

Entry Condition Report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



PIM Real Estate
200 Infinity Loop, Brisbane QLD 4000
Phone: 1300 668 594
Support@propertyinspectionmanager.com

Address of rental premises

200 Hampden Road, Nedlands	Postcode: 6009
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Full name/s of the tenant/s

Mark Lester

Name/trading name of the lessor/agent

Jeremy Emms

Water charging

Tenants can only be charged for all water consumption if the rental premises are individually metered (or water is delivered by vehicle), the agree states the tenant must pay for water and the premises are water efficient.

Are the premises individually metered? Yes No

Water meter reading at start of tenancy:

Are the premises water efficient?

For the premises to be water efficient, certain fixtures in the premises must have the equivalent of a 3 star WELS rating or higher.

Are the following fixtures in the premises water efficient? Yes No

Certain fixtures must have the equivalent of a 3 star WELS rating or higher (evidence available if/as/ required).

Entry condition reports must be completed in accordance with the Act. Penalties apply. Do not send to RTA – give this form to the tenant/s, keep a copy for your records

The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These documents may be referred to as evidence if there is dispute over the bond refund at the end of the tenancy.

Lessor/agent:

1. Inspect the premises
2. Mark each item on the list *clean/undamaged/working* (where applicable).
3. Make a note of any extra items in the *additional comments/information* section
4. Give a signed copy of the report to the tenant. Keep a copy for your own records.
5. Ask the tenant/s to add their comments to the report, initial each page and return it to you within 3 days.
6. If the tenant disagrees about the condition of the premises, encourage them to discuss it with you. Comments can be recorded in the *additional comments/information* section (Page 7) or by attaching a separate page.
7. Give a copy of the final report back to the tenant/s within 14 days of receiving it.
8. You must keep a copy of the report for at least one year after the tenancy agreement ends.

Tenant:

1. Inspect the premises
2. Comment on any item where you disagree with the lessor/agent's report, or where you believe the report does not reflect the true condition of the premises.
3. Talk with the lessor/agent if you disagree about their condition of the premises.
4. Initial each page of the report and send it to the lessor/agent within 3 days.
5. The lessor/agent must send you a copy of the final report. You may also like to make a copy for your own records.

If the condition report is not given to the tenant/s within 3 days of occupation, the tenant/s should obtain, complete and sign their own form and submit to the lessor/agent.

Entry condition reports must be completed in accordance with the Act. Penalties apply.

The tenant/s have initially received a copy of this report on

Day Date

Lessor/agent's initial

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Tenant/s initial

	2.	3.
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Insert Y = Y Insert N = No	Clean	Undamaged	Working	Lessor / agent Comments (if any)	Tenant Comment on lessor/agent's report
Front Gardens					
gardens require weeding					
Driveway					
Paving				Clear of weeds	
Garden	Y	Y	Y	Prune roses	
Grass	Y	Y	Y	Mowed	
Fence	Y	N	Y	Requires painting	
Verandah	Y	N	Y	Render crumbling	
Carport					
Letterbox/Street Number	Y	N	Y	Requires painting. See photo	
Gutters/Downpipes					
Rear Gardens					
A lovely inspection, no problems to report					
Paving				Clear of weeds	
Garage					
Outside					
Floor					
Walls					
Ceiling					
Lighting					
Points					
Entry/Exterior					
Veranda wall needs render and painting					
Door					

Lessor/agent's initial

Tenant/s initial

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Insert Y = Y Insert N = No	Clean	Undamaged	Working	Lessor / agent Comments (if any)	Tenant Comment on lessor/agent's report
Screen Door/Security Door	Y	Y	Y	Secure and working	
Windows/Window Safety Devices					
Floor					
Skirting					
Walls					
Ceiling					
Entry Lighting				Security sensor light working	
Points					
Corded Blinds and Window Coverings					
Bricks					
Kitchen/Meals	Pantry sensor light not working				
Floor					
Skirting					
Walls					
Ceiling					
Lighting				Pantry sensor not working	
Points	Y	Y	Y		
Windows/Window Safety Devices					
Bench	Y	Y	Y	No noted markings	
Cupboard	Y	Y	N	Hing problems	
Drawer					
Sink					
Oven					
StoveTop					

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RHood					
Pantry					
D/washer					
Corded Blinds and Window Coverings					
Theatre	Carpet has texta stain				
Power Sockets	Y	Y	Y	Smart wired with cable	
Walls	Y	Y	Y	Freshly painted	
Lights	Y	Y	N	2 down lights need new globes	
Carpets	N	Y	Y	Require a clean	
Lounge	Carpet require cleaning				
Door					
Floor	N	Y	Y	Carpet requires cleaning	
Skirting					
Walls	Y	Y	Y	Freshly painted	
Blinds	N	Y	Y	Require cleaning	
Ceiling	Y	Y	Y	Freshly painted	
Lighting	Y	Y	Y	All lights working	
Points					
Corded Blinds and Window Coverings					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner	Y	Y	N	Requires servicing	
Bathroom 1	floor tiles/tiling cracked				
Door	Y	Y	Y		
Floor	Y	Y	Y	All tiles wiped clean, area neatly presented.	

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Tenant/s initial

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Walls					
Ceiling					
Lighting					
Points					
Windows/Window Safety Devices					
Sink/Taps	Y	Y	N	tap(s) leaking	
Toilet					
Shower/Bath/Taps	Y	Y	Y	Wet areas are clean and tidy.	
Mirror/Cabinet/Vanity					
Towel Rails	Y	Y	N	Requires new rail	
Toilet Roll Holder					
Heating/Exhaust Fan/Vent	Y	Y	N	Heat globe not working	
Corded Blinds and Window Coverings					
Bathroom 2					
Door					
Floor					
Walls					
Ceiling					
Lighting					
Points					
Windows/Window Safety Devices					
Sink/Taps					
Toilet					
Shower/Bath/Taps					

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Mirror/Cabinet/Vanity					
Towel Rails					
Toilet Roll Holder					
Heating/Exhaust Fan/Vent					
Corded Blinds and Window Coverings					
Bedroom 1					
Door	Y	Y	N	Scrapes when closing	
Floor				carpet neat and clean	
Skirting					
Walls					
Ceiling					
Lighting					
Points					
Corded Blinds and Window Coverings	N	Y	Y	Requires cleaning	
Wardrobe/Drawers/Shelves					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner					
Bedroom 2					
Door					
Floor					
Skirting					
Walls					
Ceiling					
Lighting					

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Points					
Corded Blinds and Window Coverings					
Wardrobe/Drawers/Shelves					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner					
Bedroom 3					
Door					
Floor					
Skirting					
Walls					
Ceiling					
Lighting					
Points					
Corded Blinds and Window Coverings					
Wardrobe/Drawers/Shelves					
Windows/Window Safety Devices					
Ceiling Fan/Air Conditioner					
Dining					
Door					
Floor					
Skirting					
Walls					
Ceiling					

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Tenant/s initial

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Lighting					
Points					
Windows/Window Safety Devices					
Corded Blinds and Window Coverings					
Ceiling Fan/Air Conditioner					
Toilet					
Door					
Floor					
Walls					
Toilet					
Roll Holder					
Ceiling					
Lighting					
Windows/Window Safety Devices					
Sink					
Corded Blinds and Window Coverings					
Laundry					
Door					
Floor					
Skirting					
Walls					
Untitled					
Ceiling					
Lighting					

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Points					
Cupboard					
Bench					
Trough					
Washing Machine Taps					
Exhaust Fan/Vent					
Toilet					
Outside Door					
Corded Blinds and Window Coverings					
Windows/Window Safety Devices					
Security/Safety	Security doors all working House alarm working				
Smoke Alarms					
RCD/Safety Switch					
Keys/Other Opening Devices					
Entry Lighting					
External Door Locks					

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Additional comments/information

Lessor/agent

Print Name

Date:

Tenant 1

Mark Lester

Date:

Tenant 2

Print name

Date / /

Tenant 3

Print name

Date / /

Lessor/agent's initial

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Front Gardens

Taken : 11/10/2019 - 12:25



Front Gardens

Taken : 11/10/2019 - 12:25



Rear Gardens

Taken : 11/10/2019 - 12:25



Rear Gardens

Taken : 11/10/2019 - 12:25



Entry/Exterior

Taken : 11/10/2019 - 12:25



Entry/Exterior

Taken : 11/10/2019 - 12:25



Kitchen/Meals

Taken : 11/10/2019 - 13:02



Bathroom 1

Taken : 11/10/2019 - 12:50



Bathroom 1

Taken : 11/10/2019 - 12:50



Bathroom 1

Taken : 11/10/2019 - 12:50



Toilet

Taken : 11/10/2019 - 12:50



Our Summary

Taken : 11/10/2019 - 13:02



Lessor/agent's initial

Tenant/s initial

2.

3.