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Property Management Department Business Hours

Monday through Friday 9-5

**Move-In Inspection**

***Must be completed and returned to Padgett Properties Office within 5 days***

TENANT \_\_\_\_\_ DATE DUE BACK \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**FOYER:** PAINT \_\_\_\_\_ WALLPAPER \_\_\_\_\_ FLOOR \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**DINING ROOM:** PAINT \_\_\_\_\_ WALLPAPER \_\_\_\_\_ FLOOR \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**KITCHEN:** CABINETS \_\_\_\_\_ FLOOR \_\_\_\_\_ SINK \_\_\_\_\_  
FORMICA \_\_\_\_\_ DISHWASHER \_\_\_\_\_ STOVE AND HOOD \_\_\_\_\_  
WALLPAPER \_\_\_\_\_ COMMENTS \_\_\_\_\_

**UTILITY ROOM:** PAINT \_\_\_\_\_ FLOOR \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**UTILITY BATH:** PAINT \_\_\_\_\_ FLOOR \_\_\_\_\_  
WALLPAPER \_\_\_\_\_ COMMENTS \_\_\_\_\_

**ROOM OVER GARAGE:** PAINT \_\_\_\_\_ FLOOR \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**GARAGE:** PAINT \_\_\_\_\_ HOT WATER HEATER \_\_\_\_\_  
GARAGE DOORS \_\_\_\_\_ COMMENTS \_\_\_\_\_

**FAMILY ROOM:** PANELING \_\_\_\_\_ PAINT \_\_\_\_\_  
FLOORS \_\_\_\_\_ COMMENTS \_\_\_\_\_

**MASTER BEDROOM:** PAINT \_\_\_\_\_ FLOOR \_\_\_\_\_  
COMMENTS \_\_\_\_\_

**MASTER BATHROOM:** PAINT \_\_\_\_\_ WALLPAPER \_\_\_\_\_  
TILE \_\_\_\_\_ COMMENTS \_\_\_\_\_

**MAIN HALL BATH: PAINT** \_\_\_\_\_ **WALLPAPER** \_\_\_\_\_  
**TILE** \_\_\_\_\_ **COMMENTS** \_\_\_\_\_

**BEDROOM #2:** \_\_\_\_\_

**BEDROOM #3:** \_\_\_\_\_

**BEDROOM #4:** \_\_\_\_\_

**EXTERIOR: SIDING** \_\_\_\_\_ **BRICK** \_\_\_\_\_ **PAINT** \_\_\_\_\_  
**COMMENTS** \_\_\_\_\_

**LANDSCAPING:** \_\_\_\_\_

**GENERAL COMMENTS:** \_\_\_\_\_

Tenant(s) has checked smoke detectors

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials



\* 55-248.11:2

**DISCLOSURE OF MOLD IN DWELLING UNITS**

As part of the written report of the move-in inspection required by \* 55-248.11:1, the landlord shall disclose whether there is any visible evidence of mold in the dwelling unit. If the landlord’s written disclosure states that there is no visible evidence of mold in the dwelling unit, this written statement shall be deemed correct unless the tenant objects thereto in writing within 5 days after receiving the report. If the landlord’s written disclosure states that there is visible evidence of mold in the dwelling unit, the tenant shall have the option to terminate the tenancy or to accept the dwelling unit in an “as is” condition. For purposes of this chapter, “visible evidence of mold” means the existence of mold is visible to the naked eye of the landlord or tenant at the time of move-in inspection.

Visible mold \_\_\_\_\_ has \_\_\_\_\_ has not been found in this property by the Property Manager.

By: \_\_\_\_\_  
Agent/Property Manager Date

The Property Manager is not an expert in this field. The tenant has the right to inspect personally or at the tenant’s expense, hire an expert to inspect for mold. The tenant may negotiate a mutually acceptable agreement for treatment of the mold or void the lease within 5 days of the possession of the property.

If a professional inspection is completed, the tenant agrees to provide a copy of the inspection report to the Property Manager.

If the lease is terminated, the tenant is to vacate the property within 72 hours. Rent is due for any time the tenant occupied the property.

Visible mold \_\_\_\_\_ has \_\_\_\_\_ has not been found in this property by the tenant. The tenant agrees to accept the property “as is”.

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date