

# Entry condition report – general tenancies (Form 1a)

Residential Tenancies and Rooming Accommodation Act 2008  
(Section 65)



## Address of the rental premises

13 Thompson St., SUNSHINE	
	Postcode 4359

## Full name/s of the tenant/s

1. Carol Dawn Peters & David Edmund Peters
2.
3.

## Name/trading name of the lessor/agent

Virtual Realty QLD
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## 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 agreement 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: 

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Water meter location: 

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Are 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).

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. 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 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.  
Supporting documentation has been attached ☐ Yes ☐ No
7. Give a copy of the final report back to the tenant 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, 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 within 3 days.
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.

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.

Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.

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

Day 

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 Date 

/	/
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Lessor/agent initials

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Tenant/s initials

1.	2.	3.
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Insert **Y**/✓ = Yes

Insert **N**/X = No

Clean	Working	Undamaged
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**Lessor/agent**

Comments (if any)

**Tenant/s**

Comment on lessor/agent report

Entry					
Doors/walls/ceiling	✓	✓		Veneer behind front door peeling	photo
Windows/screens					
Blinds/curtains					
Fans/light fittings	✓	✓	✓	Light fitting tarnished,	photo
Floor/floor coverings	✓	✓	✓		
Power points	✓	✓	✓		
Lounge room					
Doors/walls/ceiling	✓	✓	✓	Pet scratch marks on lower patio door	photo
Windows/screens	✓	✓	✓		
Blinds/curtains	✓	✓	✓		
Fans/light fittings	✓	✓	✓		
Floor/floor coverings	✓	✓	✓	Varnish on cork floor blistering	photo
TV/power points	✓	✓	✓		
Air conditioner					
Family room					
Doors/walls/ceiling	✓	✓		Crack in external wall under window (3cm) Newly painted no marks/holes	photo
Windows/screens	✓	✓		Corner crack in door window.	Photo
Blinds/curtains				Nil	
Fans/light fittings	✓	✓	✓	4 arm tranished older style light	
Floor/floor coverings	✓	✓	✓	Yellow/grey mottled vinyl, slight rust marks near door	
TV/power points	✓	✓	✓		
Air conditioner					

Lessor/agent initials

Tenant/s initials

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Clean	Working	Undamaged
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**Lessor/agent**  
Comments (if any)

**Tenant/s**  
Comment on lessor/agent report

Kitchen/meals				
Doors/walls/ceiling	✓	✓	✓	
Windows/screens	✓	✓	✓	Sliding screen, clean runners
Blinds/curtains	✓	✓	✓	
Fans/light fittings	✓	✓	✓	No cover over fluorescent light photo
Floor/floor coverings	✓	✓	✓	Cork floor showing slight wear near sink
Cupboards/drawers	✓	✓	✓	Stains in melamine under sink
Bench tops/tiling	✓	✓		3 surface scratches LHS sink and staining near stove photo
Sink/disposal unit/taps	✓	✓	✓	
Stove top	✓	✓	✓	Gas stove top with complete fittings
Oven/griller	✓	✓		Electric bottom starting to rust
Exhaust fan/rangehood	✓	✓	✓	
Dishwasher	✓	✓	✓	Newly fitted Kelvinator 100SE
Power points	✓	✓	✓	
Dining room				
Doors/walls/ceiling	✓	✓	✓	
Windows/screens	✓	✓	✓	
Blinds/curtains	✓	✓	✓	
Fans/light fittings	✓	✓	✓	
Floor/floor coverings	✓	✓	✓	
TV/power points	✓	✓	✓	
Air conditioner				

Lessor/agent initials		Tenant/s initials	1.	2.	3.
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**Lessor/agent**

Comments (if any)

**Tenant/s**

Comment on lessor/agent report

Bedroom 1					
Doors/walls/ceiling	✓	✓	✓	One picture hook beside window	
Windows/screens	✓	✓	✓	Full screens , clean runners,	
Blinds/curtains	✓	✓	✓		
Fans/light fittings	✓	✓	✓		
Floor/floor coverings	✓	✓	✓	Carpet, grey discoloured on left side photo	
Wardrobe/drawers/shelves	✓	✓	✓	B I C shelf above hanging drooping	
Power points	✓	✓	✓		
Air conditioner					
Ensuite					
Doors/walls/ceiling				NIL	
Windows/screens					
Blinds/curtains					
Fans/light fittings					
Floor/floor coverings					
Bath/shower/shower screen					
Wash basin/vanity					
Mirror/cabinet					
Towel rails					
Toilet					
Power points					
Exhaust fan					

Lessor/agent initials

Tenant/s initials

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Insert **Y**/✓ = Yes

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Clean	Working	Undamaged
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**Lessor/agent**

Comments (if any)

**Tenant/s**

Comment on lessor/agent report

<b>Bedroom 2</b>					
Doors/walls/ceiling	✓	✓	✓	Slightly discoloured wall next to BIC	
Windows/screens	✓	✓	✓	No screens, runners clean,	
Blinds/curtains	✓	✓	✓		
Fans/light fittings	✓	✓	✓		
Floor/floor coverings	✓	✓	✓	Carpet, gery stained in middle & near door, showing wear photo	
Wardrobe/drawers/shelves	✓	✓	✓	Bookshelf 3 level fixed against back wall + BIC	
Power points	✓	✓	✓		
Air conditioner					
<b>Bedroom 3</b>					
Doors/walls/ceiling	✓	✓	✓	2 picture hooks on west wall	
Windows/screens	✓	✓	✓	No screens , clean runners	
Blinds/curtains	✓	✓	✓		
Fans/light fittings	✓	✓	✓		
Floor/floor coverings	✓	✓	✓	Carpet, grey stained near window and door, worn near door + BIC	
Wardrobe/drawers/shelves	✓	✓	✓	BIC , mirror inside left door, small chip on lower corner, photo	
Power points	✓	✓	✓		
Air conditioner					
<b>Bedroom 4</b>					
Doors/walls/ceiling				Nil	
Windows/screens					
Blinds/curtains					
Fans/light fittings					
Floor/floor coverings					
Wardrobe/drawers/shelves					
Power points					
Air conditioner					

Lessor/agent initials

Tenant/s initials

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Comments (if any)

**Tenant/s**

Comment on lessor/agent report

<b>Bathroom</b>					
Doors/walls/ceiling	✓	✓	✓	Picture hook next to mirror, chrome hook behind door	
Windows/screens	✓	✓	✓	Insect Screen missing,	
Blinds/curtains					
Fans/light fittings	✓	✓	✓		
Floor/floor coverings	✓	✓	✓		
Bath	✓	✓		Bath chipped on far side-2 places	photo
Shower/shower screen	✓	✓	✓	Spray slightly loose	
Wash basin/vanity	✓	✓	✓	BIC, shelves slightly marked and stained	
Mirror/cabinet	✓	✓		Slight swelling/water damage on lower left corner next to shower	photo
Towel rails	✓	✓	✓		
Power points	✓	✓	✓		
Exhaust fan					
Toilet	✓	✓	✓		
<b>Toilet</b>					
Doors/walls/ceiling					
Cistern					
Light fittings					
Exhaust fan					
<b>Laundry</b>					
Doors/walls/ceiling	✓	✓		Marks behind washing machine	
Windows/screens	✓	✓	✓	No screens	
Blinds/curtains	✓	✓	✓		
Fans/light fittings	✓	✓	✓	No fitting over light bulb	
Floor/floor coverings	✓	✓	✓	Gery vinyl slight rust marks near basin, wear near door and basin	photo
Wash tubs	✓	✓	✓	Slightly scratched with paint splashes	
Washing machine/dryer					
Power points					

Lessor/agent initials

Tenant/s initials

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Comments (if any)

**Tenant/s**

Comment on lessor/agent report

General				
Smoke alarms*	✓	✓	✓	1 in kitchen with new battery
Security devices				Nil
Electrical safety switches				
Hot water system	✓	✓	✓	Newly fitted Electric DUX 4450 in laundry, pressure tested, outlet clear
Keys/locks/remotes	✓	✓	✓	
Staircases/railings	✓	✓	✓	Rear steps firm
Wheelie & recycle bins	✓	✓	✓	General + recycling -clean + disinfected , storage area clean
Pool/equipment				Nil
Street number/ letter box	✓	✓	✓	Letter box firm
External walls				
Balcony/porch/deck	✓	✓	✓	Pebble paving discoloured in patches, railing firm photo
Awning/gutters				
Paving/ pergola	✓	✓	✓	
Garage/car port/ storeroom	✓	✓		Concrete floor has thin crack across, oil stain in spots photo
Garden shed				Nil
Gates/fences	✓	✓		Back fence needs repair in right corner, all gate locks work + keys photo
Grounds/garden	✓	✓	✓	Well groomed, 7 roses, neat edging, healthy plants and lawn
External taps/hose				
Clothes line				
Solar panels				
Paths/driveway				

**\*Smoke Alarms** - In relation to smoke alarms, where the boxes 'working' &/or 'undamaged' have been ticked, it confirms only that at the time of testing, each smoke alarm's battery & alarm sounder were working.

## Additional comments/information

Attached inventory forms part of this condition report. House in generally good condition, repainted inside August 2003.

See inventory for colours

Gas bottle level	Water tank level	Pool safety certificate location
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## Tenant 1

Signature	Date / /
Print name	

## Tenant 2

Signature	Date / /
Print name	

## Lessor/agent

Signature	Date / /
Print name	

## Tenant 3

Signature	Date / /
Print name	