

Condition Report

123 Dean Street

Albury NSW 2640

Residential **Routine** **NSW** **Complete** **Compliant**

Assessed against the NSW minimum standards for a residential property to be 'fit for habitation' (Residential Tenancies Act 2010).

PROPERTY

Bedrooms: 2	Bathrooms: 1
Living rooms: 1	Parking: 1
Pool / spa: No	Water meter: 12345.67

PARTIES

Tenant: Test Test · test@realease.com.au	Landlord / Owner: Lee Sheedy
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COMPLIANCE SUMMARY — RESIDENTIAL · NSW

Smoke alarms installed	PASS	Smoke alarms operational	PASS
Safety switch (RCD) present	PASS	Safety switch tested & operational	PASS
No visible electrical hazards	PASS	Water meter reading recorded	PASS
No active plumbing leaks	PASS	Toilets operational	PASS
Hot water system operational	PASS	Gas appliances operational	PASS
Property secure	PASS	No significant mould or dampness	PASS
No significant safety hazards	PASS	Meets NSW 7 minimum standards	PASS
Working smoke alarm outside bedrooms	PASS	Adequate ventilation in all rooms	PASS
Adequate light in each room	PASS	Structurally sound (floors, walls, roof)	PASS

SMOKE ALARMS

Smoke alarm 1 — Master Bedroom

Yes



Location: **Master Bedroom**

Type: **Battery**

Last tested: **7 June 2026**

Battery replaced: **7 June 2026**

Smoke alarm 2 — Bedroom 2

Yes



Location: **Bedroom 2**

Type: **Battery**

Last tested: **7 June 2026**

Battery replaced: **3 June 2026**

Smoke alarm 3 — Lounge Room

Yes



Location: **Lounge Room**

Type: **Battery**

Last tested: **7 June 2026**

Battery replaced: **1 June 2026**

Smoke alarm 4 — Dining Room

Yes



Location: **Dining Room**

Type: **Hardwired**

Last tested: **7 June 2026**

Battery replaced: **3 June 2026**

ELECTRICAL & GAS SAFETY

Safety switch (RCD) present:	Yes	RCD tested & operational:	No
Gas cooktop present:	Yes	Cooktop burners:	4
Burner ignition	Fail — burner 2 (front left) not igniting	Oven tested:	Fail
LPG:	No	Hot water location:	Patio
Hot water type:	Electric	Gas compliance cert:	N/A

Power points

No cracked outlets	Good
No loose outlets	Good
No scorch marks	Good
No exposed wiring	Good
All outlets securely fixed	Good

Switchboard

Switchboard accessible	Good
No visible defects	Good
Breakers labelled	Good
No signs of overheating	Good
No missing covers	Good

Wiring & switches

All switches operational	Good
No cracked switch plates	Good
No exposed wiring visible	Good
No unsafe extension cords	Good

Gas cooktop photo



ROOMS & AREAS

Bedroom 1**GOOD**

No notes recorded.

Bedroom 2**FAIR**

Messy room.

Bathroom**GOOD**

No notes recorded.

Living / Lounge**FAIR**

Marks on walls.

Studio**GOOD**

No notes recorded.

Dining**GOOD**

No notes recorded.

Rumpus / Media**GOOD**

No notes recorded.

Balcony / Deck**GOOD**

No notes recorded.

Storage / Shed**GOOD**

No notes recorded.

Kitchen**GOOD**

No notes recorded.

Laundry**GOOD**

No notes recorded.

Entry / Hallway

GOOD

No notes recorded.

Exterior / Grounds

GOOD

Driveway has now been pressure-washed.

Garage / Parking

GOOD

No notes recorded.

SUMMARY

This routine inspection of 123 Dean Street, Albury NSW 2640 found the property to be in generally good condition and fit for habitation, with most rooms presenting well. Minor presentation issues were noted in two rooms, and a gas cooktop fault requires attention.

Compliance

- Smoke alarms installed and operational across all locations.
- Safety switch (RCD) present, tested and operational.
- Water meter reading recorded (12345.67); no active leaks; toilets operational.
- Hot water system (Electric, at Patio) operational; property secure.
- Meets NSW 7 minimum standards — ventilation, lighting and structure sound.

Issues to action

- Gas cooktop — burner 2 (front left) not igniting; requires repair.
- Gas oven — failed testing; requires attention.
- Bedroom 2 — rated fair; room presented messy.
- Living / Lounge — rated fair; marks noted on walls.