PO Box 999, Christchurch 5810
Phone: 1300 668 594
support@propertyinspectionmanager.com

Property Condition Report Entry

Address	46 Cameron Street, Wairoa 5810
Owner	Mark John
Tenant Name	Mrs Mary Lewis
Lease Start / Expiry	7/09/2023 / 7/09/2024
Inspection Date	07 Sep 2023

Please find enclosed your property condition report.

Please return a copy within 7 days to this office with any additions/changes you may note.

If there is any urgent maintenance please note this down but ALSO let your property manager know verbally.

It is important that you send this report back as it is used as the basis for your final inspection, it will be no good telling us 'it was like that when we moved in' if you did not note it here initially.

Although we do hold extensive photos on file, please also feel free to take your own photos for your records.

If you have any queries in relation to this report, please do not hesitate to contact me on support@propertyinspectionmanager.com.

View your photos/videos online via Gallery Link

Kind regards,
Jeremy Emms

Detailed Observations From This Inspection

Area	Clean	Undamaged	Working	Maintenance Required	Entry Comments/Notes
Front Gardens	✓	✓	✓		Garden neat and tidy. Lawn could do with weed spray and fertiliser.
Driveway	✗	✓	✓		Some oil stains which could be jet cleaned
Paving	✓	✓	✓		Clear of weeds
Garden	✓	✓	✓		Black mulch laid which looks good
Grass	✓	✓	✓		Mowed and edged
Verandah	✓	✓	✓		Gutter replaced last winter no further leaking reported
Letterbox/Street Number	✓	✓	✓		Numbering, clear and letterbox all good
Gutters/Downpipes	✓	✓	✓		Clear of leaves, no problems to report
Watering System	✓	✓	✓	✓	Retic needs to be serviced this summer
Entry/Exterior	✓	✗	✓	✓	Render chipped on front pillar
Door	✓	✓	✓		Frosting film installed on front door
Screen Door/Security Door	✓	✓	✓		Secure and working
Entry Lighting	✓	✓	✓		Single downlights at entrance, tested and working
Bricks	✓	✓	✓		Issues with render on front pillar. Refer photo.
Garage	✓	✓	✓		Roller door working and three remotes tested
Outside	✓	✓	✓		
Floor	✓	✓	✓		Clean, no oil marks
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		No cobwebs
Lighting	✓	✓	✓		Fluro light with cover
Points	✓	✓	✓		
Other	✓	✓	✓		
Lounge	✓	✓	✓		Neat and tidy
Door	✓	✓	✓		Double doors painted white

Floor	✓	✓	✓		Carpet freshly cleaned
Skirting	✓	✓	✓		
Walls	✓	✓	✓		Painted white
Blinds	✓	✓	✓		Wiped clean
Ceiling	✓	✓	✓		Painted white with no marks
Lighting	✓	✓	✓		4 down lights all working, dimmer working
Points	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Ceiling Fan/Air Conditioner	✓	✓	✓		Tested and working
Other	✓	✓	✓		
Bathroom 1	✓	✓	✓		Clean and tiles wiped clean
Door	✓	✓	✓		Towel hook behind door
Floor	✓	✓	✓		Tiles clean
Walls	✓	✓	✓		Painted white
Ceiling	✓	✓	✓		freshly painted white
Lighting	✓	✓	✓		
Points	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Sink/Taps	✓	✓	✓		
Toilet	✓	✓	✓		
Shower/Bath/Taps	✓	✓	✓		
Mirror/Cabinet/Vanity	✓	✓	✓		
Towel Rails	✓	✓	✗	✓	Rail loose, handle requires tightening
Toilet Roll Holder	✓	✓	✓		
Heating/Exhaust Fan/Vent	✓	✓	✓		Tested and working
Corded Blinds and Window Coverings	✓	✓	✓		
Other	✓	✓	✓		
Bathroom 2	✓	✓	✓		A lovely inspection, no problems to report
Door					

	✓	✓	✓		
Floor	✓	✓	✓		
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		
Lighting	✓	✓	✓		
Points	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Sink/Taps	✓	✓	✓		
Toilet	✓	✓	✓		
Shower/Bath/Taps	✓	✓	✓		
Mirror/Cabinet/Vanity	✓	✓	✓		
Towel Rails	✓	✓	✓		
Toilet Roll Holder	✓	✓	✓		
Heating/Exhaust Fan/Vent	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		
Other	✓	✓	✓		
Bedroom 1	✓	✓	✓		Neat and tidy
Door	✓	✓	✓		painted white
Floor	✓	✓	✓		carpet clean, no stains
Lighting	✓	✓	✓		tested and working
Windows/Window Safety Devices	✗	✓	✓		Windows need cleaning
Bedroom 2	✓	✓	✓		
Door	✓	✓	✓		
Floor	✓	✓	✓		
Skirting	✓	✓	✓		
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		
Lighting	✓	✓	✓		
Points	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		

Wardrobe/Drawers/ Shelves	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Ceiling Fan/Air Conditioner	✓	✓	✓		
Other	✓	✓	✓		
Bedroom 3	✓	✓	✓		
Door	✓	✓	✓		
Floor	✓	✓	✓		
Skirting	✓	✓	✓		
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		
Lighting	✓	✓	✓		
Points	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		
Wardrobe/Drawers/ Shelves	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Ceiling Fan/Air Conditioner	✓	✓	✓		
Other	✓	✓	✓		
Kitchen/Meals	✓	✗	✗		Pantry sensor light, not working and pantry door, scraping on floor
Bench	✓	✓	✓		No noted marks
Oven	✓	✓	✓		Well cleaned
RHood	✓	✓	✓		Free from grease
Pantry	✓	✗	✗	✓	Pant light sensor is not working and the pantry door is scraping on the wooden floor. It requires adjusting
Theatre Room	✓	✓	✓		Carpet clean, no stains
Door	✓	✓	✓		Double doors painted white
Floor	✓	✓	✓		Carpet has no stains
Walls	✓	✓	✓		No marks
Ceiling	✓	✓	✓		Painted white
Lighting	✓	✓	✓		Dimmers installed
Dining					A lovely inspection, no problems to report

	✓	✓	✓		
Door	✓	✓	✓		
Floor	✓	✓	✓		
Skirting	✓	✓	✓		
Walls	✓	✓	✓		
Ceiling	✓	✓	✓		
Lighting	✓	✓	✓		
Points	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		
Ceiling Fan/Air Conditioner	✓	✓	✓		
Other	✓	✓	✓		
Toilet	✓	✓	✓		No problems to report
Door	✓	✓	✓		
Floor	✓	✓	✓		
Walls	✓	✓	✓		
Toilet	✓	✓	✓		
Roll Holder	✓	✓	✓		
Ceiling	✓	✓	✓		
Lighting	✓	✓	✓		
Windows/Window Safety Devices	✓	✓	✓		
Sink	✓	✓	✓		
Corded Blinds and Window Coverings	✓	✓	✓		
Other	✓	✓	✓		
Laundry	✓	✗	✓		The paint is peeling along the walls, this indicates damp from dryer, as it is not ventilated.
Walls	✓	✓	✓		Paint peeling and requires repainting
Trough	✓	✗	✓		Showing signs of rust
Rear Gardens	✓	✗	✓	✓	Neat and tidy
Paving	✓	✓	✓		Clear of weeds

Grass	✓	✓	✓		Some holes where the dog has dug , but otherwise very neat the grass has been mowed and edged.
Security/Safety	✓	✓	✓		Security doors or working House alarm tested and working
Smoke Alarms	✓	✓	✓		tested and working
RCD/Safety Switch	✓	✓	✓		Compliant with regulations

Landlord/Lessor/Agent: Jeremy Emms
Signature

Date: 7/09/2023

Tenant: Mrs Mary Lewis
Signature

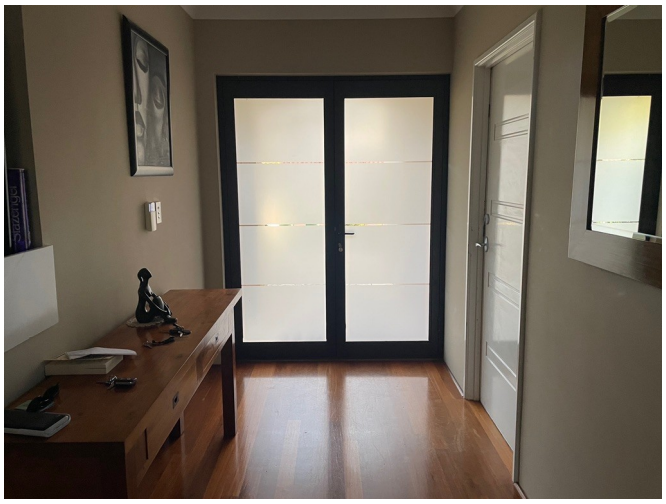
Date: 7/09/2023

Media

Front Gardens :
Photo Taken : 09/08/2023

Front Gardens :
Video 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