

Condition Report - Example

Fictional entry inspection: one-bedroom apartment, seven areas and 48 checklist items. Seven demo images, including four labeled AI-generated illustrations; not a real tenancy record. Y = Yes, N = No. Blank Working cells mean not applicable or not tested; see the item notes.

DEMO ONLY - 12 Example Street, Sydney NSW

Entry Report NSW - 10 September 2026

Entrance / Hall

Item	Clean	Undamaged	Working	Comments
Front door / frame	Y	N	Y	Painted timber door. Two shallow scuffs below the handle and a small paint chip on the lower inside frame.
Locks / keys	Y	Y	Y	Deadbolt and latch operated with the supplied keys. Two front-door keys provided; both tested.
Walls / paint	Y	N		Off-white paint. Approximately 4 cm grey scuff beside the entry door; one existing picture hook on the opposite wall.
Floor coverings	Y	Y		Tiles swept and mopped. Grout intact and no loose tiles observed along the walking route.
Ceiling / light fitting	Y	Y	Y	Ceiling dry with no visible water marks. Light fitting secure and light switched on and off.
Skirting / door stops	Y	N		Skirting wiped clean. Door stop secure; small paint rub at the end of the hall skirting.

Living / Dining Room

Item	Clean	Undamaged	Working	Comments
Room overview	Y	Y		Unfurnished at entry. General room photograph records the layout, wall finish and window positions.
Walls / picture hooks	Y	N		Paint generally even. Two existing picture hooks on the main wall and light furniture rub marks below them.
Ceiling	Y	Y		White painted ceiling. No visible cracking or staining from the floor-level visual inspection.
Floor coverings	Y	N		Floor vacuumed and clear of loose debris. Minor surface wear in the main walkway; no raised edges noted.
Windows / latches	N	Y	Y	Accessible window opened and closed. Latch engages; tracks contain light dust and require a final wipe.
Blinds / curtains	Y	N	Y	Blind raises and lowers. Cord and fittings secure; slight discoloration along the bottom edge.
Lights / power points	Y	Y		Room light operates. Power-point covers visually intact; electrical outlets were not function-tested.

Kitchen

Item	Clean	Undamaged	Working	Comments
Benchtops / splashback	Y	Y		Light-coloured benchtops and splashback wiped clean. No chips visible around the sink or cooktop cut-outs.
Cupboards / drawers	Y	Y	Y	White doors and drawer fronts clean. All accessible doors and drawers opened; handles secure.
Sink / taps	Y	Y	Y	Stainless-steel sink clean. Hot and cold taps run, sink drains, and no leak observed under the sink during testing.
Oven	N	Y		Interior has light baked-on residue on the rear panel. Door seal intact. Heating function not tested.
Cooktop	Y	Y		Burner caps and trivets present. Surface wiped clean. Gas ignition and burner operation not tested.
Rangehood	N	Y	Y	Fan and light operate. Grease residue visible on the filter; cleaning noted as outstanding at entry.
Floor tiles / grout	Y	N		Tiles clean. Minor grout discoloration in front of the sink; no cracked tiles observed.
Window / screen	Y	Y	Y	Glass clean on the inside. Window opens and locks. Screen mesh intact.
Lights / power points	Y	Y		Ceiling light operates. Switch plates intact. Appliances and electrical outlets require separate testing.

Bedroom

Item	Clean	Undamaged	Working	Comments
Room overview	Y	Y		Unfurnished bedroom. Overview photo records the carpet, window and mirrored wardrobe at the start of tenancy.
Walls / paint	Y	N		Light painted walls. One existing hook on the wall opposite the wardrobe; small paint rub behind the door.
Carpet	Y	N		Vacuumed carpet. Light traffic shading near the doorway; no tears or loose edges observed.
Wardrobe / mirrors	Y	Y	Y	Mirrored doors slide freely. Tracks wiped clean; shelves empty and secure. No visible cracks in mirrors.
Window / blind	Y	N	Y	Window opens and latch engages. Roller blind operates; fabric has light marks near the lower edge.
Door / frame	Y	N	Y	Door closes without catching. Small pre-existing chip to paint on lower door frame, approximately 1 cm.
Ceiling / light	Y	Y	Y	No visible ceiling stains. Light switches on and off; cover secure.

Bathroom / Toilet

Item	Clean	Undamaged	Working	Comments
Wall tiles / grout	Y	N		Tiles wiped clean. Localised grout discoloration at the lower shower corner; no loose tiles observed.
Floor / drainage	Y	Y		Floor clean and drain cover seated. Water drains after a short tap test; waterproofing not assessed.
Shower / screen	N	N	Y	Screen opens and closes. Glass has light water spotting. Seal shows minor discoloration at the base.
Shower taps / rose	Y	Y	Y	Hot and cold water run. Shower rose attached securely; no dripping observed after taps closed.
Basin / vanity	Y	N	Y	Basin and vanity wiped clean. Small chip on rear edge of the vanity cabinet; drawer opens normally.
Mirror / cabinet	Y	Y	Y	Mirror clean without visible cracks. Cabinet door closes and shelves are secure.
Toilet / cistern / seat	Y	Y	Y	Bowl cleaned. Full and half flush operate. Seat secure; no visible water leak during inspection.
Exhaust fan / light	N	Y	Y	Fan and light switch on. Dust present on the fan cover; cleaning required.
Towel rails / hooks	Y	N		Towel rail and two wall hooks secure. Chrome finish has minor surface spotting.

Laundry

Item	Clean	Undamaged	Working	Comments
Tub / taps	Y	Y	Y	Laundry tub clean. Taps run and close; drainage checked with a short water test.
Washing-machine connections	Y	Y		Hot and cold connection points present. No washing machine supplied; hose connections not tested with an appliance.
Cupboard / shelving	Y	Y	Y	Cupboard empty and wiped clean. Shelf secure; door opens and closes normally.
Floor / walls	Y	N		Floor swept. Small marks on wall behind the appliance space recorded as pre-existing.
Ventilation / light	Y	Y	Y	Vent grille present and free of obstruction. Ceiling light operates.

Balcony

Item	Clean	Undamaged	Working	Comments
Sliding door / lock	N	Y	Y	Door slides and locks. Track contains grit; cleaning recommended to keep travel smooth.
Floor surface	N	N		Surface dry at inspection. Leaf debris in the outer corner; two superficial marks near the doorway.
Balustrade	Y	Y		Visual check from within balcony: no missing panels or obvious loose fittings. No structural or load testing performed.
Drain outlet	Y	Y		Visible outlet clear of large debris. Drainage performance during rain not tested.
External light	Y	Y	Y	Light switches on from the internal switch. Fitting cover intact.

Photo Appendix



Entrance / Hall - Front door / frame
10/09/2026, 8:00:00 am
AI-generated illustration
conditionhq.app/samples/photos/door-frame.jpg



Living / Dining Room - Room overview
10/09/2026, 8:00:00 am
conditionhq.app/samples/photos/living-room.jpg



Kitchen - Benchtops / splashback
10/09/2026, 8:00:00 am
conditionhq.app/samples/photos/kitchen.jpg



Kitchen - Oven
10/09/2026, 8:00:00 am
AI-generated illustration
conditionhq.app/samples/photos/oven.jpg



Bedroom - Room overview
10/09/2026, 8:00:00 am
conditionhq.app/samples/photos/bedroom.jpg



Bathroom / Toilet - Shower / screen
10/09/2026, 8:00:00 am
AI-generated illustration
conditionhq.app/samples/photos/bathroom.jpg



Laundry - Tub / taps
10/09/2026, 8:00:00 am
AI-generated illustration
conditionhq.app/samples/photos/laundry.jpg