✓	✓	Sighted x4	✓		X	X	X	All smoke alarms removed by renters They now sit on shelves  X1 In lounge X2 in bedroom 1
<b>General - Outside</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 12:24 Wednesday 29/12/2021</i>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>
Balcony/porch	✓	✓	✓	Porch at front door supported by three set timber posts and beams. Cement paving level and intact.	✓		X			Dirty and dusty. Requires high pressure was down. Bins to be stored neatly next to each other  Rubbish to be removed  Single bed base Tall wardrobe

Gates/fences	✓	✓	✓	Front fence on street white picket fence with metal gate. Metal gate held on with hinges securely. Rear- fences secure. Lots of grass on right hand side fence. Side gate is double swing mesh. Intact.	✓				X2 palings to be replaced Plinth board to be rehung
Letterbox	✓	✓	✓	Maroon letterbox secured to fence. Working	✓			✓	
Clothes line	✓	✓	✓	Green hills hoist. Line intact.	✓			✓	
Front garden	✓	✓	✓	Grass freshly mowed. Weeds cut down. Presented very neatly	✓		X		Grass to be cut Weeds to be removed from all garden beds Ivy to be removed The front gardens are all overgrown and not how they were presented during the tenancy
Back and side garden	✓	✓	✓	Lawns mowed. Weeds cut down	✓		X		Grass is overgrown. Required to be cut Rubbish in garden beds to be removed and placed in bin  Dead grass clippings to be removed and disposed
Vermin proof rubbish bin	✓	✓	✓	Provided x2 Number 2021004688 008185	✓			✓	
Recycling bins	✓	✓	✓	X3 06535 12974 - rubbish recycle combo lid 01397 - rubbish recycle combo lid	✓			✓	
Water meter	✓	✓	✓	Located front yard next to gate. Meter and tap. Number - SAFJ167518	✓				Water meter can barely be seen because of the long grass and weeds
Hot water unit	✓	✓	✓	Eco alliance dynaheat. Brand new installed Model - ECO215LE 215L Serial number - ECO200470 Electric	✓				Small Amount of rubbish around unit
Outside toilet	✓	✓	✓		✓		X		Absolutely filthy. Floors, walls, sink, seat and cistern has urine and god knows what exiles sprayed all over the walls. Absolute disgrace and smells like the residents just urinated on the floor and it in the toilet.

Outside undercover area	✓	✓	✓	Partially covered in green laser light. Timber frame exposed. Double timber glass doors intact. Cement floor level with no trip hazards Light and fan secured to ceiling.  Note- renter had beds and bases delivered before tenancy commencement.	✓		X			Rubbish to be removed from this area and garden beds. Contained within are tools, ciggy butts, rubbish, plastic bags and food scraps.  Cement floor is covered in black grime. Requires high pressure hosing down including walls and windows.  Small room has gym set up. To be removed. Rubbish in this room to be removed.  Walls and flooring leading to back door marked and covered in black grime. To be washed down and cleaned.
Rubbish left behind	* This item was not included in the entry condition report, has been added for the exit report.						X			Rubbish left behind by renters include assorted personal items.  Pool table, chairs, couches,
<b>Agent Comments</b>	Cln	Udg	Wkg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	<b>Renter comments</b> <i>Renter initially reviewed at 11:00 Thursday 01/01/1970</i>	Cln	Udg	<b>Agent comments</b> <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	
Outside areas	* This item was not included in the entry condition report, has been added for the exit report.						X	X	Final inspection of outside is very disappointing.  Grass is very long. Weeds in every garden bed. Cement areas are caked in grime, gardens bed sun under cover area and littered with rubbish, tools, kitchen utensils and just plain rubbish.  Walls in undercover area are filthy and marked. Windows are filthy. Flyscreens missing.  Outside of property in backyard is a MASSIVE amount of rubbish. It's huge. All renters belongings they don't want. Just left there. Renter revived quote for \$1500 to remove. Want landlord to use x2 allocated pick ups to remove to lower price. Landlord has already used those collections to collect rubbish during year.  Externally the property presents extremely poorly and the local community have voiced their concerns to agent and local businesses as it detracts from the local beauty of the area.	

<p>Internally</p>	<p>* This item was not included in the entry condition report, has been added for the exit report.</p>	<p>X</p>	<p>X</p>	<p>Every wall, skirting board, door, door frame, window and window sills is marked, dented, scratched, scuffed and paint chipped. In allot of areas plaster has been physically damaged and a hole remains. The property had a clean the day the final inspection was completed (agent met cleaners) but there is so much more filth and urine to remove from Kitchen, bathroom, toilet and laundry areas.</p> <p>Bathroom and shower is significantly damaged by water. Further investigation required before bathroom repairs agreed by renter is completed.</p> <p>The property was scheduled to be advertised for lease however after completing the final inspection, the property cannot be advertised as it would not meet the renting minimum standards.</p> <p>The Propety was freshly painted and professionally my cleaned immediatly prior to being leased to the renters. The property has not been maintained during (despite breach of duty notices) nor repaired upon hand back to the owner. The property is not in reasonable condition and the renter is required to complete repairs accordingly.</p>
-------------------	--	----------	----------	---

## Special Reporting at the START of the Tenancy

### Communications:

A telephone line is connected to the rental premises  Yes  No

An internet line is connected to the rental premises  Yes  No

The rental premises is connected to the NBN  Yes  No

Location of NBN

### Information regarding safety:

The rental provider must keep records of gas and electrical safety checks.  
The renter can request records of these safety checks.

Date of last smoke alarm testing

Date of last electrical safety check

Date of last gas safety check

Date of last pool fence compliance check

### Professional Cleaning:

The residential rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless –

(a) ) professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or

(b) professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

Has the rented premises been professionally cleaned immediately prior to the start of this tenancy?  Yes  No

Date of professional cleaning

Comments

### Additional comments

### Exit Report Additional Comments

**Agent Signature at Entry Condition Report**

Print Name: Jason Crofts-Smith      Signature:      Date: Friday 17/12/2021

**Renter's Acknowledgement & Signature at Entry Condition Report**  
I/we have received and read the Condition Report for the above property and understand that it must be returned within 5 business days.

**Renter 1**  
Print Name:      Signature:      Date: 12:24 Wednesday 29/12/2021

**Renter 2**  
Print Name:      Signature:      Date: 12:25 Wednesday 29/12/2021

**Renter 3**  
Print Name:      Signature:      Date: 12:25 Wednesday 29/12/2021

**Agent Signature at the END of the Tenancy**

Print Name: Jason Crofts-Smith      Signature:      Date: Tuesday 24/01/2023

**DISCLAIMER:**

*This tenancy inspection report is a visual one carried out by us to assess the manner in which the renter 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 orto 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, renters goods or other belongings. It is recommended that all rental providers 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 rental providers hold adequate insurance, including rental providers insurance. To comply with legislation we also recommend rental providers outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.*



## Keys Supplied to Renters

Your property address



### Renter's Acknowledgement

1. I/we hereby agree that I/we have been supplied with the above keys/remote(s) in line with current Victorian tenancy legislation.
2. All keys/remote(s) must be returned to office upon vacating the premises and if we do not return any items a locksmith will be engaged at my/our cost.
3. Rent will be charged until all keys/remote(s) are returned to the office at the end of the tenancy.
4. Receipt of email containing link to paperless condition report to be completed electronically.
5. I understand that the email link to the paperless condition report will expire after 5 business days.
6. Receipt of the rental agreement.
7. Receipt of "Renting a Home - A Guide for Renters" - attached also in special conditions with the agreement

Name:  
Print Name:

Signature:

Date:

12:14 Wednesday  
29/12/2021