



Address of premises

25B Atley Road, Arthurs Point, Queenstown

Tenant names

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 general comments section.
4. Give a signed copy of the report to the tenant. Keep a copy for your own records.
5. Ask the tenant to add their comments to the report, initial each page and return it to you.
6. If the tenant disagrees about the condition of the premises, encourage them to discuss it with you. Comments can be recorded in the general comments section or by attaching a separate page.

Supporting documentation has been attached - Yes / No

7. Give a copy of the final report back to the tenant.
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, or if you believe the report does not reflect the true condition of the premises.
3. Talk to the lessor/agent if you disagree about the condition of the premises.
4. Initial each page of the report and send it to the lessor/agent.
5. The lessor/agent must send you a copy of the final report. You may also want to make a copy for your own records.

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

Day Wednesday Date 31/08/2022

Wayne Bennison

Lessor/agent initials

Tenant 1 initials

Tenant 2 initials

Tenant 3 initials

Tenant 4 initials



Comments

Condition of premises at START of tenancy

Overall	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Water Toby Location	✓	✓	✓					
ICP number	✓	✓	✓					
Hot Water	✓	✓	✓					
Switch board	✓	✓	✓					
External Meter	✓	✓	✓					
Photos	✓	✓	✓	10				

Entry	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Aluminum frame with frosted glass. Door does catch a little			
Walls	✓	✓	✓		GIB painted off white, slight scuff marks, no damage			
Ceiling	✓	✓	✓		GIB painted off white, no marks, no stains			
Windows/sills	✓	✓	✓		See laundry			
Fans/light fittings	✓	✓	✓		See laundry			
Floor/floor coverings	✓	✓	✓		Floating wooden floors, some chipping however no serious damage.			
Photos	✓	✓	✓	12				

Passageway

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Tenant 1 initials

Tenant 2 initials

Tenant 3 initials

Tenant 4 initials

	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Walls	✓	✓	✓		Gib, painted off white, minor marks, 4 x picture hooks, 1 x steel cable for hanging pictures			
Ceiling	✓	✓	✓		Gib, painted white, no marks			
Fans/light fittings	✓	✓	✓		3 x downlights, secure			
Floor/floor coverings	✓	✓	✓		Carpet, grey, minor wear in traffic areas, no stains			
Electrical Switches	✓	✓	✓		1 x old non-functioning socket for heater, 1 x switch with non-functioning dimmer, 1 x power			
Cupboard	✓	✓	✓		Linen Cupboard: Door: Hollow core, wood, painted off white, no marks, handle secure 4 x shelves, painted off white, secure			
Hot Water Cuboard	✓	✓	✓		Hollow core wooden door, painted off white, inside painted off white, scuff marks, HWC secure.			
Photos	✓	✓	✓	45				
Lounge/Dining								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Double glazed, aluminium frame ranch slider, no cracks, handle, secure			
Walls	✓	✓	✓		Gib, painted off white, 1 x picture look near TV aerial, Scuff marks and scratches near sliding door, discolouration along bottom of wall opposite neighbour			
Ceiling	✓	✓	✓		Gib, painted white, minor marks, minor discolouration			
Windows/sills	✓	✓	✓		Double glazed, no cracks Scratch marks on base of sill of sliding door.			
Blinds/Curtains	✓	✓	✓		4 x sets light brown curtains, minor marks on backing, no mould, no damage. Slight brown stains on curtains of sliding door			

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Fans/light fittings	✓	✓	✓	6 x downlights with glass covers, secure, no damage to glass
Floor/floor covering	✓	✓	✓	Carpet, grey, some wear in traffic areas, no stains Indentations from furniture Sun fading nearing living door
Electrical Switches	✓	✓	✓	3 x power, 1 x TV
Fixed Heating	✓	✓	✓	Woodsman wood burner Daikin heat pump - Heat pump older model works well above 5 degrees otherwise if temperature lower output will drop. Fireplace best used in colder winter months
Photos	✓	✓	✓	85

Kitchen/meals									
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments	
Walls	✓	✓	✓		Gib, painted off white, minor marks Splashback: tiles, white, no cracks				
Ceiling	✓	✓	✓		Gib, painted white, minor marks				
Fans/light fittings	✓	✓	✓		2 x downlights, secure				
Floor/floor coverings	✓	✓	✓		Lino, brown, marks, scratches, many cuts in lino, 3 x burn marks				
Cupboards/drawers	✓	✓	✓		Grey, veneer, matching stainless steel handles, veneer strip missing above oven slight peeling to left of oven, Veneer is coming unstuck on left side of pantry. Needs glued back on properly.				
Bench tops/tiling	✓	✓	✓		Light brown stone look Formica, minor wear and tear, no burns, no chips, no heavy scratches. Scratches on base of counter on dining room side				
Sink/disposal unit/taps	✓	✓	✓		Stainless steel, stainless steel mixer, secure, normal wear and tear marks				
Stove top	✓	✓	✓		Fisher and Paykel, ceramic, minor marks to rear elements, secure, working order, no damage				
Oven/griller	✓	✓	✓		Haier, stainless steel, brand new, no marks				

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Exhaust fan/rangehood	✓	✓	✓		Stainless steel, secure, working order
Dishwasher	✓	✓	✓		Stainless steel Haier, working order
Electrical Switches	✓	✓	✓		3 x power, 1 x phone jack
Photos	✓	✓	✓	88	

Bedroom 2 first right								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, minor marks, minor chips near handle, handle secure			
Walls	✓	✓	✓		Gib, painted off white, minor marks, scuff marks, 1 x picture hook, paint chip to wall next to wardrobe door.			
Ceiling	✓	✓	✓		Gib, painted off white, minor marks			
Windows/sills	✓	✓	✓		Double glazed, no cracks Wood, painted white, minor chipping at edge, tracks clean			
Blinds/curtains	✓	✓	✓		1 x set light brown curtains, markings to backing, no moisture, no mould			
Fans/light fittings	✓	✓	✓		2 x downlights, secure			
Floor/floor coverings	✓	✓	✓		Carpet, grey, no stains			
Electrical Switches	✓	✓	✓		1 x switch, 3 x power, 1 x phone jack, secure			
Fixed Heating	✓	✓	✓		Dimplex wall heater, with thermal sat control, secure			
Photos	✓	✓	✓	45				
Wardrobe	✓	✓	✓		Door: hollow core, wood, painted off white, minor marks, handle secure, Inside: Gib painted off white, minor marks, shelf and rail secure			

Bedroom 1 Master								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, minor chips to edge, handle secure			

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Tenant 4 initials

Walls	✓	✓	✓		Gib, painted off white, minor discolouration, minor scuff marks
Ceiling	✓	✓	✓		Gib, painted white, no marks
Windows/sills	✓	✓	✓		Double glazed, no cracks Wood, painted white, minor chipping at edge, tracks clean
Blinds/curtains	✓	✓	✓		1 x set light brown curtains, no moisture, no mould, secure
Fans/light fittings	✓	✓	✓		2 x downlights, secure
Floor/floor coverings	✓	✓	✓		Carpet, grey, minor wear to traffic areas, no stains
Electrical Switches	✓	✓	✓		1 x switch, 3 x power, 1 x phone jack, secure
Photos	✓	✓	✓	39	

Walk In Wardrobe								
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	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, minor chipping, handle secure			
Walls	✓	✓	✓		Gib, painted off white, no marks			
Ceiling	✓	✓	✓		Gib, painted white, no marks			
Fans/light fittings	✓	✓	✓		1 x downlight, secure			
Floor/floor coverings	✓	✓	✓		Carpet, grey, no marks, no stains			
Electrical Switches	✓	✓	✓		1 x switch, secure			
Shelving	✓	✓	✓		Wood, painted off white, minor marks, secure			
Draws/cupboards	✓	✓	✓		Nil			
Railing	✓	✓	✓		Secure			
Photos	✓	✓	✓	21				

Ensuite								
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	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
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Lessor/agent initials _____ Tenant 1 initials _____ Tenant 2 initials _____ Tenant 3 initials _____ Tenant 4 initials _____

Doors	✓	✓	✓	Hollow core, wood, painted off white, no marks, handle secure
Walls	✓	✓	✓	Gib, painted grey, minor marks, slight peeling to skirting boards, scratching on walls near toilet
Ceiling	✓	✓	✓	Gib, painted off white, minor marks
Windows/sills	✓	✓	✓	Frosted, double glazed, no cracks Wood, painted white, minor chipping in corners, tracks clean
Fans/light fittings	✓	✓	✓	1 x combination heat/light/extractor, 2 x heat lamps, 1 x halogen,
Floor/floor coverings	✓	✓	✓	Light brown, lino, slight discolouration to shower entrance, no cuts, no marks
Bath/shower/shower screen	✓	✓	✓	Molded corner shower, 1 x broken piece in plug, no damage Glass, clear no cracks
Wash basin/vanity	✓	✓	✓	White, stainless steel mixer, no damage, mixer secure
Mirror/cabinet	✓	✓	✓	Fixed to wall, no cracks. White cupboard, 3 x drawers, 2 x doors, 5 x matching stainless steel handles
Towel rails	✓	✓	✓	1 x stainless steel heat towel rail secure, working order 1 x stainless steel toilet roll holder
Toilet	✓	✓	✓	Clean, secure, working order
Electrical Switches	✓	✓	✓	1 x switch, 1 x power, 1 x heated towel rail
Exhaust fan	✓	✓	✓	As per heating and light fittings, working order
Fixed heating	✓	✓	✓	As per light fittings
Other	✓	✓	✓	Window must be left ajar while shower is in use. As well as the extraction fan and heating lamp to be turned on when in use and left on for 10 minutes after use. Any resulting moisture damage will be at the tenants expense
Photos	✓	✓	✓	59

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Bedroom 3 2nd right								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, no marks, handle secure			
Walls	✓	✓	✓		Gib, painted off white, minor marks, 1 x dent under window, 1 x patch above power socket			
Ceiling	✓	✓	✓		Gib, painted white, minor marks			
Windows/sills	✓	✓	✓		Double glazed, no cracks Wood, painted white, minor chipping at edge, no damage, tracks clean			
Blinds/curtains	✓	✓	✓		1 x set light brown curtains, minor markings to backing, no moisture, no mould			
Fans/light fittings	✓	✓	✓		2 x downlights, secure			
Floor/floor coverings	✓	✓	✓		Carpet, grey, no stains			
Wardrobe/drawers/shelves	✓	✓	✓		Door: hollow core, wood, painted off white, minor chipping at edge, handle secure, Inside: Gib painted off white, minor marks, shelve and rail secure			
Electrical Switches	✓	✓	✓		1 x switch, 3 x power, secure			
Photos	✓	✓	✓	74				

Bedroom 4 2nd left								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, minor marks, handle secure			
Walls	✓	✓	✓		Gib, painted off white, minor marks, some discolouration, 1 x dent near window, 2 x picture hooks			
Ceiling	✓	✓	✓		Gib, painted white, minor marks			
Windows/sills	✓	✓	✓		Double glazed, no cracks Wood, painted white, minor chipping at edge, no damage, tracks clean			

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Blinds/curtains	✓	✓	✓		1 x set light brown curtains, no marks, no moisture, no mould, secure
Fans/light fittings	✓	✓	✓		2 x downlights, secure
Floor/floor coverings	✓	✓	✓		Carpet, grey, no stains
Wardrobe/drawers/shelves	✓	✓	✓		Door: hollow core, wood, painted off white, no marks, handle secure, Inside: Gib painted off white, no marks, shelf and rail secure
Electrical Switches	✓	✓	✓		1 x switch, 3 x power, secure
Fixed Heating	✓	✓	✓		Dimplex wall heater, with thermal sat control, secure, working order
Photos	✓	✓	✓	67	

Laundry

	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Walls	✓	✓	✓		Gib, painted off white, no marks Tiles, no cracks, no chips			
Ceiling	✓	✓	✓		Gib, painted white, no marks			
Fans/light fittings	✓	✓	✓		1 x downlight, secure			
Floor/floor coverings	✓	✓	✓		Lino, light brown, minor marks, some dents at door			
Wash tubs	✓	✓	✓		Stainless steel mixer, minor marks, secure, working order tape residue to top.			
Electrical switches	✓	✓	✓		1 x switch, 1 x power, secure			
Photos	✓	✓	✓	15				

Toilet

	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, no marks, handle/lock secure			
Walls	✓	✓	✓		Gib, painted off white, minor marks			
Ceiling	✓	✓	✓		Gib, painted white, no marks			

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Toilet	✓	✓	✓	Clean, secure, working order
Light fittings	✓	✓	✓	1 x downlight, secure
Other	✓	✓	✓	1 x stainless steel toilet roll holder, loose
Photos	✓	✓	✓	27

Bathroom								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Doors	✓	✓	✓		Hollow core, wood, painted off white, no marks, minor chipping near handle, handle/lock secure			
Walls	✓	✓	✓		Gib, painted grey, minor marks, minor chipping behind towel rail, minor chipping to corner, minor peeling under towel rail			
Ceiling	✓	✓	✓		Gib, painted off white, no marks			
Windows/sills	✓	✓	✓		Frosted, double glazed, no cracks Wood, painted white, no marks, no chips, tracks clean			
Fans/light fittings	✓	✓	✓		1 x combination heat/light/extractor, 2 x heat lamps, 1 x halogen, secure			
Floor/floor coverings	✓	✓	✓		Light brown, lino, clean, no damage			
Bath	✓	✓	✓					
Shower/shower screen	✓	✓	✓		Clear light plastic bath, minor marks around plug hole			
Wash basin/vanity	✓	✓	✓		White, no damage, stainless steel mixer, no damage, mixer secure			
Mirror/cabinet	✓	✓	✓		Fixed to wall, no cracks. White cupboard, 3 x drawers, slight moisture damage at edges 2 x doors, 5 x matching stainless steel handles			
Towel rails	✓	✓	✓		1 x stainless steel heat towel rail secure, working order 1 x stainless steel toilet roll holder			
Electrical Switches	✓	✓	✓		1 x switch, 1 x power, 1 x heated towel rail, secure			

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Exhaust fan	✓	✓	✓		As per heating and light fittings, working order			
Fixed heating	✓	✓	✓		As per light fittings			
Photos	✓	✓	✓	62				
Garage								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Walls	✓	✓	✓		Gib, painted off white, heavily marked, minor chipping			
Ceiling	✓	✓	✓		Gib, painted white, minor marks			
Windows/sills	✓	✓	✓		Double glazed, no cracks Wood, painted off white, no marks, tracks clean			
Light fittings	✓	✓	✓		2 x globes, secure			
Floor covering	✓	✓	✓		Concrete, many marks, drips of paint and oil present			
Electrical Switches	✓	✓	✓		1 switch			
Access Door	✓	✓	✓		Aluminium framed, frosted, single glazed, no cracks, handles secure			
Garage door	✓	✓	✓		Dominator electric, single garage, secure, working order, no dents			
Photos	✓	✓	✓	29				
Exterior Of Building								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Street number letter box	✓	✓	✓		Secure, some peeling at edge			
External walls/Paint work	✓	✓	✓		Brick cladding, no damage			
Gutter & downpipes	✓	✓	✓		Clean and clear at time of inspection			
Paving	✓	✓	✓		Brick paths with moss growing in between			
Gates/Fences	✓	✓	✓		Secure			
Paths/driveway	✓	✓	✓		Tidy			

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TV Aerial/Satellite	✓	✓	✓		In place, working order			
Wheelie bins	✓	✓	✓		3 council bins			
Lawns	✓	✓	✓		Starting to get a bit long			
Chattels	✓	✓	✓		Shed, Secure, two pallets inside			
Photos	✓	✓	✓	67				
Smoke Alarms								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Smoke Alarms	✓	✓	✓	2	Hallway expiry Dec 2029			
Heathy Homes								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Healthy Homes	✓	✓	✓		Compliant - Completed 5th August 2020, On file			
Insurance								
	Clean	Working	Undamaged	Photos	Lessor/agent comments	Tenant agrees	Tenant photos	Tenant comments
Insurance	✓	✓	✓		Landlord insurance - Excess \$550 Expires 27/02/2023			

Inspection Agent Photos

Please click the link below to download the inspection photos from agent:

<https://archive.console.com.au/5324659a-a076-478a-9c37-cc23827abaab>

Please note that inspections are carried out visually only as property managers hold no other qualification or representation other than that of a Property Agent.

Wayne Bennison

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Tenant 4 initials



Additional Comments/Information

Tenant Comments

Wayne Bennison	25/08/2022								
_____ Lessor/agent Signature	_____ Date	_____ Tenant 1 Signature	_____ Date	_____ Tenant 2 Signature	_____ Date	_____ Tenant 3 Signature	_____ Date	_____ Tenant 4 Signature	_____ Date