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| **Entry condition report - general tenancies (Form 14a)**  *Residential Tenancies and Rooming Accommodation Act 2008*  *(Section 66)* | rta.png |
| **Address of the rental premises**   |  |  |  | | --- | --- | --- | | Address | | | | Raceview QLD 4305 | Postcode |  |   **Details of the tenant/s**   |  |  |  |  | | --- | --- | --- | --- | | 1. Full name/s | | | | | Forwarding address | | | | |  | | Postcode |  | | Phone | Mobile | | | | Email | | | |  |  |  |  |  | | --- | --- | --- | --- | | 2. Full name/s | | | | | Forwarding address | | | | |  | | Postcode |  | | Phone | Mobile | | | | Email | | | |  |  |  |  |  | | --- | --- | --- | --- | | 3. Full name/s | | | | | Forwarding address | | | | |  | | Postcode |  | | Phone | Mobile | | | | Email | | | |   **Name/trading name of the lessor/agent**   |  | | --- | | Trade Name |  |  |  |  |  | | --- | --- | --- | --- | | **Water meter reading at end of tenancy** |  | **Date** |  | | 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 a 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, working, undamaged*(where applicable).  3. Make a note of any extra items in the*additional comments/information*section.  4.Initial each page of the report. Give it to thelessor/agent asssonas possible once theaggreementends.  5.Talk to thelessor/agent if you disagree about the condition of the premises. Comments can be recorded in the additional comments/information section (Page 7)or by attaching aseperatepage.  Supporting documentation has been attached YesNo  6. Retain the signed copy of the report from the lessor/agent.  **Tenant**  1. Inspect the premises.  2. Include comments where you disagree the tenant's report.  3.Initial each page of the report.  4.Talk to the tenant if you disagree about the condition of the premises. Any agreement can be recorded in the*additional comments/information*section.  5Return a signed copy of the report to the tenant within 3 business days. Retain a copy for at least one year after the tenancy agreement ends.  **Note: The Entry condition report (Form 1a) is compared to this Exit condition report (Form 14a) at the end of the tenancy.**  **Do not send to the RTA - give this form to thelessor/agent, kee a copy of your records.** |

| **Entry condition report - general tenancies (Form 14a)**  *Residential Tenancies and Rooming Accommodation Act 2008*  *(Section 65)* | | | | | rta.png | |
| --- | --- | --- | --- | --- | --- | --- |
| Insert Y = Yes  Insert N = No | Clean | Working | Undamaged | **Lessor/agent**  Comments (if any) | | **Tenant/s**  Comment onlessor/agent report |
| **Entry 1** | | | | | |  |
| Doors/walls | Y | Y | Y | 1 security screen very good condition, 1 green and cream wooden door with door stop, | |  |
| Windows/screens | Y | Y | Y | Clean and tidy | |  |
| Blinds/curtains |  |  |  | N/A | |  |
| Ceiling/light fittings | Y | Y | Y | 1 outside light | |  |
| Floor/floor coverings | Y | Y | Y | Tiles | |  |
| Power points |  |  |  | N/A | |  |
| doorbell | Y | Y | Y | Working | |  |
| **Lounge Room 1** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy Scuff marks present minor marks/stains | |  |
| Windows/screens | Y | Y | Y | Clean and tidy | |  |
| Blinds/curtains | Y | Y | Y | 1 long set and 1 medium set vertical blinds with chain | |  |
| Ceiling/light fittings | Y | Y | Y | Hallway - 1 downlight, 1 smoke alarm, lounge- 2 down lights, 1 oyster light shade light fitting , 1 ceiling fan that wobbles and makes lots of noise when turned on; 1 Hisense brand air conditioner, working. | |  |
| Floor/floor coverings | Y | Y | Y | Tiled, some discolouration in grout | |  |
| TV/power points | Y | Y | Y | 3 db pp; 1 TV, 1 foxtel | |  |
| linen press | Y | Y | Y | 1 shelf | |  |
| **Dining Room 1** | | | | | |  |
| Doors/walls | Y | Y | Y | minor marks/stains, 1 crack near back window | |  |
| Windows/screens | Y | Y | Y | 2 windows, 1 sliding door all with screens in good condition and all tracks clean | |  |
| Blinds/curtains | Y | Y | Y | 3 sets of verticals with chains vgc | |  |
| Ceiling/light fittings | Y | Y | Y | 2 down lights , 1 smoke alarm, 1 door bell chime speaker, 1 water mark on ceiling between kitchen and dining, 1 ceiling fan that wobbles and squeaks badly when on | |  |
| Floor/floor coverings | Y | Y | Y | Tiled, some discolouration in grout | |  |
| TV/power points | Y | Y | Y | 1 db pp, 1 TV, 1 foxtel | |  |
| cupboard | Y | Y | Y | Brown with silver handles | |  |
| linen press | Y | Y | Y |  | |  |
| **Kitchen/Meals 1** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy Scuff marks present | |  |
| Windows/screens | Y | Y | Y | 1 long window , tracks and screen clean and good condition, 1 set long verticals with chain | |  |
| Blinds/curtains | Y | Y | Y | Verticals with chain | |  |
| Ceiling/light fittings | Y | Y | Y | 2 down lights in meals area, 1 round fluro with no cover in kitchen, cover broken ... Light switch has middle switch that reads fan... It's not for fan but for light in meals area, large gap in ceiling between joins from lounge to meals area | |  |
| Floor/floor coverings | Y | Y | Y | Tiled, grout discoloured | |  |
| Cupboards/drawers | Y | Y | Y | Brown with silver handles, and beige with silver handles minor marks/stains | |  |
| Bench tops/tiling | Y | Y | Y | Speckled, minor wear and tear marks | |  |
| Sink/disposal unit/taps | Y | Y | Y | 1.5 SS sink with ss flick mixer , 2 ss drainers | |  |
| Stove top/griller | Y | Y | Y | Ceramic 4 burner hot plate with minor wear and tear marks | |  |
| Oven | Y | Y | Y | oven with griller tray and 3 silver racks | |  |
| Exhaust fan/rangehood | Y | Y | Y | Lights and exhaust work | |  |
| Dishwasher | Y | Y | Y | With cutlery basket | |  |
| Power points | Y | Y | Y | 3 double pp, 2 single pp, 1 ph | |  |
| **Family Room 1** | | | | | |  |
| Doors/walls |  |  |  |  | |  |
| Windows/screens |  |  |  |  | |  |
| Blinds/curtains |  |  |  |  | |  |
| Ceiling/light fittings |  |  |  |  | |  |
| Floor/floor coverings |  |  |  |  | |  |
| Power points |  |  |  |  | |  |
| **Bedroom 1** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy | |  |
| Windows/screens | Y | Y | Y | 2 windows, screens in good condition, tracks clean | |  |
| Wardrobe/drawers/shelves | Y | Y | Y | Clean and tidy Scuff marks present minor marks/stains | |  |
| Blinds/curtains | Y | Y | Y | Verticals no chains | |  |
| Ceiling/light fittings | Y | Y | Y | 1 oyster light fitting in wardrobe, 2 down lights in room , 1 ceiling fan | |  |
| Floor/floor coverings | Y | Y | Y | Beige carpet, minor furniture indents | |  |
| Power points | Y | Y | Y | 2 db pp, 1 single pp, 1 ph, 1 TV | |  |
| **Bedroom 2** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy Scuff marks present minor marks/stains | |  |
| Windows/screens | Y | Y | Y | Screen in good condition, track clean | |  |
| Wardrobe/drawers/shelves | Y | Y | Y | 2 mirrored sliding door, Scuff marks present minor marks/stains | |  |
| Blinds/curtains | Y | Y | Y | Verticals with chain | |  |
| Ceiling/light fittings | Y | Y | Y | 2 down lights, 1 ceiling fan, noisy when on | |  |
| Floor/floor coverings | Y | Y | Y | Beige carpet, minor furniture indents, 2 minor marks, 1 pull | |  |
| Power points | Y | Y | Y | 1 db pp | |  |
| **Bedroom 3** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy Scuff marks present minor marks/stains | |  |
| Windows/screens | Y | Y | Y | Screen in vgc, tracks clean | |  |
| Wardrobe/drawers/shelves | Y | Y | Y | Double mirrored door, some scuff marks on back wall | |  |
| Blinds/curtains | Y | Y | Y | Verticals no chain | |  |
| Ceiling/light fittings | Y | Y | Y | 2 down lights, 1 ceiling fan, bent on one blade | |  |
| Floor/floor coverings | Y | Y | Y | Beige , some minor furniture indents | |  |
| Power points | Y | Y | Y | 1 db pp | |  |
| **Ensuite 1** | | | | | |  |
| Doors/walls/tiling | Y | Y | Y | Clean and tidy | |  |
| Windows/screens | Y | Y | Y | Frosted, screen and tracks clean and in gc | |  |
| Blinds/curtains |  |  |  | N/A | |  |
| Ceiling/light fittings | Y | Y | Y | 1 oyster light shade | |  |
| Floor/floor coverings | Y | Y | Y | Tiles, some discolouration in tiles | |  |
| Bath |  |  |  | N/ A | |  |
| Shower/shower screen | Y | Y | Y | Clean and tidy, ss fittings | |  |
| Wash basin/vanity | Y | Y | Y | Double basin, two flick mixers, 2 black plugs | |  |
| Mirror/cabinet | Y | Y | Y | 1 rectangle mirror, 4 door cabinet | |  |
| Towel rails | Y | Y | Y | 1 ss db rail | |  |
| Toilet | Y | Y | Y | White dual flush; 1 ss roll holder | |  |
| Power points | Y | Y | Y | 1 single pp | |  |
| exhaust fan | Y | Y | Y |  | |  |
| **Bathroom 1** | | | | | |  |
| Doors/walls/tiling | Y | Y | Y | Clean and tidy | |  |
| Windows/screens | Y | Y | Y | Frosted, tracks clean, screen in good condition | |  |
| Blinds/curtains | Y | Y | Y | Verticals with chain | |  |
| Ceiling/light fittings | Y | Y | Y | 1 oyster light fitting, 1 exhaust fan | |  |
| Floor/floor coverings | Y | Y | Y | Tiled , some grout discoloured | |  |
| Bath | Y | Y | Y | White, minor marks/stains, 1 white plug | |  |
| Shower/shower screen | Y | Y | Y | Vgc, ss fittings | |  |
| Wash basin/vanity | Y | Y | Y | Flick mixer, white basin, black plug, 2 door cabinet, | |  |
| Mirror/cabinet | Y | Y | Y | Good condition | |  |
| Towel rails | Y | Y | Y | 1 db ss rail | |  |
| Toilet | Y | Y | Y | Separate, white dual flush, frosted window , tracks clean, screen vgc, 1 ss roll holder, tiled floor, 1 downlight | |  |
| Power points | Y | Y | Y | 1 s pp | |  |
| **Laundry 1** | | | | | |  |
| Doors/walls | Y | Y | Y | Beige, good condition | |  |
| Windows/screens | Y | Y | Y | 1x2 glass panel sliding door; 1 screen sliding door good condition, tracks clean | |  |
| Blinds/curtains | Y | Y | Y | 1 set long verticals with chain | |  |
| Ceiling/light fittings | Y | Y | Y | 1 oyster light fitting | |  |
| Floor/floor coverings | Y | Y | Y | Tiled | |  |
| Wash tubs | Y | Y | Y | 1 ss basin with flick mixer and 1 black plug, speckled bench top with 4 door cupboard underneath | |  |
| Washing machine/dryer |  |  |  | N/ A | |  |
| Power points | Y | Y | Y | 1 db pp, 1 hot and 1 cold washing machine tap fittings | |  |
| **General** | | | | | |  |
| Smoke alarms | Y | Y | Y |  | |  |
| Security devices | Y | Y | Y |  | |  |
| Electrical safety switches | Y | Y | Y |  | |  |
| Balcony/porch/deck | Y | Y | Y |  | |  |
| Garage/car port/storeroom | Y | Y | Y | Floor marked, 1 window with screen and verticals with chain gc, 1 manhole, 1 fluro no shade. DLUG | |  |
| Gates/fences | Y | Y | Y |  | |  |
| Grounds/garden | Y | Y | Y |  | |  |
| Staircases/railings |  |  |  | N/A | |  |
| Street number/letter box | Y | Y | Y |  | |  |
| Paving/pergola | Y | Y | Y |  | |  |
| Hot water system | Y | Y | Y |  | |  |
| Keys/locks/remotes | Y | Y | Y |  | |  |
| Pool/equipment |  |  |  | N/A | |  |
| Wheelie & recycle bins | Y | Y | Y |  | |  |
| Garden shed |  |  |  | N/ A | |  |
| Air conditioner/fans | Y | Y | Y | Hisense in lounge room, most of the fans wobble and squeak badly when turned on | |  |
| **Bedroom 4** | | | | | |  |
| Doors/walls | Y | Y | Y | Clean and tidy, minor wear and tear marks... Study near entry | |  |
| Windows/screens | Y | Y | Y | Tracks , windows and screens in good condition | |  |
| Wardrobe/drawers/shelves |  |  |  | N/a | |  |
| Blinds/curtains | Y | Y | Y | 1 set long verticals no chain and 1 set short verticals with chain | |  |
| Ceiling/light fittings | Y | Y | Y | 2 down lights, 1 ceiling fan, 1 huge water mark on ceiling | |  |
| Floor/floor coverings | Y | Y | Y | Beige carpet , some furniture indents , 1 small pull | |  |
| Power points | Y | Y | Y | 1 ph, 1 double pp | |  |
| Security |  |  |  |  | |  |
| **Lounge room** | | | | | |  |
| Electrical safety |  |  |  |  | |  |
|  |  |  |  |  | |  |

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| **Additional comments/Information**   |  | | --- | |  | | | **Lessor/agent**   |  |  |  | | --- | --- | --- | | Signature | C:\ReportTemp\c1.jpg | Date: | | Print name | | | |
| **Tenant1**   |  |  |  | | --- | --- | --- | | Signature | C:\ReportTemp\c1.jpg | Date: | | Print name | | | | **Tenant 2**   |  |  |  | | --- | --- | --- | | Signature | C:\ReportTemp\c1.jpg | Date: | | Print name | | | | **Tenant 3**   |  |  |  | | --- | --- | --- | | Signature | C:\ReportTemp\c1.jpg | Date: | | Print name | | | |

# Photos From The Inspection

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| C:\Users\terry\Desktop\temp\X162.jpg  Entry 1 | C:\Users\terry\Desktop\temp\X162.jpg  Entry 1 | C:\Users\terry\Desktop\temp\X162.jpg  Entry 1 |
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| C:\Users\terry\Desktop\temp\X162.jpg  Lounge Room 1 | C:\Users\terry\Desktop\temp\X162.jpg  Lounge Room 1 | C:\Users\terry\Desktop\temp\X162.jpg  Lounge Room 1 |