



PROPERTY VISIT

For the premises
58 Holgate Rd, London DG7 7WP

Taken on
9th December, 2020



East House, Chiltern Avenue, Amersham, Buckinghamshire, HP6 5AE
©2020 LetsInspect

Please note that this report is not a structural survey or inventory check and is to only provide a general examination of the above property. LetsInspect cannot be held responsible for any failure to observe or report any defect not apparent during the inspection.

Attention Required:

Lounge - Window panes blown Drip marks to right wall and slight warping to flooring from when the bedroom window was replaced during bad weather

Kitchen - Front of hob chipped, tenant commented the builders who changed the window did this. Drip marks to walls around cooker from use of frying pan

Smoke / CO Alarms - No alarm to 1st floor Ground floor alarm removed, above hob and goes off when ever in use

Roof

Good Order

Chimney Stacks

N/A

Gutters / Pipes

Good Order

Window / Door Frames

Good Order

Brickwork / Rendering

Good Order

Exterior Decor

Good Order

Fences / Boundaries

N/A

Gardens

Well Kept

Drive / Paths

Good Order

Garage(s)

Good Order

Other Buildings

N/A

Hallway

Good Order, Clean

Lounge

Window panes blown Drip marks to right wall and slight warping to flooring from when the bedroom window was replaced during bad weather

Dining Room

Good Order, Clean

Kitchen

Front of hob chipped, tenant commented the builders who changed the window did this. Drip marks to walls around cooker from use of frying pan

Utility Room

Good Order, Clean

Stairs / Landing

Good Order, Clean

Bathroom(s)

Drip marks to wall around sink. 3 floor tiles cracked. Grouting missing in places. The tenant believes this is from the vibration of the washing machine/tumble dryer. Window surround rotting Window pane blown.

En Suite (s)

Good Order, Clean

Bedroom 1

Paint peeling on ceiling, Clean

Bedroom 2

Drip marks and lining paper lifting to the right wall from when the window was replaced

Bedroom 3

Being used as office, Good Order, Clean

W/C

Good Order, Clean

Housekeeping / Cleanliness

Clean and tidy

General Maintenance

Some attention required in the marked areas, however, overall the general maintenance is good

Evidence Of Pets

No

Smoke / CO Alarms

No alarm to 1st floor Ground floor alarm removed, above hob and goes off when ever in use

Other Comments

Tenant mentioned that the new window in the bedroom does not have a blind, when the previous one did. Tenant mentioned if they are provided with the materials they can do any work required.

Recent Repairs Inspected

NA

Tenant Name**Riley C Kirby****Signature**A handwritten signature in black ink, appearing to be 'Riley C Kirby', with a long horizontal line extending to the right.

By signing the above, the tenant agrees that they were present during the listed property inspection.

Roof



Gutters / Pipes



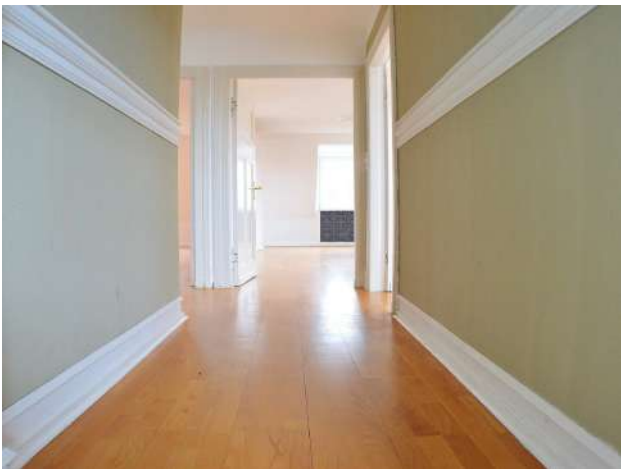
Exterior Decor



Drive / Paths



Hallway



Lounge



Dining Room



Kitchen



Stairs / Landing



Bathroom(s)



En Suite (s)



Bedroom 1



Bedroom 2



Bedroom 3

