

Property Inspection Report

Date Inspected	18/10/2023
Property Address	10 Firs Lane
Who will be managing the property	Agent
Does the LL/Agent have a licence?	No

Description and Type of Property

	Response	Comments
Type of Property	House	
	Detached	
Is the property wheelchair accessible/adapted?	No	
Access details:	Other	
No. of External Steps:	2	
No. of Internal Steps:	10	
Studio	No	

Type of Property



REF: 4

There is a bike shed adjacent to the property



REF: 97

Reception Rooms

How many reception rooms 1

Reception room 1	W meters:	L meters:	SQM:
Dimensions	16	7	112.0

Reception room 1	Response	Comments
Window Restrictors	No	Instruct the maintenance team to supply and fit window locks
Decoration/Standard	Excellent	The room has been repainted before the tenants moved in
Carpet/Floor Coverings	Good	Parque floors throughout the ground floor

Window Restrictors



REF: 57

Window Restrictors



REF: 57

Decoration/Standard



REF: 98

Decoration/Standard



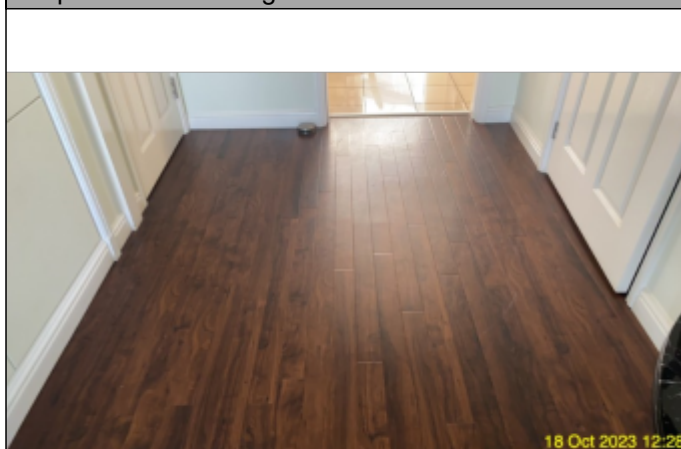
REF: 98

Carpet/Floor Coverings



REF: 99

Carpet/Floor Coverings



REF: 99

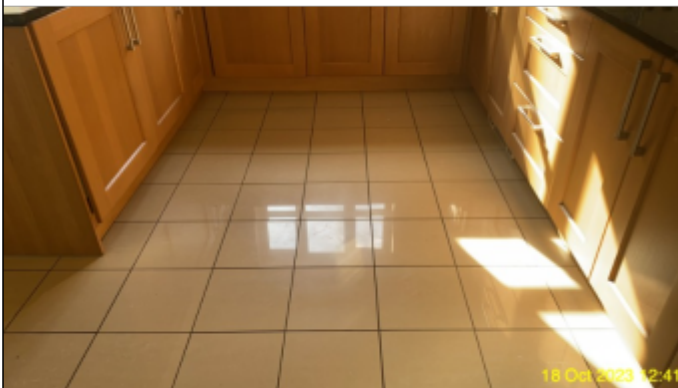
Kitchen

	W meters:	L meters:	SQM:
Dimensions	14	6	84.0

	Response	Comments
Heat Alarm	N/A	
Fire Door with self-close (must shut unassisted to fully closed position)	N/A	
Kitchen Units (check doors and drawers open & close)	Good	Good condition no scratches or marks
Window Restrictors	N/A	
Decoration/Standard	Excellent	
Carpet/Floor Coverings	Excellent	
Open plan kitchen/living room	Yes	

Kitchen Units

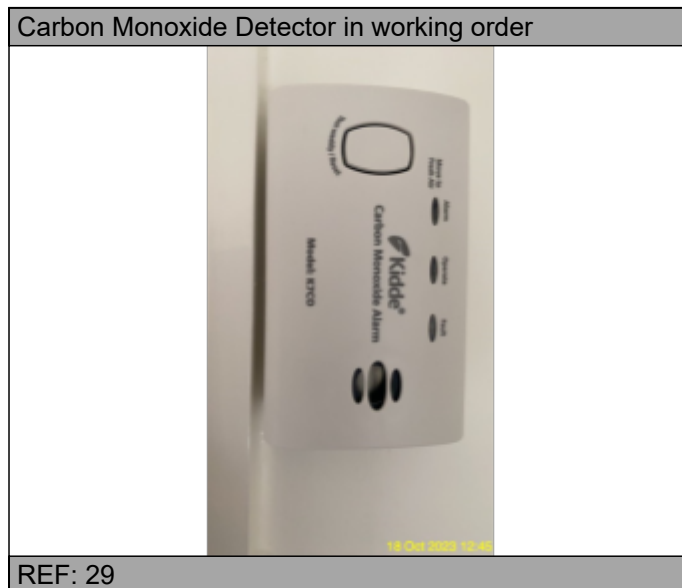
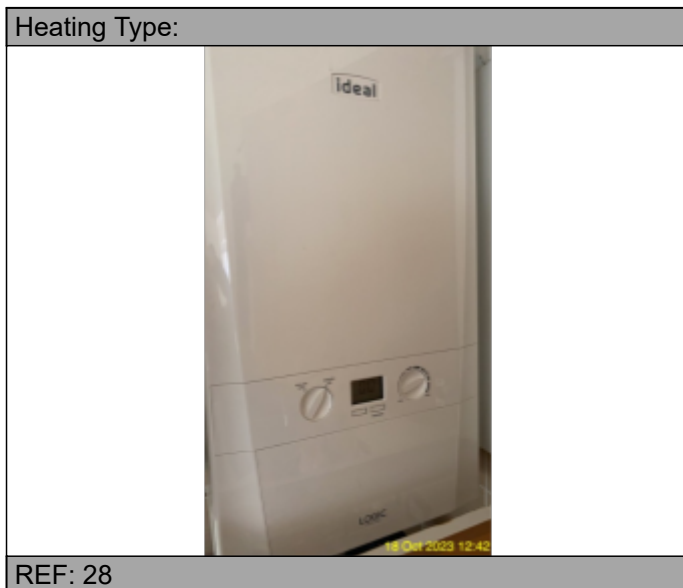
REF: 46

Carpet/Floor Coverings

REF: 105

Hallway

	W meters:	L meters:	SQM:
Dimensions	8	4	32.0

	Response	Comments
Heating Type:	Gas	
Carbon Monoxide Detector in working order	Yes	
Please confirm there is a working Smoke alarm on every floor hallway/landing	Yes	
Hardwired/Battery Operated	Hardwired	
Is the property Double Glazed?	Yes	
Window Restrictors	No	
Decoration/Standard	Excellent	Repainted before the tenants moved in
Carpet/Floor Coverings	Good	



Bathroom and toilet Facilities

Number of bathrooms including toilets?

1



Bathroom 1	W meters:	L meters:	SQM:
Dimensions	14	9	126.0

Bathroom 1	Toilet	Bath	Shower	Bath/Shower	Wet Room
Includes:	X				

Bathroom 1	Response	Comments
Located on what floor	Ground floor	
Window Restrictors	N/A	
Decoration/Standard	Good	
Carpet/Floor Coverings	Good	

Bedrooms

How many bedrooms

1

Bedroom 1	W meters:	L meters:	SQM:
Dimensions (Must be over 6.5sqm)	15	5	75.0

Bedroom 1	Response	Comments
Window Restrictors	N/A	
Decoration/Standard	Good	
Carpet/Floor Coverings	Excellent	

Property Standards

	Response	Comments
Is the property visibly clear of mould and condensation	Yes	

External, Roof, Downpipes

	Response	Comments
Garden/outdoor area:	Garden	Well maintained and tidy
On-site parking:	Yes	
Front door has a double glazed multi point locking system or a rim cylinder lock with a secondary 5 lever mortice lock	Yes	
The roof must be fully watertight, missing, or loose tiles must be replaced. Flashing and flat roofs must be free from leakage. Roof must be stable e.g. if old slate tiles are replaced with modern heavier tiles the roof should be checked for bowing. All new type replacement roofs must have Building Regulations approval. Gutters must be free from debris.	Yes	
Is the roof intact and seem in good condition?	Yes	Visually inspected from the ground. No visible damage
Are the downpipes all present, and in good condition?	Yes	
Are the property boundaries secure with adequate fencing, walls, brickwork etc which does not allow anyone access externally	Yes	

Garden/outdoor area:



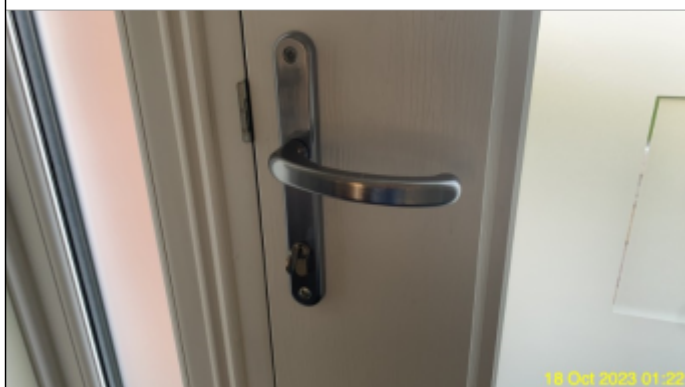
REF: 36

On-site parking:



REF: 38

Front door has a double glazed multi point locking system or a rim cylinder lock with a secondary 5 lever mortice lock



REF: 39

Front door has a double glazed multi point locking system or a rim cylinder lock with a secondary 5 lever mortice lock



REF: 39

Any issues with the condition of the property to be recorded in the Schedule of Works. A copy of this will then be sent to the Landlord or agent to rectify.

Repairs List

Room	Item	Comment
Reception room 1	Window Restrictors	None fitted throughout the property
Hallway	Window Restrictors	Contact the maintenance team to supply and fit window locks

Declaration:

I have inspected this property and can confirm I have completed the report to the best of my Knowledge and believe

the information to be true at the point of signing this declaration.

Property Inspector

Name: Phil Smith

Date: 18/10/2023

A handwritten signature in black ink, appearing to be 'Phil Smith', written in a cursive style.