



Square Investments Real Estate
Melbourne

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Residential Condition Report

Your Property Address



Report completed on Friday 12/05/2023

Prepared by Jason Crofts-Smith

Square Investments Real Estate

Form 4
Residential Tenancies Act 1997 (Section 35(1B))

1. A condition report must be completed at the start of every residential rental agreement (rental agreement). It is important that the renter completes this report in detail as it records the state of the premises at the start of the rental agreement.

Keep the condition report in a safe place. It will help to resolve disputes over cleaning, damage, safety or missing items at the end of the agreement.

Take photos that show the condition of items, fixtures and fittings. Fixtures and fittings are items considered to be part of the premises. Photos should be taken at the beginning and at the end of the tenancy.

The renter and the residential rental provider (rental provider) or agent should sign and date all extra pages.

Renters can fill in a condition report and give it to their rental provider if they are not given one.

2. **At the start of a rental agreement** — At the start of a rental agreement and before a renter enters moves into the rented premises, the rental provider or their agent must—
- fill in, sign and date the condition report; and
 - add extra pages to the report if there is not enough room when listing items; and
 - give 2 copies of the signed report to the renter to fill in their part (or one copy if sending electronically).

3. At the start of a rental agreement, renters must fill in, sign and date the condition report within 5 business days after moving in. A completed report may help the renter verify the condition of the rented premises, if there is a later dispute about the renter's responsibility for damage or cleaning.

4. When filling out the condition report the renter should—

- include comments where they disagree with the description of an item and note anything which seems unsafe, insecurely fixed or needs repair; and

Note: where the condition report lists something needing repair, this provides the rental provider with written notice of the issue. If the rental provider does not carry out the repairs within a reasonable period of time, a renter can apply to the Victorian Civil and Administrative Tribunal (VCAT) for an order requiring the repairs to be carried out.

- take photos that show the condition of items— especially if the renter does not agree with what is on the form. Identify the location in which the photo is taken, including the date, and send a copy to the agent or rental provider together with the amended condition report; and

- tell the rental provider or their agent about any defect that could be a threat to safety. For more information on reporting safety issues, see the Renters Guide or www.consumer.vic.gov.au/renting.

5. **Correcting a condition report** — Renters may not be able to see if all of the items in the condition report are working when they fill in the report. If they subsequently find that something is not working or in poor repair, renters may apply to VCAT to correct the report. This must be done within 30 days after the start date of the agreement. VCAT may order that the condition report be amended.

6. **At the end of the agreement**—At the end of the agreement, the rental provider or their agent must—

- complete the final inspection and fill in the condition report within 10 days after the end date of the agreement; and

- give the renter an opportunity to attend the inspection if possible; and

- allow for fair wear and tear as this does not count as damage caused by the renter.

Note: where the renter is a victim of family or personal violence, VCAT may order that the renter is not to be held liable for any loss or damage caused by the alleged perpetrator of that violence.

Part A – Party Details**7. Dates of Condition Report**

Inspection Date:

Friday 12/05/2023

Agreement Start Date:

Monday 15/05/2023

Renter Received Date:

Report Return Date:

8. Address of rented premises

Address:

9. Rental Provider's Details

Full name 1

10. Agent's Details

Full name:

Jason Crofts-Smith

Company Name:

Square Investments Real Estate

11. Renter's Details

Renter 1

Each renter that is a party to the agreement should sign this condition report.

Note: Rental providers and renters should take photos of the premises. Photos should be taken close-up to show detail regarding the structure, fixtures or fittings being photographed and at a distance for perspective. Photos should be dated, labeled and attached to this condition report, in hard copy or electronically; they should identify the location or room. Photos may be useful in a dispute about the condition of the rented premises.

Renter's Initial(s):

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Part B – Start of rental agreement Condition Report

Agent section				Renter 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.		
Entrance Hall	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Front door	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage. Noted- very light key scratch marks at lock level on frame Glass strip window in door intact. First laminate applied internal. No cracks or peeling.		
Front door locks	✓	✓	✓	In working order. Lock and handle working. Colour: black.		
Screen door	✓	✓	✓	In working order. Metal mesh and frame intact. No damage or scratches. Door closer secure and working. Colour: black.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind. Alarm pad fixed to wall behind from door. In excellent condition. No damage, scratches or issue to report.		
Skirting Boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Picture hooks				None sighted		
Windows				None installed		
Screens				None installed		
Window locks				Not applicable		
Blinds/curtains				Not applicable		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		

Renter's Initial(s): 1. 2. 3. Date / /

Lounge room	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors				Open plan.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind. Black tv bracket secured to wall. No damage or issue. White floating entertainment unit installed to wall. Installed 2022. No marks, scratches, dents or stains. Is clean and damage free. All doors open. Hinges secure. Shelves clean and mark free. Stairs- see inside section		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Picture hooks				None sighted		
Windows	✓	✓	✓	X2 windows. Both window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass in both intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens	✓	✓	✓	X2 Flyscreens installed. Metal frame for both intact with no damage, scratches or bending of mesh or frame.		
Blinds/curtains	✓	✓	✓	X2 set dual rollers. Metal cords secured to window sill. Both day and night blind material in excellent condition with no damage, stains or marks. Installed 2022. Roll up and down without issue. No fraying or damage to blind sides.		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
TV connection	✓	✓	✓	Sighted.		
Telephone connection	✓	✓	✓	Sighted		
Heating/Cooling	✓	✓	✓	AC split system with remote. Filters cleaned. Head unit free of damage, marks, finger prints or damage. Remote not secured to wall.		

Renter's Initial(s): 1. 2. 3. Date / /

Kitchen/Meals	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	Glass sliding doors to patio. Glass intact. No dents, scratches, marks, chips or cracks. Metal frame is black. No marks, dents, scratches or damage to frame, handle or lock. Metal security door black. Mesh intact. No marks, dents, scratches or damage to frame, handle or lock.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, food debris, no oil or fatty deposits, marks, scuffs, dents, gashes or any kind.		
Under stairs storage	✓	✓	✓	Internal white door in good repair. Handle secure. Walls inside free of marks, damage, dents, scratches or holes. Timber floors intact. No damage, scratches or marks.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Windows	✓	✓	✓	Two windows. Both slim line. Both window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass in both intact, clean with no damage or cracks. X1 window winders and locks working. Window securely locks as required.		
Screens	✓	✓	✓	X1 Flyscreens installed. Metal frame for both intact with no damage, scratches or bending of mesh or frame.		
Blinds/curtains	✓	✓	✓	X4 set dual rollers. Metal cords secured to window sill. Both day and night blind material in excellent condition with no damage, stains or marks. Installed 2022. Roll up and down without issue. No fraying or damage to blind sides. X2 kitchen X2 back door to patio All in working order		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Cupboards/drawers	✓	✓	✓	Installed 2022. All timber doors in excellent condition. No damage, stains, chips, dents, marks, water damage or other to report. All handles secured to Timbers. All shelves in each cupboard and drawer is white with no stains, marks, dents, scratches or water stain. All kickboards professionally cleaned with no damage. Drawers open and close as required with no kinks or delay.		
Bench tops	✓	✓	✓	Bench tops intact. Laminate. No damage, stains, bubbles, burns, knife scratches or water stains or lifting. In excellent condition.		

Renter's Initial(s): 1. 2. 3. Date / /

Tiling	✓	✓	✓	All tiles visually appear secure. There are no cracks, chips or damage. All grout is clean and free of oil, grease, marks and dark patches.		
Sink	✓	✓	✓	Stainless sink. Installed 2022. No damage, heavy scratches or holes to report.		
Taps	✓	✓	✓	Single mixer tap. Secured. No leaks or swivel.		
Hot plates/stove top	✓	✓	✓	Gas four burner stainless cooktop. Iron castings racks intact, clean and working. Free of grease, oil and any food debris. Stainless top plate steak free and free of damage, oil, grease or any food debris. Gas elements, trivets and spark igniter is clean and free of damage, oil, grease or any food debris.		
Griller	✓	✓	✓	Griller installed 2022. Electric. Clean element and side walls. Trays and racks clean with no stains, burnt food, oil, grease or any debris.		
Oven	✓	✓	✓	Glass oven door and handle clean. No stains, smudging or damage to door. No cracks, chips or damage to glass or handle. Internal walls, seal, trays and racks clean. No burnt food, crumbs or damage to internal.		
Exhaust fan/rangehood	✓	✓	✓	Stainless rangehood installed. Casing unit is stainless and clean. Free of any damage, scratches, dents, marks, chipping or warping. Filters clean. Extractor fan area above filters cleaned. No damage to filters. All intact with no bends, gashes or damage to metal fibres		
Dishwasher	✓	✓	✓	Stainless front. No dents, marks, scratches or damage to front face or control panel. Inside- door seals and structure is clean and free of oil, grease, debris or food. Filter is clean. Trays roll in and out as required. Installed 2022. No issues reported or to mention.		
Laundry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	Wooden slide door with twist circular lock in good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind. X2 white shelves secure to wall above trough.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Windows				Not applicable		
Screens				Not applicable		
Window locks				Not applicable		
Blinds/curtains				Not applicable		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Exhaust fan	✓	✓	✓	Small square installed above washing machine taps. White. Working.		

Renter's Initial(s): 1.

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Floor coverings	✓	✓	✓	Grey tiles. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Wash trough	✓	✓	✓	White corner unit. Intact. Not rusting or marked. No water leaks or damage.		
Taps	✓	✓	✓	Washing machine taps secured to wall. No water damage to wall, skirts or flooring.		
Powder Room	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	Wooden slide door with twist circular lock in good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind. Free standing white two door small contained shelf. IKEA. In very good condition. X1 large round mirror with black frame. Intact and clean.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Grey tiles. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Windows				Not applicable		
Screens				Not applicable		
Toilet paper holder	✓	✓	✓	Secured to vanity unit.		
Toilet	✓	✓	✓	Bowl secured to floor. Seat secured to bowl - in excellent condition. No damage, yellowing or stains. Cistern secured to wall. Flushes and refills as required. No damage, pitting or plastic scratches or discolouration.		

Renter's Initial(s): 1.

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Bedroom 1	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, l, scuffs, dents, gashes. Small mark above power point under AC Tv bracket with wires attached to wall.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Wardrobe/drawers	✓	✓	✓	Walk in robe Door and handle in excellent condition. No damage, marks, scratches or damage to door, handle or frame. Walls intact with no damage, marks or scratches. Shelving and drawers intact with no damage, scratches, scuffs or damage. Window and frame intact. No cracks, damage or chips to glass. No damage to frame. Note- no blind installed. Ceiling and led light installed. All working with no water stains or damage.		
Windows	✓	✓	✓	X1 windows. window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. X1 very small drill hole mark LHS Glass is intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens	✓	✓	✓	X1 Flyscreens installed. Metal frame intact with no damage, scratches or bending of mesh or frame.		
Window locks	✓	✓	✓	First floor window winder and lock installed. Working as required.		
Blinds/curtains	✓	✓		Single white block out blind. Metal cords secured to window sill. blind material in excellent condition with no damage, or stains. X3 small black marks mid to lower left hand corner. Installed 2022. Roll up and down without issue. No fraying or damage to blind sides.		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Heating/Cooling	✓	✓	✓	AC split system with remote. Filters cleaned. Head unit free of damage, marks, finger prints or damage. Remote not secured to wall.		

Renter's Initial(s): 1. 2. 3. Date / /

Ensuite	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, mould, condensation stain, scuffs, dents, gashes or any kind.		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Picture hooks				None sighted		
Tiling	✓	✓	✓	Grey tiles. All tiles visually appear secure. There are no cracks, chips or damage. All grout is clean and free of oil, grease, marks and dark patches.		
Windows	✓	✓	✓	X1 windows. window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass is intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens				Not applicable		
Blinds/curtains	✓	✓	✓	Single white block out blind. In good repair. No damage or fraying.		
Ceiling	✓	✓	✓	Colour- white No damage, condensation stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Grey tiles. Installed 2022. Tiles have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Bath/taps				Not applicable		
Shower/screen/taps	✓	✓	✓	Shower as a whole is in excellent condition. Screen doors opens and closes. Knob secure. Glass free of all scum or grime. Taps intact. Not leaking. Tiles intact. White in colour, no cracks, chips or mould spore staining		
Wash basin/taps	✓	✓	✓	Porcelain basin intact. No chips, dents, marks or spider cracks. Mixer tap installed. Not leaking swiveling.		
Mirror	✓	✓	✓	Secured to wall. Cleaned with no cracks, dents or damage.		
Cabinet	✓	✓	✓	Cabinet installed 2022. Top and side damages free. No water stains or marks. Doors and handle secure. Shelves clean and free of all damage, stains and water marks.		
Towel rails	✓	✓	✓	Secured to wall.		
Toilet	✓	✓	✓	Bowl secured to floor. Seat secured to bowl - in excellent condition. No damage, yellowing or stains. Cistern secured to wall. Flushes and refills as required. No damage, pitting or plastic scratches or discolouration.		
Exhaust fan/heating	✓	✓	✓	Installed and clean. All globes working. Heat lamps operational and intact. Fan and exhaust free of dust and debris.		

Renter's Initial(s): 1. 2. 3. Date / /

Bedroom 2	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Wardrobe/drawers	✓	✓	✓	Built in robe. Double doors in excellent condition. No damage, marks, scratches or damage to frame. Walls and shelves intact with no damage, marks or scratches. Ceiling All working with no water stains or damage.		
Windows	✓	✓	✓	X1 windows. window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass is intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens	✓	✓	✓	X1 Flyscreens installed. Metal frame intact with no damage, scratches or bending of mesh or frame.		
Window locks	✓	✓	✓	First floor window winder and lock installed. Working as required.		
Blinds/curtains	✓	✓		Single white block out blind. Metal cords secured to window sill. blind material in excellent condition with no damage, stains or marks. Installed 2022. Roll up and down without issue. No fraying or damage to blind sides.		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Heating/Cooling	✓	✓	✓	AC split system with remote. Filters cleaned. Head unit free of damage, marks, finger prints or damage. Remote not secured to wall.		

Renter's Initial(s):

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Bedroom 3	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, scuffs, dents, gashes or any kind.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Wardrobe/drawers	✓	✓	✓	Built in robe. Double doors in excellent condition. No damage, marks, scratches or damage to frame. Walls and shelves intact with no damage, marks or scratches. Ceiling All working with no water stains or damage.		
Windows	✓	✓	✓	X1 windows. window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass is intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens	✓	✓	✓	X1 Flyscreens installed. Metal frame intact with no damage, scratches or bending of mesh or frame.		
Window locks	✓	✓	✓	First floor window winder and lock installed. Working as required.		
Blinds/curtains	✓	✓		Single white block out blind. Metal cords secured to window sill. blind material in excellent condition with no damage, stains or marks. Installed 2022. Roll up and down without issue. No fraying or damage to blind sides.		
Ceiling	✓	✓	✓	Colour- white No damage, stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Timber floorboards. Installed 2022. Floors have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Heating/Cooling	✓	✓	✓	AC split system with remote. Filters cleaned. Head unit free of damage, marks, finger prints or damage. Remote not secured to wall.		

Renter's Initial(s): 1. 2. 3. Date / /

Main Bathroom	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Doors	✓	✓	✓	In good working order. None to minimal marks, dents, scratches, scuffs, stains, water damage or fine lines. The area is clean, neat and tidy and free from all damage.		
Walls	✓	✓	✓	Colour- white In excellent condition. No damage, holes, marks, mould, condensation stain, scuffs, dents, gashes or any kind.		
Picture hooks				None sighted		
Skirting boards	✓	✓	✓	In excellent condition. No damage, scratches, dents, gashes, pitting or cracking.		
Tiling	✓	✓	✓	All tiles visually appear secure. There are no cracks, chips or damage. All grout is clean and free of oil, grease, marks and dark patches.		
Windows	✓	✓	✓	X1 windows. window sills in excellent condition. No damage, scratches, marks, water marks, water stains or rotting. Glass is intact, clean with no damage or cracks. X2 window winders and locks working. Window securely locks as required.		
Screens				Not applicable		
Blinds/curtains				Not applicable		
Ceiling	✓	✓	✓	Colour- white No damage, condensation stains, mould or spotting. There is no leaks, damage, marks, stains, holes or other issue sighted.		
Light fittings	✓	✓	✓	LED light installed and working.		
Floor coverings	✓	✓	✓	Grey tiles. Installed 2022. Tiles have been well cared for. There is no damage, scratches, dents, pitting, holes, peeling, lifting or other issue. The floors are in excellent condition.		
Power points	✓	✓	✓	Wall switches and points sighted. All in excellent condition. No damage, scratches, stains, stickers or electrical issue sighted. All face plates and buttons secure and operate as required.		
Bath/taps				Not applicable		
Shower	✓	✓	✓	Shower as a whole is in excellent condition. Screen doors opens and closes. Knob secure. Glass free of all scum or grime. Taps intact. Not leaking. Tiles intact. White in colour, no cracks, chips or mould spore staining		
Wash basin	✓	✓	✓	Porcelain basin intact. No chips, dents, marks or spider cracks. Mixer tap installed. Not leaking swiveling.		
Mirror	✓	✓	✓	Secured to wall. Cleaned with no cracks, dents or damage.		
Cabinet	✓	✓	✓	Cabinet installed 2022. Top and side damages free. No water stains or marks. Doors and handle secure. Shelves clean and free of all damage, stains and water marks.		
Towel rails	✓	✓	✓	Secured to wall.		
Toilet	✓	✓	✓	Bowl secured to floor. Seat secured to bowl - in excellent condition. No damage, yellowing or stains. Cistern secured to wall. Flushes and refills as required. No damage, pitting or plastic scratches or discolouration.		
Exhaust fan/heating	✓	✓	✓	Installed and clean. All globes working. Heat lamps operational and intact. Fan and exhaust free of dust and debris.		

Renter's Initial(s): 1. 2. 3. Date / /

General - Inside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Staircases & top landing	✓	✓	✓	Stairs from ground floor to first floor. Timber steps match same as landing timber floor boards. There are no dents, marks, gashes, rips or damage to timber stairs, walls, or railing. White timber balustrating secured to left hand wall up the length of the stairs. Noted small timber Nick on the top floor corner rail. Lights all working on steps. Walls clean and free or damage. Too landing. All walls clean and free of damage or marks. Timber floors in very good condition with no marks or damage. Skirts in excellent repair. Built in robe clean. No marks to doors or shelves or walls. In this section, the alarm box and security camera box is located. I'm good working order. Ceiling of area is in good repair with no stains, damage or dents.		
Security system	✓	✓	✓	Alarm pad located behind front door. Two alarm remotes provided. Sensors installed throughout home		
Keys	✓	✓	✓	Two full sets provided.		
Phone lines/Connections	✓	✓	✓	Installed. Nbn located to house then under stairs.		
Smoke detectors				Sighted		

Renter's Initial(s): 1.

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Date / /

General - Outside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Overall						
Rear patio	✓	✓	✓	Cement floor and rendered walls in good. Solid and clean repair. No damage, scratches or damage to report.		
Garage/car port	✓	✓	✓	Rear garage. X2 white remotes provided and both working. Garage door rolls up and down without issue. Red lever is safety disengage switch. Door both sides is dent and damage free. Rollers working and frame secured to wall. Cement base is clean however has garage marks to cement floor. Small marks and scratches to garage wall near doggy gate right hand side. One free standing white drawer and shelf set left behind by owner. The unit is to remain in property and is leased with accordingly.		
Gates/fences	✓	✓	✓	Rear side fences built 2022. In great condition. Note- there is a black mesh wall between garage and backyard. Mesh intact with no rips, tears or damage to frame. There is a small doggy gate secured to frame. Metal intact.		
Letterbox	✓	✓	✓	Free standing lockable. Key provided. In great condition and not weathered.		
Hot water system	✓	✓	✓	Instantaneous gas.		
Clothes line	✓	✓	✓	Paraline provided. Strings in good condition with no slack.		
Front garden	✓	✓	✓	Very small section of grass mowed by rental providers Thursday 11/5/23. Weeds removed from x2 strips of soil garden beds. Small gravel stone section presents neatly. Very easy for renters to maintain. Water mains and gas meter located in front yard. This area to embed kept weeded and free access at all times.		
Back and side garden	✓	✓	✓	Rear garden has a large Astro turf section surrounded by gravel stone. There are two extremely small soil garden beds. Renters to maintain and remove weeds. There is no grass in backyard to mow.		
Vermin proof rubbish bin	✓	✓	✓	Provided. Serial number registered.		
Green waste				Not provided.		
Recycling bins				TBC		
NBN				Located under stairs and at front of house		
Agent Comments	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Renter agrees	Renter comments
Property age and condition immediately before renting.	✓	✓	✓	The property is in immaculate condition and has been professionally cleaned and mowed immediately before the tenancy began. There is no pre-existing damage or defects to disclose.		

Renter's Initial(s): 1. 2. 3. Date / /

PART C – For The Start Of The Agreement Only**Communications:**

12. A telephone line is connected to the rental premises Yes No
13. An internet line is connected to the rental premises Yes No
14. The rental premises is connected to the NBN Yes No
15. Location of NBN

Under stairs

Information regarding safety:

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

- | | |
|--|---------------------|
| 16. Date of last smoke alarm testing | Thursday 11/11/2021 |
| 17. Date of last electrical safety check | Thursday 11/11/2021 |
| 18. Date of last gas safety check | Thursday 11/11/2021 |
| 19. Date of last pool fence compliance check | N/A |

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.

20. Has the rented premises been professionally cleaned immediately prior to the start of this tenancy? Yes No
21. Date of professional cleaning Thursday 11/05/2023

22. Comments

Complete property clean completed 11/5/23

Additional comments

Renter's Initial(s): 1. 2. 3. Date / /

PART D – Signatures**23. Agent**

Print Name: Jason Crofts-Smith

Signature:

Date: Friday 12/05/2023

24. Renter(s)**Note:** Each renter must sign this report.I/we have read the agent's report and agree except where I have commented in **Part B** of this report.**25.** I/we have received and read the Condition Report for the above property and understand that it must be returned within 5 business days.**Note:** Renters should return one copy to the rental provider and keep the other copy in a safe place.**Renter 1**

Print Name:

Signature:

Date:

/ /

PART E – End of Rental Agreement Condition Report**Note:** This part is available from Exit Condition Report at the end of tenancy.**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 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, 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.

Renter's Initial(s):

1.

2.

3.

Date

/ /



Square Investments Real Estate
Melbourne

T: 0414893885
E: sire@email.propertyme.com

Keys Supplied to Renters

Your property address



- Notes:**
- X2 front security door and back security slide screen
 - X2 wooden front door
 - X2 back glass slide door
 - X2 window locks
 - X1 letterbox

 - X2 garage remote (white)
 - X2 alarm activation - press button 1 to activate and deactivate

 - Code to access key lock box located front yard is 777

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

Renter 1
Print Name:

Signature:

Date: