

## Property Visit

Client name, office location	Pinnacle Property
Property Address (incl. postcode)	17 Reed Court, Greenhithe, Kent, DA9 9FT
Property Type	3 bedroom Unfurnished House
Tenancy Length	
Tenant 1	
Clerk	Peyton Martins (private jobs)
Date	18/11/2019



### Condition

1. **Brand new, unused condition:** still in wrapper or with new tags/labels attached
2. **Good condition:** signs of slight wear, generally lightly worn.
3. **Fair condition:** signs of age, frayed, small light stains and marks, discolouration.
4. **Poor Condition:** Extensive signs of wear and tear, extensive stains/marks/tears/chips. Still functional.
5. **Very Poor Condition:** Extensively damaged/faulty items, large stains, upholstery torn and/or dirty, pet odours/hairs.

<b>Fire Safety</b>	
Smoke Alarm Present to Each Floor	Yes
Smoke Alarm Tested / Green Light Visible for Electricity Connected	Yes
Carbon Monoxide Alarm Present	Yes
Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected	Yes
EPC Rating for the Property	
Recommendations	
<b>Interior</b>	
General condition	The property is kept in a good clean condition
General cleanliness	Clean to all areas
Condition of kitchen and appliances	Kitchen and appliances are well maintained
Condition of carpets & flooring	In good clean condition
Have any decorations been altered (via tenant)	No
Condition of bathroom & sanitary ware	Clean and well maintained
Condition of grouting & sealant to bathrooms & kitchen	In clean condition
Evidence of water leakage	No
Evidence of damp/condensation type residue	No
Any health & safety concerns	None noted
Any signs of negligence or damage	No
Any evidence of pets?	No
Evidence of smoking?	No
How many bedrooms are occupied	3
Any signs of over-occupancy	No
<b>Exterior</b>	
Condition of garden & grounds	The garden requires light maintenance - Seasonal
Condition of outbuildings	N/a
Condition of guttering	Appears in good condition
Condition of windows, frames, fascias, doors	Appear in good condition
Condition of driveways, paths & patio	Well maintained
Any evidence of excessive rubbish?	No
Communal areas kept clear	Yes

## Additional Items



Bedroom 1



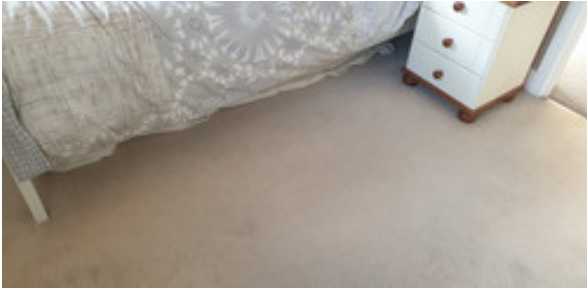
Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 1



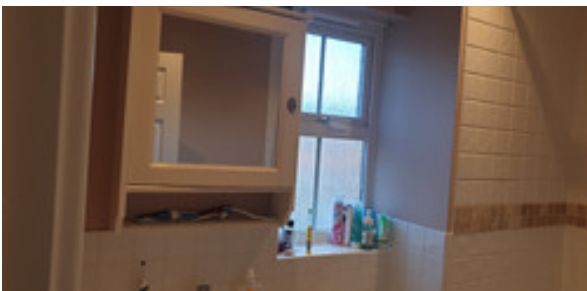
Bedroom 1



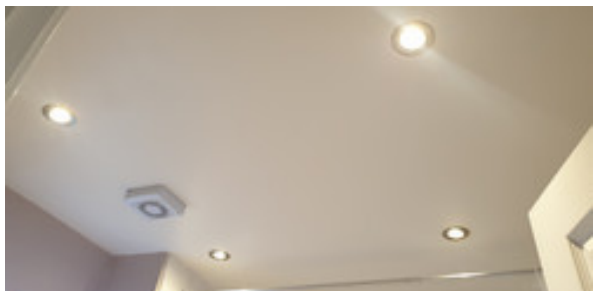
Bedroom 1



Bathroom



Bathroom

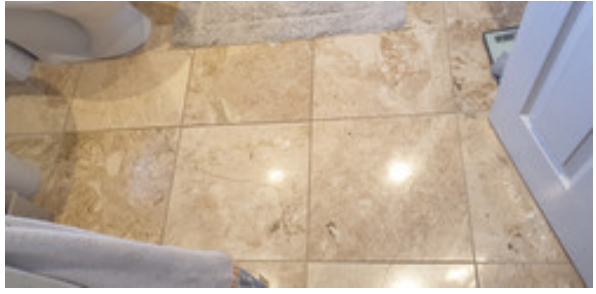


Bathroom





Bathroom



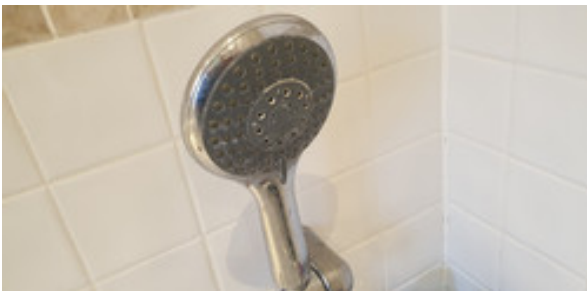
Bathroom



Bathroom



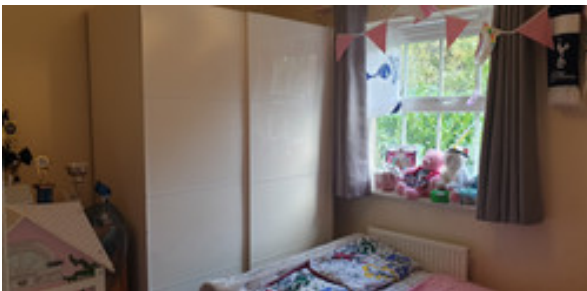
Bathroom



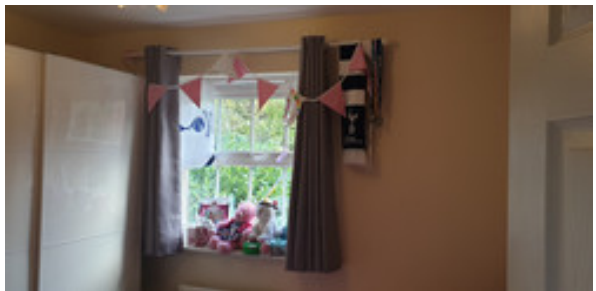
Bathroom



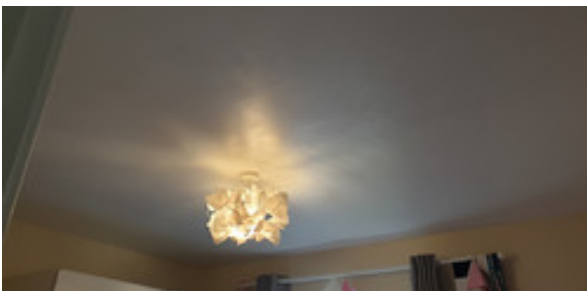
Bathroom



Bedroom 2



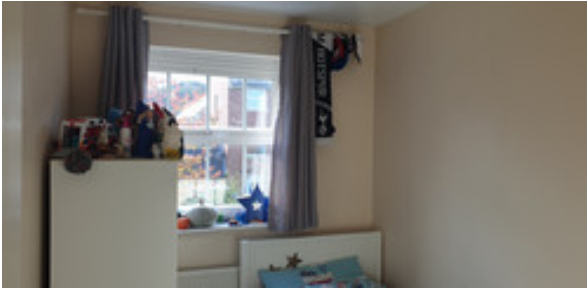
Bedroom 2



Bedroom 2



Bedroom 2



Bedroom 3



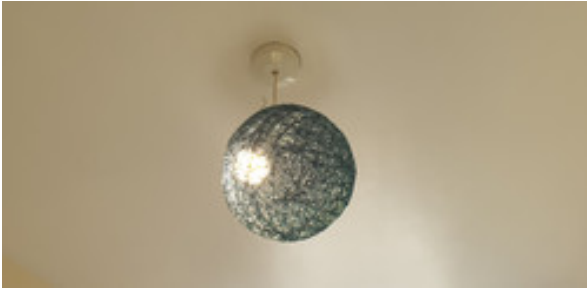
Bedroom 3



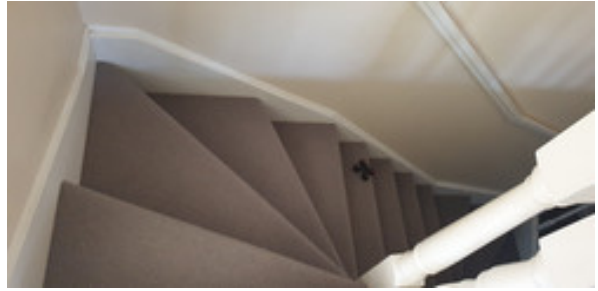
Bedroom 3



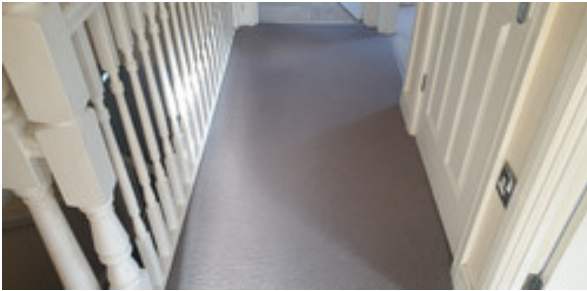
Bedroom 3



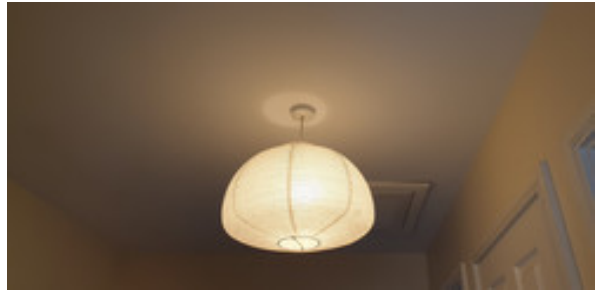
Bedroom 3



Hallway



Hallway



Hallway

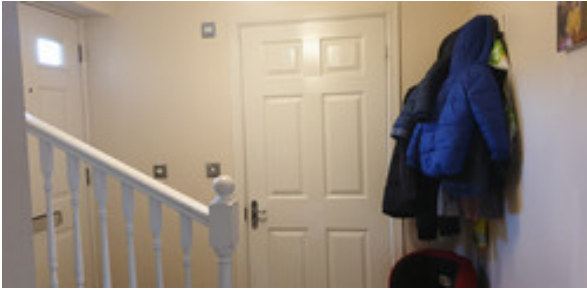


Hallway



Hallway





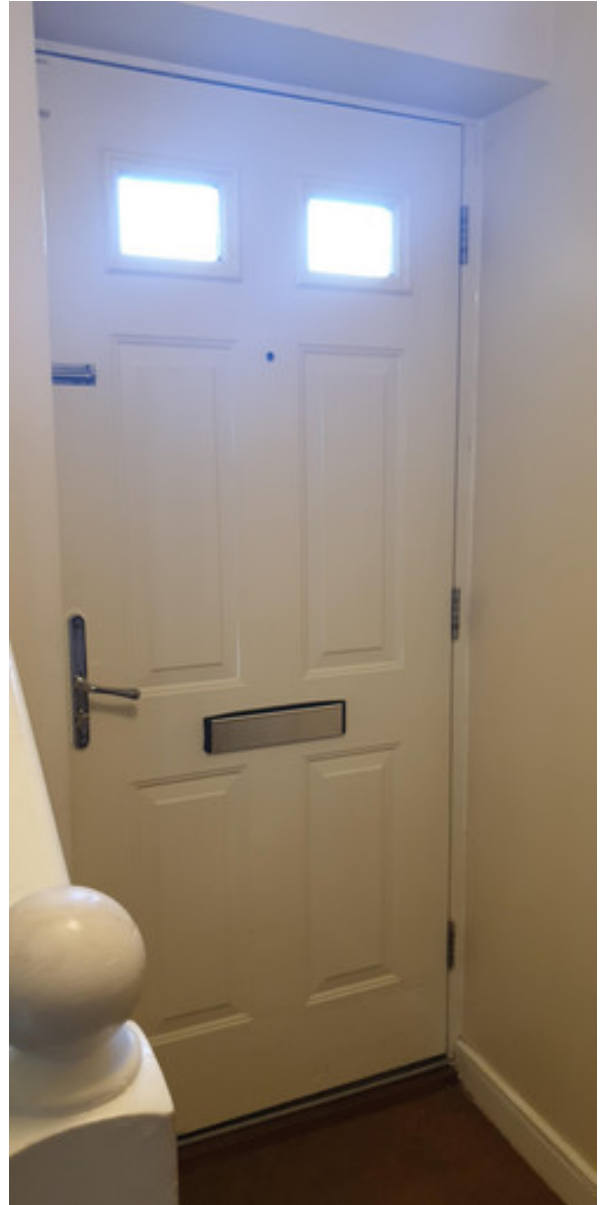
Hallway



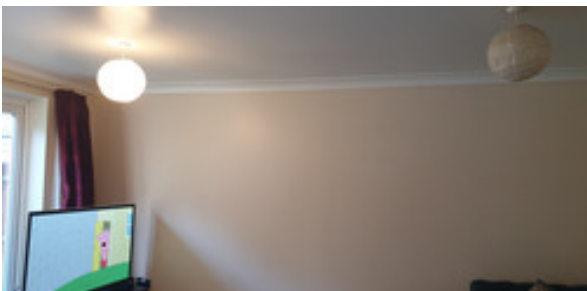
Hallway



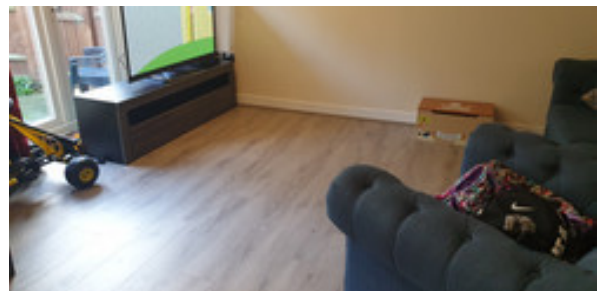
Hallway



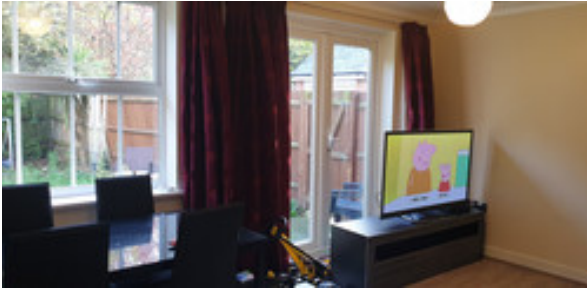
Hallway



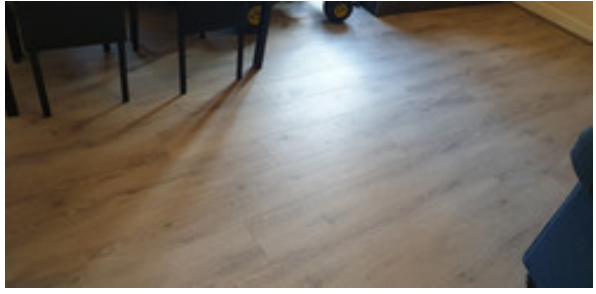
Lounge



Lounge



Lounge



Lounge



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



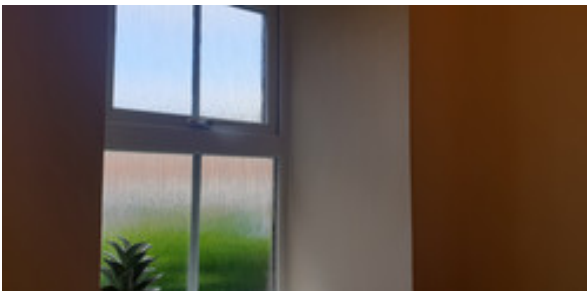
Kitchen



Kitchen



Kitchen



Downstairs Wc

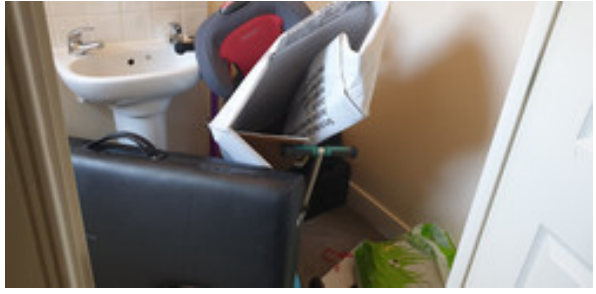


Downstairs Wc





Downstairs Wc



Downstairs Wc



## Declaration

In my opinion, the following represents a fair and accurate assessment of the current state and condition of the above property, as of the date of visit. Consideration has been given to accepted levels of general wear and tear, along with the age of furnishing (if any) and the period of time the Tenant has been in occupation

Signed (Tenants)	Name	Date
		18/11/2019

Signed (Landlord/Agent/Clerk)	Name	Date
	Peyton Martins (private jobs)	18/11/2019

