

Residential Condition Report

6/63 Pickett St, Reservoir, VIC 3073



Report completed on Wednesday 19/01/2022

Prepared by Louise Mitchell

**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:	Wednesday 19/01/2022
Agreement Start Date:	Friday 21/01/2022
Renter Received Date:	09:04 Friday 21/01/2022
Report Return Date:	23:13 Monday 24/01/2022

8. Address of rented premises

Address:	6/63 Pickett St, Reservoir, VIC 3073
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9. Rental Provider's Details

Full name 1	Jake Semaan
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10. Agent's Details

Full name:	Louise Mitchell
Company Name:	Love&Co Reservoir

11. Renter's Details

Renter 1	Harrison Bender
Renter 2	Katrina Bender

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 initially reviewed at 22:25 Monday 24/01/2022

Part B – Start of rental agreement Condition Report

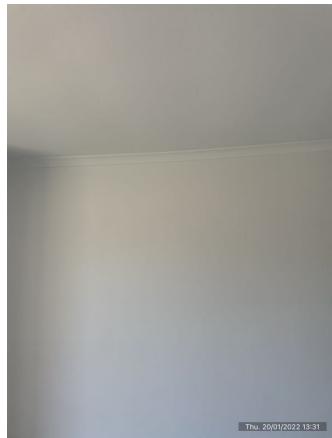
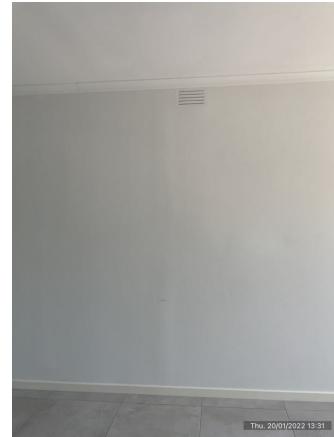
Agent section					Renter section	
Each item has been given a column description of 'clean', 'undamaged', 'working'. Tick each column that applies to the item and make any necessary comments.					If you disagree with the agent's report of an item, make a comment in this section. You should also note anything which seems unsafe or may be an injury risk.	
Lounge Room	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 22:33 Monday 24/01/2022</small>
Front door	✓	✓		1x fly screen door, 1x painted timber door. Both intact (6 photos, page 7)	✓	Just highlighting a scuff on the door frame (1 photo, page 32)
Walls	✓	✓		Painted white. 1x scuff mark (17 photos, page 7)	✓	- Indent on wall near the front window (1 photo, page 32)
Skirting Boards	✓	✓		White timber skirting boards in good condition (7 photos, page 9)	✓	
Windows	✓	✓		4x glass panels, 1x fly screen. All intact (1 photo, page 9)	✓	
Blinds/curtains	✓	✓		1x dark grey Holland blind in good condition (1 photo, page 9)	✓	
Ceiling	✓	✓		Painted ceiling intact (4 photos, page 9)	✗	Crack in paint near bathroom door. Not causing any harm but just wanted to make a note of it (1 photo, page 32)
Light fittings	✓	✓		4x downlights (4 photos, page 10)	✓	
Floor coverings	✓	✓		Wall to wall tiles in good condition (5 photos, page 10)	✓	
Power points	✓	✓		4x double power points, 1x Foxtel / tv point, 1x nbn point (5 photos, page 11)	✓	On the final page of this agreement phone line and internet line are both ticked. No Ethernet port/telephone line has been located at the time of submitting this report. NBN port is installed and Foxtel. Unsure if the Foxtel port provides a free-to-air solutions (no TV antenna port). Please advise if this is incorrect. (1 photo, page 32)
Heating/Cooling	✓	✓		Fujitsu split system with remote provided (2 photos, page 11)	✓	
Kitchen/Meals	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 22:49 Monday 24/01/2022</small>
Walls	✓	✓		Painted white. Intact (6 photos, page 11)	✓	
Skirting boards	✓	✓		White timber skirting boards in good condition (2 photos, page 12)	✓	
Windows	✓	✓		2x glass panels, 1x fly screen. All intact (1 photo, page 12)	✓	
Blinds/curtains	✓	✓		1x dark grey Holland blind in good condition (1 photo, page 12)	✓	
Ceiling	✓	✓		Painted ceiling intact (4 photos, page 12)	✓	Crack running along the bottom of cornices. Not a issue but once again just want to highlight its condition (1 photo, page 32)
Floor coverings	✓	✓		Wall to wall tiles in good condition (2 photos, page 12)	✓	
Power points	✓	✓		3x double power points (3 photos, page 12)	✓	
Cupboards/drawers	✓	✓		White laminate cupboards / drawers in good condition (18 photos, page 13)	✓	
Bench tops	✓	✓		Stone bench top intact (8 photos, page 14)	✓	
Tiling	✓	✓		White tiled splashback in great condition (5 photos, page 15)	✓	
Sink	✓	✓		single sink and tap clean and intact (2 photos, page 16)	✓	
Hot plates/stove top	✓	✓		Gas cooktop with 4 burners. Clean and intact (2 photos, page 16)	✓	
Oven	✓	✓		Heller oven. Clean and intact (4 photos, page 16)	✓	
Exhaust fan/rangehood	✓	✓		Clean. In good condition (1 photo, page 16)	✓	

Bedroom 1	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 22:56 Monday 24/01/2022</small>
Doors	✓	✓		Painted white. Intact (5 photos, page 16)	✓	
Walls	✓	✓		Painted white. Intact (9 photos, page 17)	✓	
Skirting boards	✓	✓		White timber skirting boards in good condition (7 photos, page 17)	✓	
Wardrobe/drawers	✓	✓		Built-In Wardrobe with 2 timber doors and shelf. Miner scuffs inside (7 photos, page 18)	✓	Just adding another image of the wardrobe (1 photo, page 32)
Windows	✓	✓		4x glass panels, 1x fly screen. All intact (1 photo, page 19)	✓	
Blinds/curtains	✓	✓		1x dark grey Holland blind in good condition (1 photo, page 19)	✓	
Ceiling	✓	✓		Painted ceiling intact (4 photos, page 19)	✓	
Light fittings	✓	✓		1x downlight (1 photo, page 19)	✓	Cornices splitting near wardrobe (no issue or danger just adding a record) (1 photo, page 32)
Floor coverings	✓	✓		Wall to wall carpet in good condition (4 photos, page 19)	✓	
Power points	✓	✓		1x double power points (1 photo, page 20)	✓	
Bedroom 2	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 23:01 Monday 24/01/2022</small>
Doors	✓	✓		Painted white. Intact (6 photos, page 20)	✓	
Walls	✓	✓		Painted white. Several scuff marks present (13 photos, page 20)	✓	
Skirting boards	✓	✓		White timber skirting boards in good condition (7 photos, page 21)	✓	Far corners of room skirting boards have flaking paint and minor cracks (1 photo, page 32)
Wardrobe/drawers	✓	✓		Built-In Wardrobe with 1 timber door and shelf. Miner scuffs inside (5 photos, page 22)	✓	
Windows	✓	✓		4x glass panels, 1x fly screen. All intact (1 photo, page 22)	✓	
Blinds/curtains	✓	✓		1x dark grey Holland blind in good condition (1 photo, page 22)	✓	
Ceiling	✓	✓		Painted ceiling intact (4 photos, page 22)	✓	
Light fittings	✓	✓		1x downlight (1 photo, page 23)	✓	
Floor coverings	✓	✓		Wall to wall carpet in good condition (4 photos, page 23)	✓	
Power points	✓	✓		1x double power point (1 photo, page 23)	✓	
Main Bathroom	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 23:03 Monday 24/01/2022</small>
Doors	✓	✓		2x painted timber doors. 1x fly screen door. All intact (8 photos, page 23)	✓	
Walls	✓	✓		Painted white. Intact (12 photos, page 24)	✓	
Windows	✓	✓		2x separate glass panels. Intact (2 photos, page 25)	✓	
Ceiling	✓	✓		Painted ceiling intact (4 photos, page 25)	✓	
Light fittings	✓	✓		2x downlights (1 photo, page 25)	✓	
Floor coverings	✓	✓		Wall to wall tiles in good condition (4 photos, page 25)	✓	
Power points	✓	✓		1x double power point (1 photo, page 26)	✓	
Shower	✓	✓		Shower with 3 glass screens and silver fittings. All intact (10 photos, page 26)	✓	
Wash basin	✓	✓		Wash basin fitted to stone bench top with timber drawer underneath. In good condition (4 photos, page 27)	✓	
Wash basin taps	✓	✓		2x laundry taps provided (1 photo, page 27)	✓	
Mirror	✓	✓		Wall mounted. 1x black mark (2 photos, page 27)	✓	
Cabinet	✓	✓		Timber cabinet in good condition (5 photos, page 27)	✓	
Towel rails	✓	✓		1x towel hook 1x toilet roll holder (2 photos, page 28)	✓	
Toilet	✓	✓		White dual flush toilet. Clean and intact (1 photo, page 28)	✓	
Exhaust fan/heating	✓	✓		Fitted to ceiling. (1 photo, page 28)	✓	

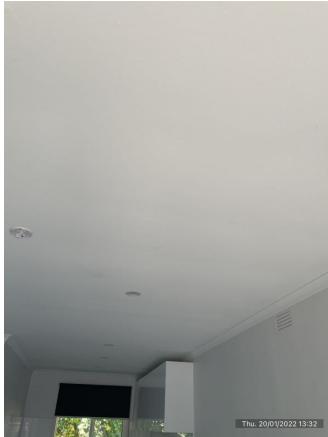
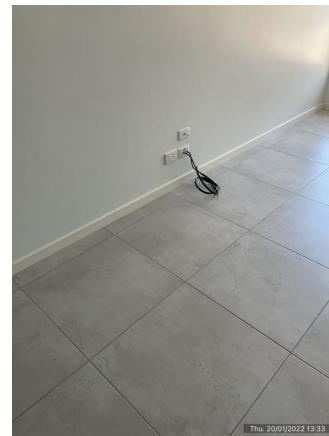
General - Inside	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 23:03 Monday 24/01/2022</small>
Smoke detectors	✓	✓		1x smoke detector in lounge room (2 photos, page 28)	✓	
General - Outside	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Renter Agrees	Renter comments <small>Renter initially reviewed at 23:03 Monday 24/01/2022</small>
Balcony/porch	✓	✓		Front and back porch in good condition. Back area needs to be swept (9 photos, page 28)	✓	
Letterbox	✓	✓		Located at front of property	✓	
Hot water system	✓	✓		Vulcan hot water system (1 photo, page 29)	✓	
Car park	✓	✓		1x car space provided	✓	

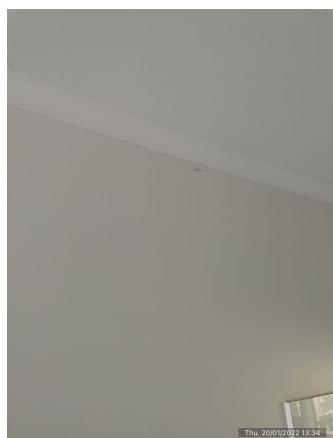
Agent Inspection Photos (264 photos)

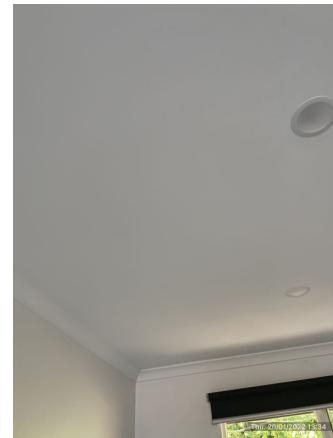
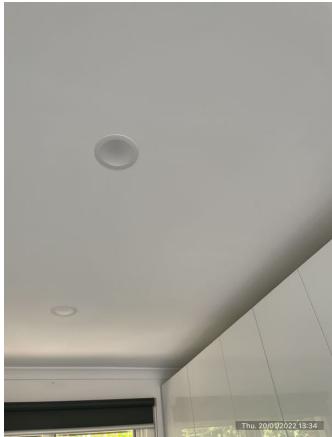
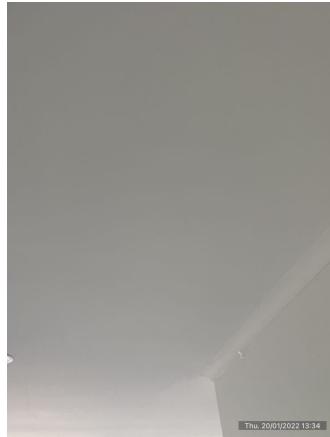
Lounge Room: Front door (photo 1 of 6)**Lounge Room:** Front door (photo 2 of 6)**Lounge Room:** Front door (photo 3 of 6)**Lounge Room:** Front door (photo 4 of 6)**Lounge Room:** Front door (photo 5 of 6)**Lounge Room:** Front door (photo 6 of 6)**Lounge Room:** Walls (photo 1 of 17)**Lounge Room:** Walls (photo 2 of 17)**Lounge Room:** Walls (photo 3 of 17)

Lounge Room: Walls (photo 4 of 17)**Lounge Room: Walls (photo 5 of 17)****Lounge Room: Walls (photo 6 of 17)****Lounge Room: Walls (photo 7 of 17)****Lounge Room: Walls (photo 8 of 17)****Lounge Room: Walls (photo 9 of 17)****Lounge Room: Walls (photo 10 of 17)****Lounge Room: Walls (photo 11 of 17)****Lounge Room: Walls (photo 12 of 17)****Lounge Room: Walls (photo 13 of 17)****Lounge Room: Walls (photo 14 of 17)****Lounge Room: Walls (photo 15 of 17)**

Lounge Room: Walls (photo 16 of 17)**Lounge Room: Walls (photo 17 of 17)****Lounge Room: Skirting Boards (photo 1 of 7)****Lounge Room: Skirting Boards (photo 2 of 7)****Lounge Room: Skirting Boards (photo 3 of 7)****Lounge Room: Skirting Boards (photo 4 of 7)****Lounge Room: Skirting Boards (photo 5 of 7)****Lounge Room: Skirting Boards (photo 6 of 7)****Lounge Room: Skirting Boards (photo 7 of 7)****Lounge Room: Windows****Lounge Room: Blinds/curtains****Lounge Room: Ceiling (photo 1 of 4)**

Lounge Room: Ceiling (photo 2 of 4)**Lounge Room: Ceiling (photo 3 of 4)****Lounge Room: Ceiling (photo 4 of 4)****Lounge Room: Light fittings (photo 1 of 4)****Lounge Room: Light fittings (photo 2 of 4)****Lounge Room: Light fittings (photo 3 of 4)****Lounge Room: Light fittings (photo 4 of 4)****Lounge Room: Floor coverings (photo 1 of 5)****Lounge Room: Floor coverings (photo 2 of 5)****Lounge Room: Floor coverings (photo 3 of 5)****Lounge Room: Floor coverings (photo 4 of 5)****Lounge Room: Floor coverings (photo 5 of 5)**

Lounge Room: Power points (photo 1 of 5)**Lounge Room: Power points (photo 2 of 5)****Lounge Room: Power points (photo 3 of 5)****Lounge Room: Power points (photo 4 of 5)****Lounge Room: Power points (photo 5 of 5)****Lounge Room: Heating/Cooling (photo 1 of 2)****Lounge Room: Heating/Cooling (photo 2 of 2)****Kitchen/Meals: Walls (photo 1 of 6)****Kitchen/Meals: Walls (photo 2 of 6)****Kitchen/Meals: Walls (photo 3 of 6)****Kitchen/Meals: Walls (photo 4 of 6)****Kitchen/Meals: Walls (photo 5 of 6)**

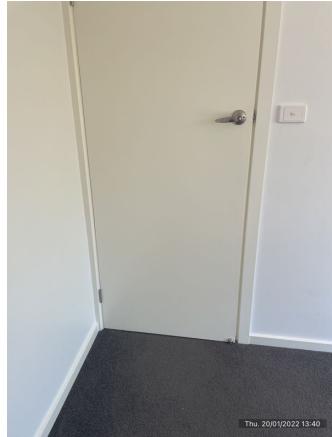
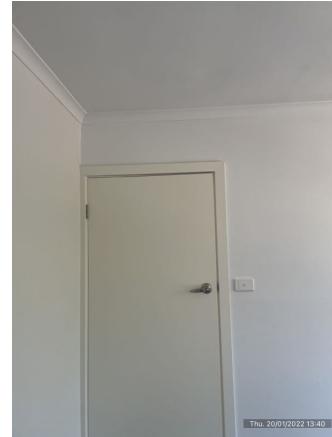
Kitchen/Meals: Walls (photo 6 of 6)**Kitchen/Meals:** Skirting boards (photo 1 of 2)**Kitchen/Meals:** Skirting boards (photo 2 of 2)**Kitchen/Meals:** Windows**Kitchen/Meals:** Blinds/curtains**Kitchen/Meals:** Ceiling (photo 1 of 4)**Kitchen/Meals:** Ceiling (photo 2 of 4)**Kitchen/Meals:** Ceiling (photo 3 of 4)**Kitchen/Meals:** Ceiling (photo 4 of 4)**Kitchen/Meals:** Floor coverings (photo 1 of 2)**Kitchen/Meals:** Floor coverings (photo 2 of 2)**Kitchen/Meals:** Power points (photo 1 of 3)

Kitchen/Meals: Power points (photo 2 of 3)**Kitchen/Meals:** Power points (photo 3 of 3)**Kitchen/Meals:** Cupboards/drawers (photo 1 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 2 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 3 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 4 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 5 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 6 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 7 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 8 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 9 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 10 of 18)

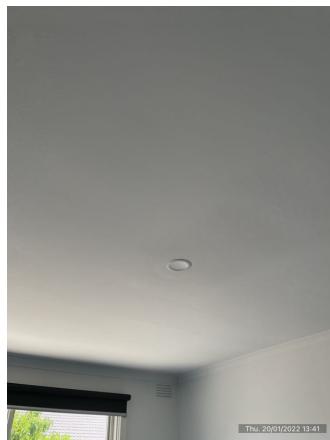
Kitchen/Meals: Cupboards/drawers (photo 11 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 14 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 17 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 12 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 15 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 18 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 13 of 18)**Kitchen/Meals:** Cupboards/drawers (photo 16 of 18)**Kitchen/Meals:** Bench tops (photo 1 of 8)

Kitchen/Meals: Bench tops (photo 2 of 8)**Kitchen/Meals:** Bench tops (photo 3 of 8)**Kitchen/Meals:** Bench tops (photo 4 of 8)**Kitchen/Meals:** Bench tops (photo 5 of 8)**Kitchen/Meals:** Bench tops (photo 6 of 8)**Kitchen/Meals:** Bench tops (photo 7 of 8)**Kitchen/Meals:** Bench tops (photo 8 of 8)**Kitchen/Meals:** Tiling (photo 1 of 5)**Kitchen/Meals:** Tiling (photo 2 of 5)**Kitchen/Meals:** Tiling (photo 3 of 5)**Kitchen/Meals:** Tiling (photo 4 of 5)**Kitchen/Meals:** Tiling (photo 5 of 5)

Kitchen/Meals: Sink (photo 1 of 2)**Kitchen/Meals:** Hot plates/stove top (photo 2 of 2)**Kitchen/Meals:** Oven (photo 3 of 4)**Bedroom 1:** Doors (photo 1 of 5)**Kitchen/Meals:** Sink (photo 2 of 2)**Kitchen/Meals:** Oven (photo 1 of 4)**Kitchen/Meals:** Oven (photo 4 of 4)**Bedroom 1:** Doors (photo 2 of 5)**Kitchen/Meals:** Hot plates/stove top (photo 1 of 2)**Kitchen/Meals:** Oven (photo 2 of 4)**Kitchen/Meals:** Exhaust fan/rangehood**Bedroom 1:** Doors (photo 3 of 5)

Bedroom 1: Doors (photo 4 of 5)**Bedroom 1:** Doors (photo 5 of 5)**Bedroom 1:** Walls (photo 1 of 9)**Bedroom 1:** Walls (photo 2 of 9)**Bedroom 1:** Walls (photo 3 of 9)**Bedroom 1:** Walls (photo 4 of 9)**Bedroom 1:** Walls (photo 5 of 9)**Bedroom 1:** Walls (photo 6 of 9)**Bedroom 1:** Walls (photo 7 of 9)**Bedroom 1:** Walls (photo 8 of 9)**Bedroom 1:** Walls (photo 9 of 9)**Bedroom 1:** Skirting boards (photo 1 of 7)

Bedroom 1: Skirting boards (photo 2 of 7)**Bedroom 1:** Skirting boards (photo 3 of 7)**Bedroom 1:** Skirting boards (photo 4 of 7)**Bedroom 1:** Skirting boards (photo 5 of 7)**Bedroom 1:** Skirting boards (photo 6 of 7)**Bedroom 1:** Skirting boards (photo 7 of 7)**Bedroom 1:** Wardrobe/drawers (photo 1 of 7)**Bedroom 1:** Wardrobe/drawers (photo 2 of 7)**Bedroom 1:** Wardrobe/drawers (photo 3 of 7)**Bedroom 1:** Wardrobe/drawers (photo 4 of 7)**Bedroom 1:** Wardrobe/drawers (photo 5 of 7)**Bedroom 1:** Wardrobe/drawers (photo 6 of 7)

Bedroom 1: Wardrobe/drawers (photo 7 of 7)**Bedroom 1:** Windows**Bedroom 1:** Blinds/curtains**Bedroom 1:** Ceiling (photo 1 of 4)**Bedroom 1:** Ceiling (photo 2 of 4)**Bedroom 1:** Ceiling (photo 3 of 4)**Bedroom 1:** Ceiling (photo 4 of 4)**Bedroom 1:** Light fittings**Bedroom 1:** Floor coverings (photo 1 of 4)**Bedroom 1:** Floor coverings (photo 2 of 4)**Bedroom 1:** Floor coverings (photo 3 of 4)**Bedroom 1:** Floor coverings (photo 4 of 4)

Bedroom 1: Power points**Bedroom 2:** Doors (photo 1 of 6)**Bedroom 2:** Doors (photo 2 of 6)**Bedroom 2:** Doors (photo 3 of 6)**Bedroom 2:** Doors (photo 4 of 6)**Bedroom 2:** Doors (photo 5 of 6)**Bedroom 2:** Doors (photo 6 of 6)**Bedroom 2:** Walls (photo 1 of 13)**Bedroom 2:** Walls (photo 2 of 13)**Bedroom 2:** Walls (photo 3 of 13)**Bedroom 2:** Walls (photo 4 of 13)**Bedroom 2:** Walls (photo 5 of 13)

Bedroom 2: Walls (photo 6 of 13)

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Bedroom 2: Walls (photo 7 of 13)

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Bedroom 2: Walls (photo 8 of 13)

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Bedroom 2: Walls (photo 9 of 13)

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Bedroom 2: Walls (photo 10 of 13)

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Bedroom 2: Walls (photo 11 of 13)

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Bedroom 2: Walls (photo 12 of 13)

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Bedroom 2: Walls (photo 13 of 13)

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Bedroom 2: Skirting boards (photo 1 of 7)

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Bedroom 2: Skirting boards (photo 2 of 7)

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Bedroom 2: Skirting boards (photo 3 of 7)

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Bedroom 2: Skirting boards (photo 4 of 7)

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Bedroom 2: Skirting boards (photo 5 of 7)

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Bedroom 2: Skirting boards (photo 6 of 7)

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Bedroom 2: Skirting boards (photo 7 of 7)

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Bedroom 2: Wardrobe/drawers (photo 1 of 5)

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Bedroom 2: Wardrobe/drawers (photo 2 of 5)

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Bedroom 2: Wardrobe/drawers (photo 3 of 5)

Thu 20/01/2022 13:43

Bedroom 2: Wardrobe/drawers (photo 4 of 5)

Thu 20/01/2022 13:43

Bedroom 2: Wardrobe/drawers (photo 5 of 5)

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Bedroom 2: Windows

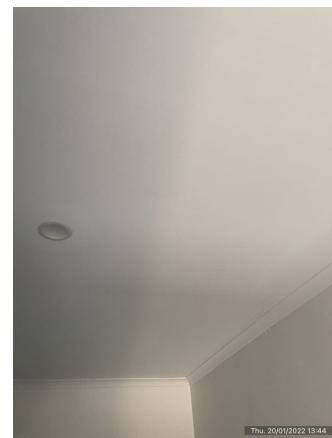
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Bedroom 2: Blinds/curtains

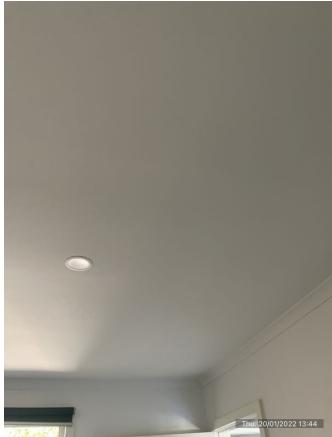
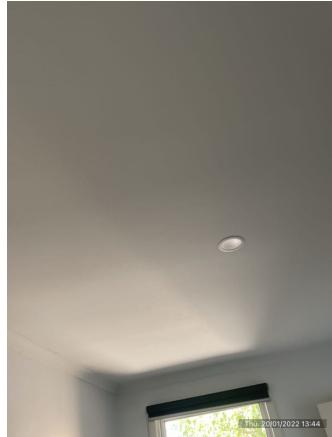
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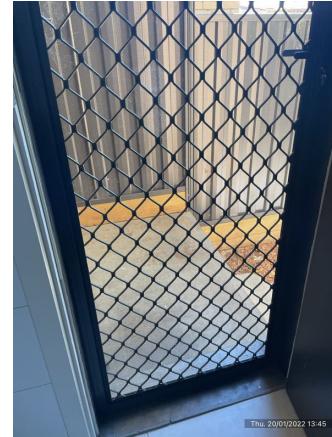
Bedroom 2: Ceiling (photo 1 of 4)

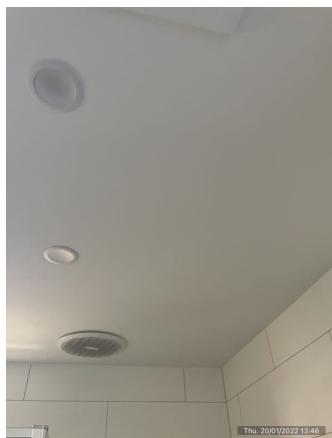
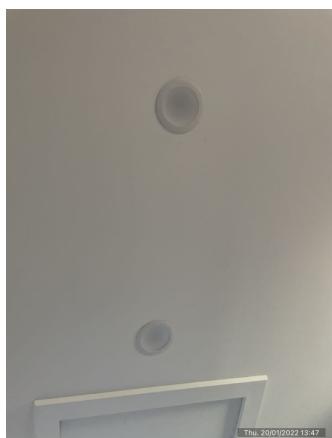
Thu 20/01/2022 13:44

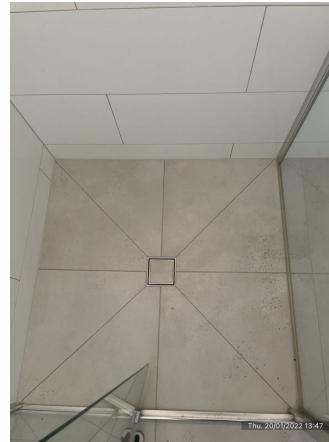
Bedroom 2: Ceiling (photo 2 of 4)

Thu 20/01/2022 13:44

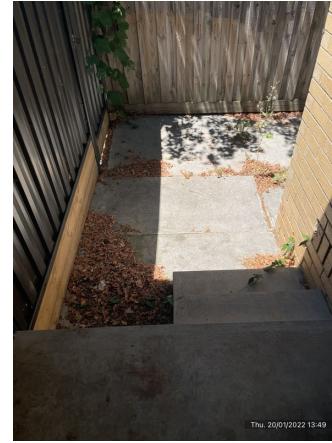
Bedroom 2: Ceiling (photo 3 of 4)**Bedroom 2:** Ceiling (photo 4 of 4)**Bedroom 2:** Light fittings**Bedroom 2:** Floor coverings (photo 1 of 4)**Bedroom 2:** Floor coverings (photo 2 of 4)**Bedroom 2:** Floor coverings (photo 3 of 4)**Bedroom 2:** Floor coverings (photo 4 of 4)**Bedroom 2:** Power points**Main Bathroom:** Doors (photo 1 of 8)**Main Bathroom:** Doors (photo 2 of 8)**Main Bathroom:** Doors (photo 3 of 8)**Main Bathroom:** Doors (photo 4 of 8)

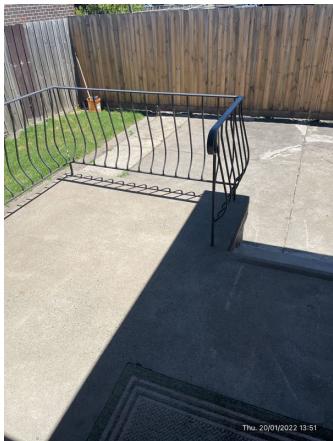
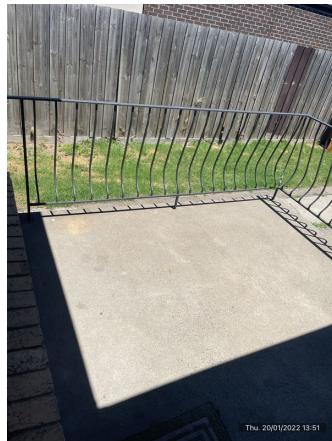
Main Bathroom: Doors (photo 5 of 8)**Main Bathroom:** Doors (photo 6 of 8)**Main Bathroom:** Doors (photo 7 of 8)**Main Bathroom:** Doors (photo 8 of 8)**Main Bathroom:** Walls (photo 1 of 12)**Main Bathroom:** Walls (photo 2 of 12)**Main Bathroom:** Walls (photo 3 of 12)**Main Bathroom:** Walls (photo 4 of 12)**Main Bathroom:** Walls (photo 5 of 12)**Main Bathroom:** Walls (photo 6 of 12)**Main Bathroom:** Walls (photo 7 of 12)**Main Bathroom:** Walls (photo 8 of 12)

Main Bathroom: Walls (photo 9 of 12)**Main Bathroom:** Walls (photo 10 of 12)**Main Bathroom:** Walls (photo 11 of 12)**Main Bathroom:** Walls (photo 12 of 12)**Main Bathroom:** Windows (photo 1 of 2)**Main Bathroom:** Windows (photo 2 of 2)**Main Bathroom:** Ceiling (photo 1 of 4)**Main Bathroom:** Ceiling (photo 2 of 4)**Main Bathroom:** Ceiling (photo 3 of 4)**Main Bathroom:** Ceiling (photo 4 of 4)**Main Bathroom:** Light fittings**Main Bathroom:** Floor coverings (photo 1 of 4)

Main Bathroom: Floor coverings (photo 2 of 4)**Main Bathroom:** Floor coverings (photo 3 of 4)**Main Bathroom:** Floor coverings (photo 4 of 4)**Main Bathroom:** Power points**Main Bathroom:** Shower (photo 1 of 10)**Main Bathroom:** Shower (photo 2 of 10)**Main Bathroom:** Shower (photo 3 of 10)**Main Bathroom:** Shower (photo 4 of 10)**Main Bathroom:** Shower (photo 5 of 10)**Main Bathroom:** Shower (photo 6 of 10)**Main Bathroom:** Shower (photo 7 of 10)**Main Bathroom:** Shower (photo 8 of 10)

Main Bathroom: Shower (photo 9 of 10)**Main Bathroom:** Shower (photo 10 of 10)**Main Bathroom:** Wash basin (photo 1 of 4)**Main Bathroom:** Wash basin (photo 2 of 4)**Main Bathroom:** Wash basin (photo 3 of 4)**Main Bathroom:** Wash basin (photo 4 of 4)**Main Bathroom:** Wash basin taps**Main Bathroom:** Mirror (photo 1 of 2)**Main Bathroom:** Mirror (photo 2 of 2)**Main Bathroom:** Cabinet (photo 1 of 5)**Main Bathroom:** Cabinet (photo 2 of 5)**Main Bathroom:** Cabinet (photo 3 of 5)

Main Bathroom: Cabinet (photo 4 of 5)**Main Bathroom:** Cabinet (photo 5 of 5)**Main Bathroom:** Towel rails (photo 1 of 2)**Main Bathroom:** Towel rails (photo 2 of 2)**Main Bathroom:** Toilet**Main Bathroom:** Exhaust fan/heating**General - Inside:** Smoke detectors (photo 1 of 2)**General - Inside:** Smoke detectors (photo 2 of 2)**General - Outside:** Balcony/porch (photo 1 of 9)**General - Outside:** Balcony/porch (photo 2 of 9)**General - Outside:** Balcony/porch (photo 3 of 9)**General - Outside:** Balcony/porch (photo 4 of 9)

General - Outside: Balcony/porch (photo 5 of 9)**General - Outside:** Balcony/porch (photo 8 of 9)**General - Outside:** Balcony/porch (photo 6 of 9)**General - Outside:** Balcony/porch (photo 9 of 9)**General - Outside:** Balcony/porch (photo 7 of 9)**General - Outside:** Hot water system

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

Lounge room

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 N/A
17. Date of last electrical safety check N/A
18. Date of last gas safety check N/A
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 N/A
22. Comments

Additional comments

PART D — Signatures

23. Agent

Print Name: Louise Mitchell

Signature: 

Date: Wednesday 19/01/2022

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.

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.

Main Renter

Print Name: Harrison Bender

Signature: Date: 23:12 Monday
24/01/2022

Renter 2

Print Name: Katrina Bender

Signature: Date: 23:12 Monday
24/01/2022

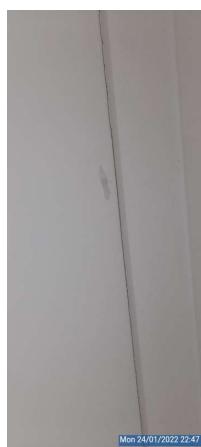
PART E — End of Rental Agreement Condition Report

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 Uploaded Photos (8 photos)

Lounge Room: Front door**Lounge Room:** Power points**Lounge Room:** Walls**Lounge Room:** Ceiling**Kitchen/Meals:** Ceiling**Bedroom 1:** Wardrobe/drawers**Bedroom 1:** Light fittings**Bedroom 2:** Skirting boards

Keys Supplied to Renters

6/63 Pickett St, Reservoir, VIC 3073



Fri. 21/01/2022 08:57

Notes: 2 sets

Renter's Acknowledgement

1. I/we have received that the above pictured keys for the above property.
2. All keys must be returned to office upon vacating the premises.
3. Receipt of email containing link to paperless condition report to be completed electronically.
4. I understand that the email link to the paperless condition report will expire after 5 business days.
5. Receipt of the rental agreement.
6. Receipt of "Renting a Home - A Guide for Renters"

Name: Harrison Bender
Print Name:

Signature:

Signing Device: Android 11 Samsung SM-A217F Samsung Internet 16.0

Date: 09:33 Monday
24/01/2022

Paperless Condition Report Audit Trail

Harrison Bender (Main Renter)
Katrina Bender (Renter)

- Fri, 21/01/2022 09:04 - Invitation email **delivered**
- Fri, 21/01/2022 09:04 - Invitation email sent to Harrison Bender
- Fri, 21/01/2022 09:16 - Harrison Bender **viewed** Invitation email from (IP: 14.201.56.102)
- Sat, 22/01/2022 15:45 - Harrison Bender **viewed** Invitation email from (IP: 66.249.84.242)
- Mon, 24/01/2022 09:19 - Reminder Email sent to Harrison Bender
- Mon, 24/01/2022 09:32 - Key Form 'start' button was **clicked** by Harrison Bender from (Android 11 Samsung SM-A217F Samsung Internet 16.0, IP: 14.201.56.102)
- Mon, 24/01/2022 09:33 - Harrison Bender **signed & submitted** the Key Form from (Android 11 Samsung SM-A217F Samsung Internet 16.0, IP: 14.201.56.102)
- Mon, 24/01/2022 22:18 - Harrison Bender **viewed** Invitation email from (IP: 66.249.84.238)
- Mon, 24/01/2022 22:18 - Harrison Bender **clicked** Review, amend & sign this condition report from (IP: 1.152.31.149)
- Mon, 24/01/2022 22:18 - Harrison Bender **clicked** 'start' button to view the Entry Condition Report from (Android 11 Samsung SM-A217F Samsung Internet 16.0, IP: 1.152.31.149)
- Mon, 24/01/2022 22:22 - Harrison Bender **clicked** Review, amend & sign this condition report from (IP: 1.152.31.149)
- Mon, 24/01/2022 22:22 - Harrison Bender **clicked** 'start' button to view the Entry Condition Report from (Android 11 Samsung SM-A217F Chrome Mobile 97.0.4692, IP: 1.152.31.149)
- Mon, 24/01/2022 23:13 - Harrison Bender & Katrina Bender **signed & submitted** the Paperless Condition Report from (Android 11 Samsung SM-A217F Chrome Mobile 97.0.4692, IP: 1.152.31.149)