



**PRIME**

INVENTORY SPECIALISTS

ACCURATE - FAST - RELIABLE

# Property Visit Report

Demo Street , London , , SE1 9JX



<b>Branch:</b>	<b>Prime Inventoy Services</b>
<b>Branch e-mail:</b>	<b>aminchamed@yahoo.co.uk</b>
<b>Inspected by:</b>	<b>Prime Inventoy Services</b>
<b>Date inspected:</b>	<b>30-09-2020</b>

## General Disclaimer

We have recently carried out a property visit of this property and our observations are contained within this report. Our visit takes into account acceptable levels of wear and tear, age of furnishings (if applicable) and the period of time that this particular tenancy has been active. Please note that inaccessible areas, loft spaces, cellars and any outbuildings which do not form part of the Tenancy will not have been inspected and our personnel do not move items of furniture to inspect concealed spaces.

This report is not a full Inventory but merely a visual overview of the properties general condition with safety and general maintenance in mind.

## Glossary of Terms

### General Condition

1. **Good** - Signs of slight wear, generally lightly worn.
2. **Fair** - Signs of age, frayed, small light stains and marks, discolouration.
3. **Poor** - Extensive signs of wear and tear, extensive stains /marks /tears /chips.

### Cleanliness

1. **Good** - Visibly clean and maintained to an acceptable standard.
2. **Fair** - Generally maintained to an acceptable standard but specific areas require a clean.
3. **Poor** - No evidence of recent cleaning and generally maintained to an unacceptable standard.

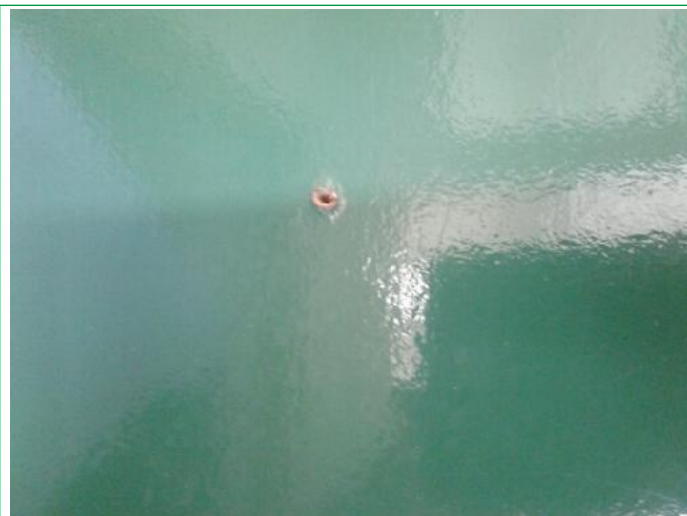
### Status upon inspection

A	Tenants present	<input type="checkbox"/> Yes	F	CO2 detectors working (if applicable)	<input type="checkbox"/> Yes
B	Tenants contact details checked	<input type="checkbox"/> Yes	G	Evidence of pets	<input type="checkbox"/> No
C	Smoke detectors present	<input type="checkbox"/> Yes	H	Evidence of smoking	<input type="checkbox"/> No
D	Smoke detectors working	<input type="checkbox"/> Yes	I	Keys checked	<input type="checkbox"/>
E	CO2 detectors present (if applicable)	<input type="checkbox"/> Yes	J	Evidence of non-permitted occupiers	<input type="checkbox"/> No

## Summary of accommodation

Room	Condition	Cleanliness	Specific comments (Only if applicable)
Hallway	Fair	Clean and tidy	Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under radiator. Door has 2 holes from previous fitting. Light shade torn. (See photo 1 to 5)
Bathroom	Fair	Clean and tidy	4 bulbs not working, bath sealant mould stained, skirting chipped lhs, sink has no plug, radiator very marked, Door frame chipped upper rhs (See photo 6 to 9)
Bedroom	Poor	Clean and tidy	Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, lhs and entrance walls. Heavy rub area facing wall lhs. Window sills chipped paint has dark stains rhs. Carpet stained in places. Skirting has some chips (See photo 10 to 20)
Lounge	Fair	Clean and tidy	Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, dark shading and repaired holes above fireplace, floor aged and worn (See photo 21 to 27)
Kitchen	Fair	Clean and tidy	Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop chipped, freezer front cracked, units laminate peeling and cracked, window sill chipped, door paint patchy. Floor split in few places and marked. Sink marked (See photo 28 to 36)

## Comments photographs



1. Hallway, Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under ..



2. Hallway, Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under ..



3. Hallway, Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under ..



4. Hallway, Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under ..



5. Hallway, Walls scuffed mid to lower area LHS, and RHS, entry phone dusty, skirting has black mark under ..



6. Bathroom, 4 bulbs not working, bath sealant mould stained, skirting chipped lhs, sink has no plug, radiator ..



7. Bathroom, 4 bulbs not working, bath sealant mould stained, skirting chipped lhs, sink has no plug, radiator ..



8. Bathroom, 4 bulbs not working, bath sealant mould stained, skirting chipped lhs, sink has no plug, radiator ..



9. Bathroom, 4 bulbs not working, bath sealant mould stained, skirting chipped lhs, sink has no plug, radiator ..



10. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing,..



11. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



12. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing,..



13. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



14. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing,..



15. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



16. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



17. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



18. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



19. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



20. Bedroom, Walls patchy, finger marked around light switch, several scuffs and marks lower areas rhs, facing, ..



21. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



22. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



23. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



24. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



25. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



26. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



27. Lounge, Door frame chipped upper, wall finger marks around switch, some scuffs and marks lower by sockets, ..



28. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop ..



29. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop chipped,..



30. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop ..



31. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop chipped,..

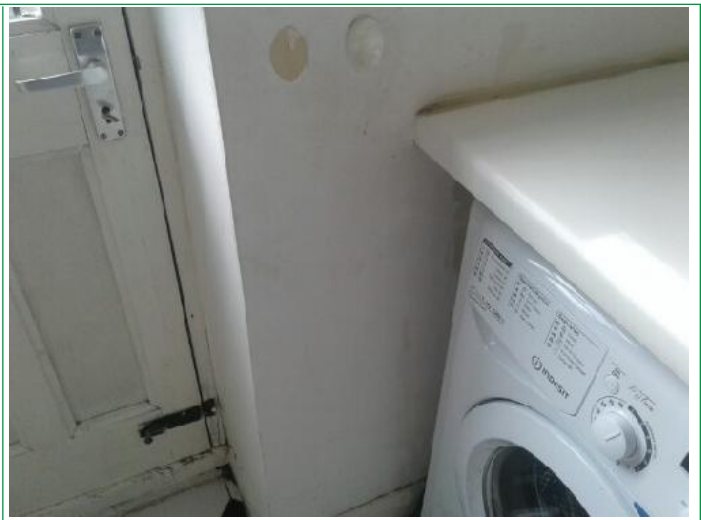


32. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop ..





33. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop chipped,..



34. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop ..



35. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop chipped,..



36. Kitchen, Wall spot marks by microwave, several marks rhs by door way, patch under window. Worktop ..

## Overview photographs

The photographs displayed below are merely an overview in terms of the general appearance of the property whilst tenants are in occupation. Your tenants do retain a right to privacy during their tenancy which is why we are unable to include images of all areas.



1. Hallway



2. Hallway



3. Hallway



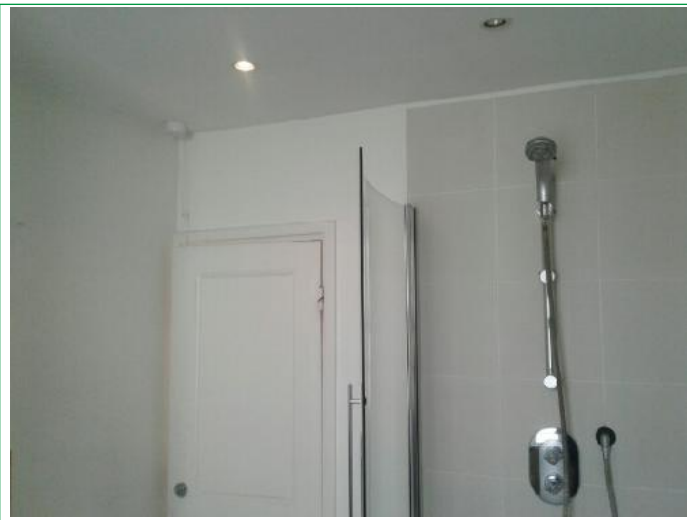
4. Bathroom



5. Bathroom



6. Bathroom



7. Bathroom



8. Bedroom



9. Bedroom



10. Lounge



11. Lounge



12. Kitchen



13. Kitchen



14. Kitchen



15. Kitchen

