

TAS – Entry Property Condition Report



PIM Inspections

PO Box 999, Adelaide SA 5000

Phone: 1300 668 594

support@propertyinspectionmanager.com

Tenants	Mrs Mary Lewis
Property Address	19 Van Kleeft Circuit, Hobart 7000
Date Report Completed	08 Sep 2023 by Jeremy Emms

Water Meter Reading Start	89000
Lease Commencement Date	29 Aug 2023
Vacate Date	29 Aug 2024

	Condition of premises at START of tenancy						Condition of premises at END of tenancy				
	Clean	Undamaged	Working	Landlord / Agent Comments	Tenant agrees	Tenant Comments	Clean	Undamaged	Working	Comments	Tenant agrees
Front Gardens	Y	Y	Y	Garden neat and tidy. Lawn could do with weed spray and fertiliser.							
Driveway	N	Y	Y	Some oil stains which could be jet cleaned							
Paving	Y	Y	Y	Clear of weeds							
Garden	Y	Y	Y	Black mulch laid which looks good							
Grass	Y	Y	Y	Mowed and edged							
Verandah	Y	Y	Y	Gutter replaced last winter no further leaking reported							
Letterbox/Street Number	Y	Y	Y	Numbering, clear and letterbox all good							
Gutters/Downpipes	Y	Y	Y	Clear of leaves, no problems to report							
Watering System	Y	Y	Y	Retic needs to be serviced this summer							
Entry/Exterior	Y	N	Y	Render chipped on front pillar							
Door	Y	Y	Y	Frosting film installed on front door							
Screen Door/Security				Secure and working							

Tenant's Signature

Mary Lewis

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Door	Y	Y	Y								
Entry Lighting	Y	Y	Y	Single downlights at entrance, tested and working							
Bricks	Y	Y	Y	Issues with render on front pillar. Refer photo.							
Garage	Y	Y	Y	Roller door working and three remotes tested							
Outside	Y	Y	Y								
Floor	Y	Y	Y	Clean, no oil marks							
Walls	Y	Y	Y								
Ceiling	Y	Y	Y	No cobwebs							
Lighting	Y	Y	Y	Fluro light with cover							
Points	Y	Y	Y								
Other	Y	Y	Y								
Lounge	Y	Y	Y	Neat and tidy							
Door	Y	Y	Y	Double doors painted white							
Floor	Y	Y	Y	Carpet freshly cleaned							
Skirting	Y	Y	Y								
Walls	Y	Y	Y	Painted white							

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Maydew

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Blinds	Y	Y	Y	Wiped clean							
Ceiling	Y	Y	Y	Painted white with no marks							
Lighting	Y	Y	Y	4 down lights all working, dimmer working							
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y	Tested and working							
Other	Y	Y	Y								
Bathroom 1	Y	Y	Y	Clean and tiles wiped clean							
Door	Y	Y	Y	Towel hook behind door							
Floor	Y	Y	Y	Tiles clean							
Walls	Y	Y	Y	Painted white							
Ceiling	Y	Y	Y	freshly painted white							
Lighting	Y	Y	Y								
Points	Y	Y	Y								

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Windows/Window Safety Devices	Y	Y	Y								
Sink/Taps	Y	Y	Y								
Toilet	Y	Y	Y								
Shower/Bath/Taps	Y	Y	Y								
Mirror/Cabinet/Vanity	Y	Y	Y								
Towel Rails	Y	Y	N	Rail loose, handle requires tightening							
Toilet Roll Holder	Y	Y	Y								
Heating/Exhaust Fan/Vent	Y	Y	Y	Tested and working							
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Bathroom 2	Y	Y	Y	A lovely inspection, no problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								

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Lighting	Y	Y	Y								
Points	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Sink/Taps	Y	Y	Y								
Toilet	Y	Y	Y								
Shower/Bath/Taps	Y	Y	Y								
Mirror/Cabinet/Vanity	Y	Y	Y								
Towel Rails	Y	Y	Y								
Toilet Roll Holder	Y	Y	Y								
Heating/Exhaust Fan/Vent	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Bedroom 1	Y	Y	Y	Neat and tidy							
Door	Y	Y	Y	painted white							
Floor	Y	Y	Y	carpet clean, no stains							

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Lighting	Y	Y	Y	tested and working							
Windows/Window Safety Devices	N	Y	Y	Windows need cleaning							
Bedroom 2	Y	Y	Y								
Door	Y	Y	Y								
Floor	Y	Y	Y								
Skirting	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Wardrobe/Drawers/ Shelves	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								

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Bedroom 3	Y	Y	Y								
Door	Y	Y	Y								
Floor	Y	Y	Y								
Skirting	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Points	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Wardrobe/Drawers/ Shelves	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								
Kitchen/Meals	Y	N	N	Pantry sensor light, not working and pantry door, scraping on floor							
Bench	Y	Y	Y	No noted marks							

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Oven	Y	Y	Y	Well cleaned							
RHood	Y	Y	Y	Free from grease							
Pantry	Y	N	N	Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting							
Theatre Room	Y	Y	Y	Carpet clean, no stains							
Door	Y	Y	Y	Double doors painted white							
Floor	Y	Y	Y	Carpet has no stains							
Walls	Y	Y	Y	No marks							
Ceiling	Y	Y	Y	Painted white							
Lighting	Y	Y	Y	Dimmers installed							
Dining	Y	Y	Y	A lovely inspection, no problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Skirting	Y	Y	Y								
Walls	Y	Y	Y								
Ceiling	Y	Y	Y								

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Lighting	Y	Y	Y								
Points	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Ceiling Fan/Air Conditioner	Y	Y	Y								
Other	Y	Y	Y								
Toilet	Y	Y	Y	No problems to report							
Door	Y	Y	Y								
Floor	Y	Y	Y								
Walls	Y	Y	Y								
Toilet	Y	Y	Y								
Roll Holder	Y	Y	Y								
Ceiling	Y	Y	Y								
Lighting	Y	Y	Y								
Windows/Window Safety Devices	Y	Y	Y								

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Sink	Y	Y	Y								
Corded Blinds and Window Coverings	Y	Y	Y								
Other	Y	Y	Y								
Laundry	Y	N	Y	The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated.							
Walls	Y	Y	Y	Paint peeling and requires repainting							
Trough	Y	N	Y	Showing signs of rust							
Rear Gardens	Y	N	Y	Neat and tidy							
Paving	Y	Y	Y	Clear of weeds							
Grass	Y	Y	Y	Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.							
Security/Safety	Y	Y	Y	Security doors or working House alarm tested and working							
Smoke Alarms	Y	Y	Y	tested and working							
RCD/Safety Switch	Y	Y	Y	Compliant with regulations							

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COMMENCEMENT	08 Sep 2023	TERMINATION	/ /
PROPERTY INSPECTOR	Jeremy Emms	PROPERTY INSPECTOR	
SIGNATURE		SIGNATURE	
DATE	08 Sep 2023	DATE	/ /
TENANT(S):	Mrs Mary Lewis	TENANT(S):	
SIGNATURE		SIGNATURE	
DATE	4 Sep 2023	DATE	/ /

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View your photos/videos online via [Gallery Link](#)

Media

[Front Gardens:](#)

Photo Taken : 09/08/2023



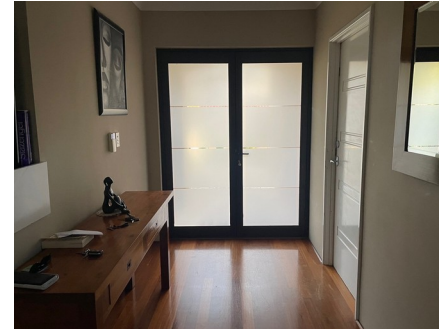
[Front Gardens:](#)

Photo Taken : 01/09/2023



[Entry/Exterior:](#)

Photo Taken : 09/08/2023



[Entry/Exterior:](#)

Photo Taken : 09/08/2023



[Garage:](#)

Photo Taken : 09/08/2023



[Bathroom 1:](#)

Photo Taken : 09/08/2023



[Bedroom 1:](#)

Photo Taken : 09/08/2023



[Kitchen/Meals:](#)

Photo Taken : 09/08/2023



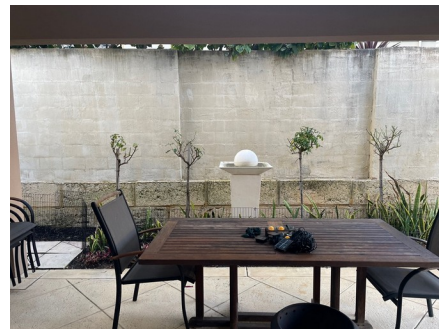
[Laundry:](#)

Photo Taken : 09/08/2023



[Rear Gardens:](#)

Photo Taken : 09/08/2023



[Rear Gardens:](#)

Photo Taken : 09/08/2023



[Rear Gardens:](#)

Video Taken : 09/08/2023



Tenant's Signature

Maydowns

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