



## PROPERTY INSPECTION REPORT

Any Agent  
Any Street  
Any Town  
Post Code

<b>ADDRESS</b>	Any Property, Any Street, Any Town, Post Code.		
<b>PROP REF</b>	01/0046A	<b>TENANT PRESENT?</b>	Yes
<b>INSPECTION DATE</b>	27 January 2008		
<b>SMOKE ALARMS TESTED AND WORKING?</b>	<b>Ground Floor</b>	Yes – Not working Tenant advised	
	<b>First Floor</b>	Yes - Yes	
<b>CARBON MONOXIDE ALARM TESTED AND WORKING?</b>	-		

Area/Room	Condition/Observations
Outside Front	May need the woodwork painting within the next 6 months. We will keep an eye on it and update you in the next inspection
Front Garden	All neat, tidy and weed free
Garage/Sheds	Okay – no problems
Outside Rear	As per outside front regarding painting
Outside Left	As per outside front regarding painting
Outside Right	As per outside front regarding painting
Rear Garden	All tidy and weed free, shrubs pruned
Entrance Hall	All in order
Cloakroom	Okay
Lounge	All okay, however, the carpet is starting to look worn and flattened in the main walkways.
Dining Room	All fine, gloss paintwork starting to yellow.
Study	N/A
Kitchen	All okay except the cooker hood filter paper needs changing. Advised tenant to replace it.
Utility Room	All fine
Hall, Stairs, Landing	All okay, gloss paintwork starting to look scuffed and yellowing.
Bedroom 1	As landing.
En-suite	All fine except that the seal seems to have failed in the double glazing resulting in condensation between the panes of glass. As the property is only 5 years old and still under NHBC Warranty, we recommend you report this to the builders so they can fit new glass.
Bedroom 2	As landing.
En-suite	N/A
Bedroom 3	All fine except paintwork as landing
Bedroom 4	N/A
Bedroom 5	N/A
Family Bathroom	Paintwork and emulsion starting to look quite shabby.
Other	-
General Comments	Overall the tenant is keeping the property very well, always clean and tidy. You may wish to consider redecorating those internal areas indicated. The outside paintwork will definitely need doing before the winter.