

## Property Visit

Client name, office location	Pinnacle Property
Property Address (incl. postcode)	30 Love Lane, Bexley, Kent, DA5 1RL
Property Type	3 bedroom Unfurnished House
Tenancy Length	
Tenant 1	
Clerk	Peyton Martins (private jobs)
Date	05/02/2020



### 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.

## Fire Safety

Smoke Alarm Present to Each Floor Yes

Smoke Alarm Tested / Green Light Visible for Electricity Connected Yes

Carbon Monoxide Alarm Present Not seen

Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected

EPC Rating for the Property N/a

Recommendations

## Interior

General condition The property would benefit from being cleaned throughout

General cleanliness Not clean

Condition of kitchen and appliances Not clean

Condition of carpets & flooring Good condition, stains seen. Bedroom carpet to the rear was not visible for inspection due to rubbish and clothes.

Have any decorations been altered (via tenant) No

Condition of bathroom & sanitary ware Not clean

Condition of grouting & sealant to bathrooms & kitchen Discoloured to the rear of the bath

Evidence of water leakage No

Evidence of damp/condensation type residue To the windows / seals

Any health & safety concerns No

Any signs of negligence or damage There is a piece of coving broken in the bathroom

Any evidence of pets? No

Evidence of smoking? No

How many bedrooms are occupied 3

Any signs of over-occupancy There are 3 beds in the rear bedroom

## Exterior

Condition of garden & grounds Needs maintenance

Condition of outbuildings N/a

Condition of guttering Appears in good condition

Condition of windows, frames, fascias, doors Appears in good condition

Condition of driveways, paths & patio Appears in good condition

Any evidence of excessive rubbish? No

Communal areas kept clear No

## Outstanding Issues

Are there any outstanding issues or anything reported by the tenant since last visit.

The property would benefit from being cleaned

The rear bedroom is very crowded, 3 beds, very cramped with excess rubbish.

## Additional Items



Front



Front



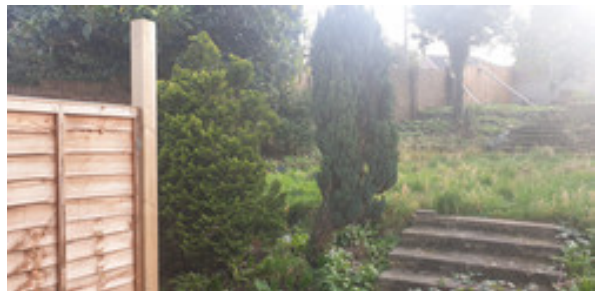
Rear Garden



Rear Garden



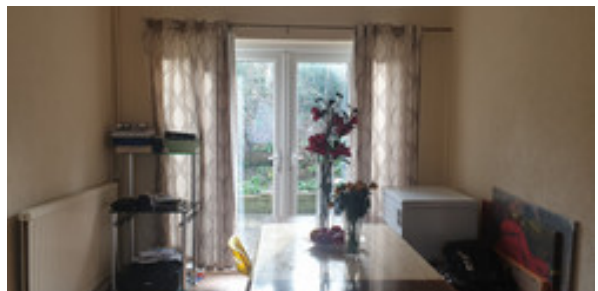
Rear Garden



Rear Garden



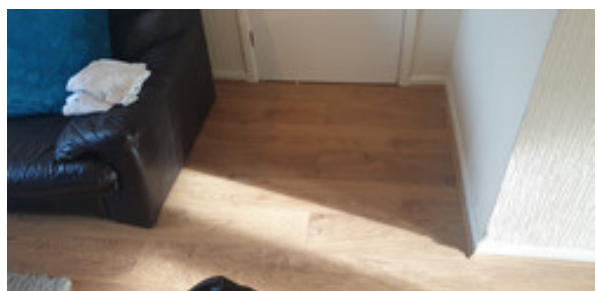
Rear Garden



Dining Room



Dining Room

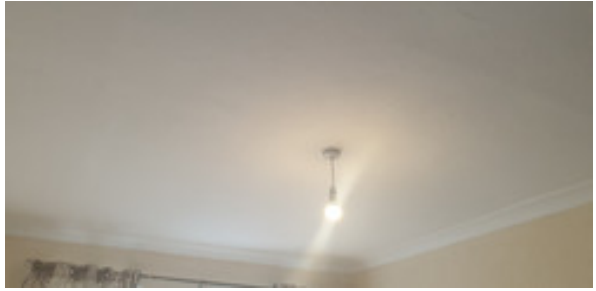


Dining Room





Dining Room



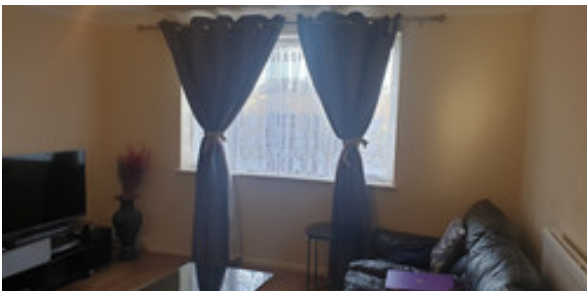
Dining Room



Dining Room



Dining Room



Lounge



Lounge



Lounge



Lounge



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



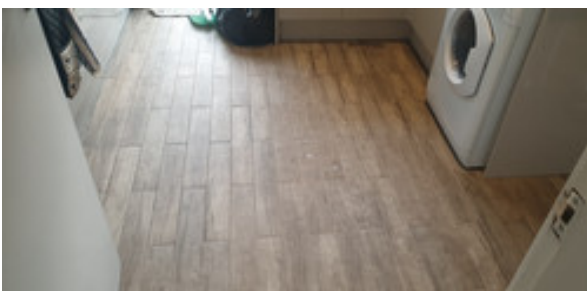
Kitchen



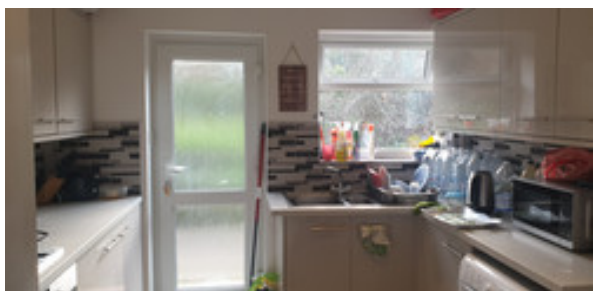
Kitchen



Kitchen

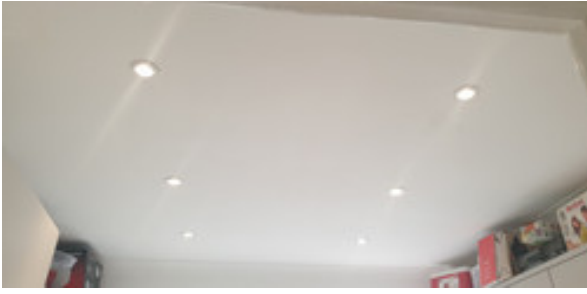


Kitchen



Kitchen





Kitchen

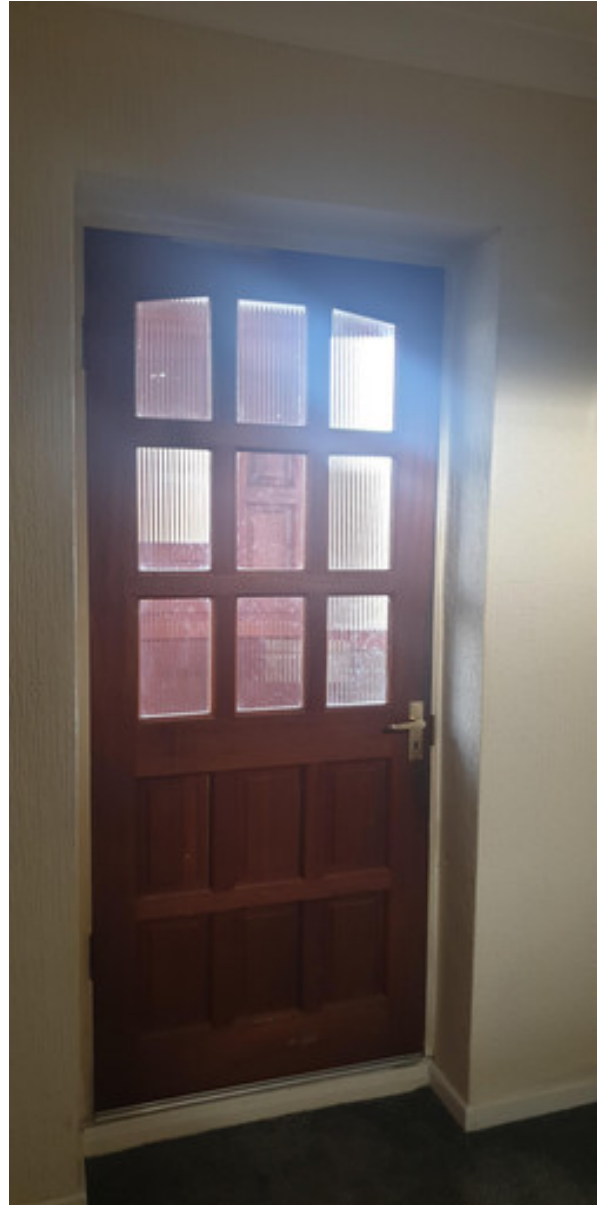


Hall, stairs and landing





Hall, stairs and landing



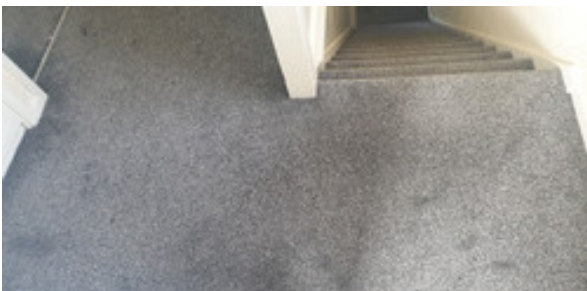
Hall, stairs and landing



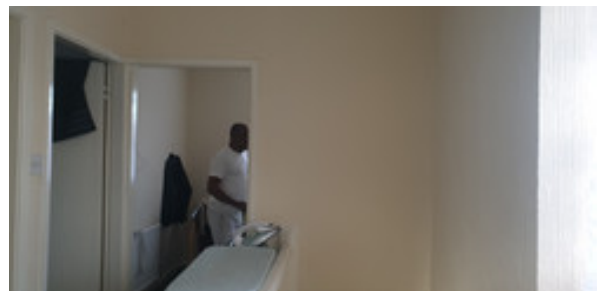
Hall, stairs and landing



Hall, stairs and landing



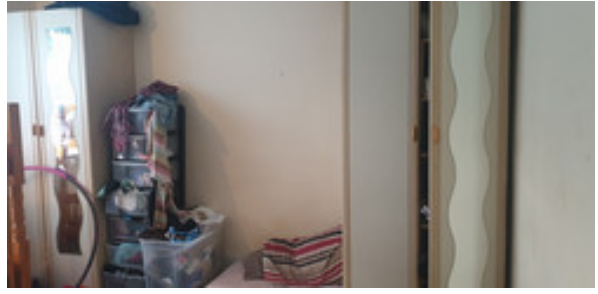
Hall, stairs and landing



Hall, stairs and landing



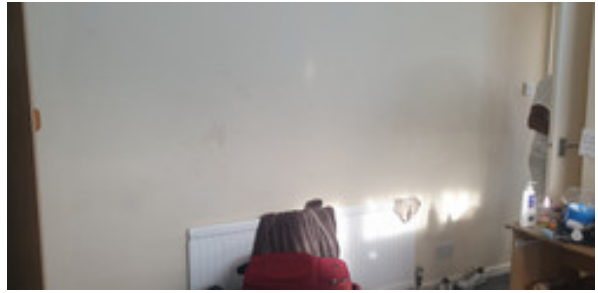
Rear Bedroom



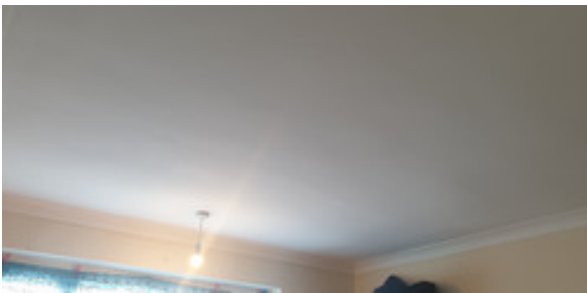
Rear Bedroom



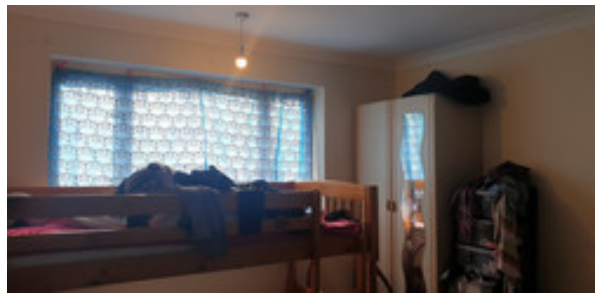
Rear Bedroom



Rear Bedroom



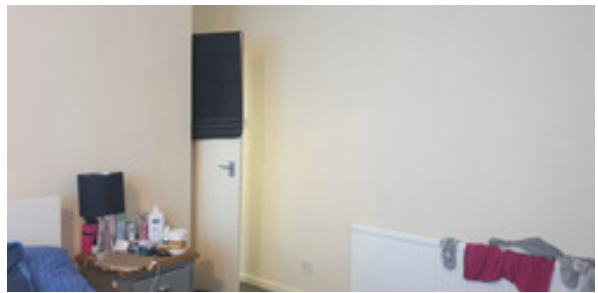
Rear Bedroom



Rear Bedroom



Bedroom 1

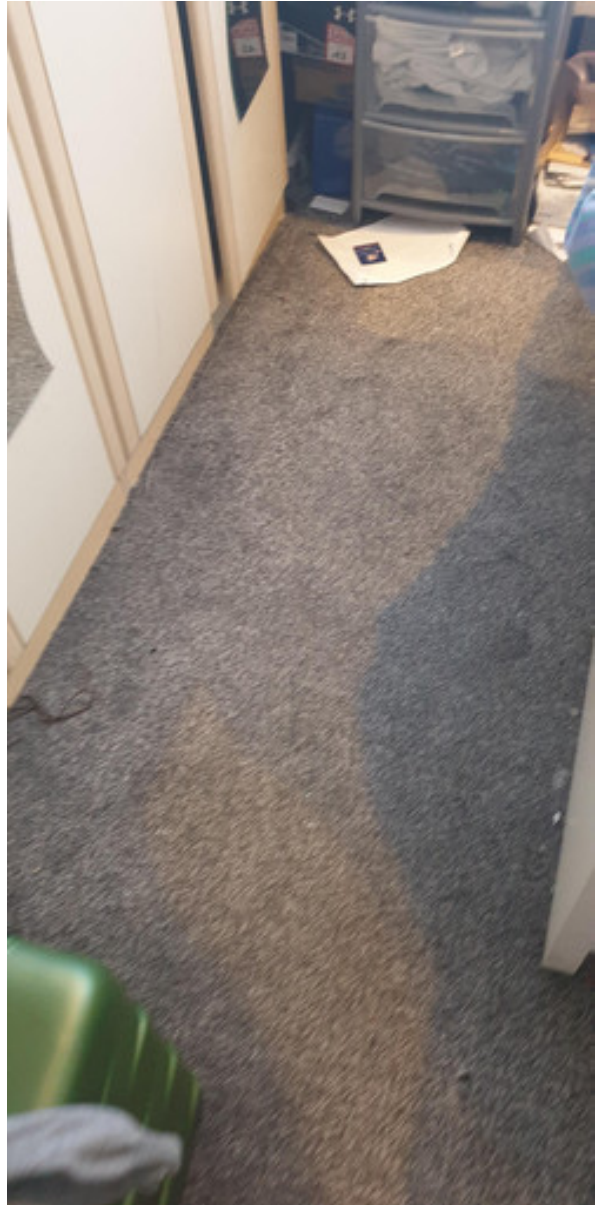


Bedroom 1

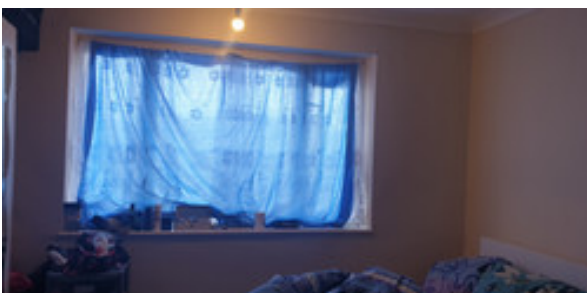




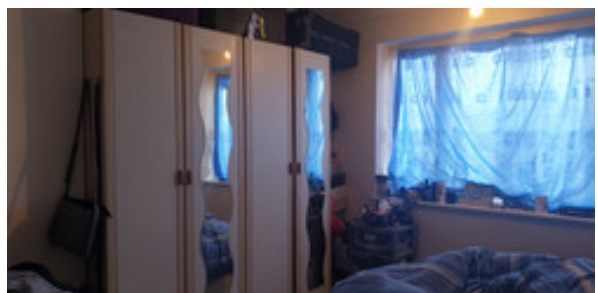
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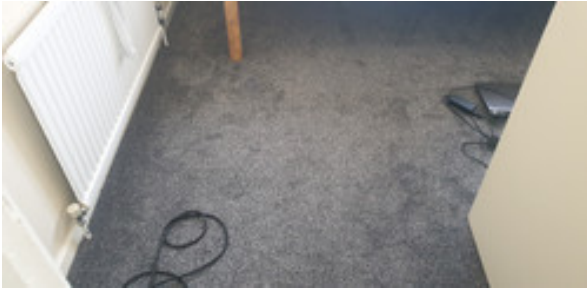


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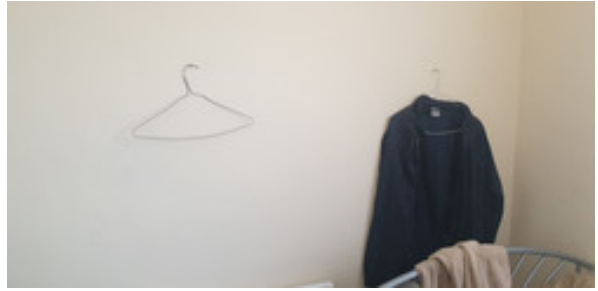


Bedroom 1

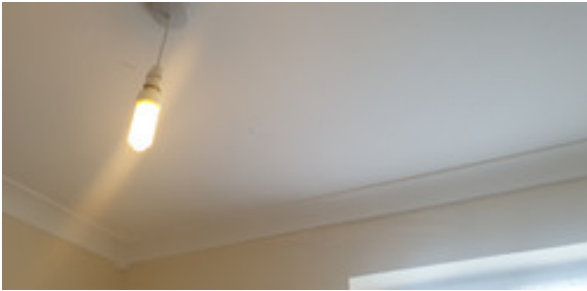




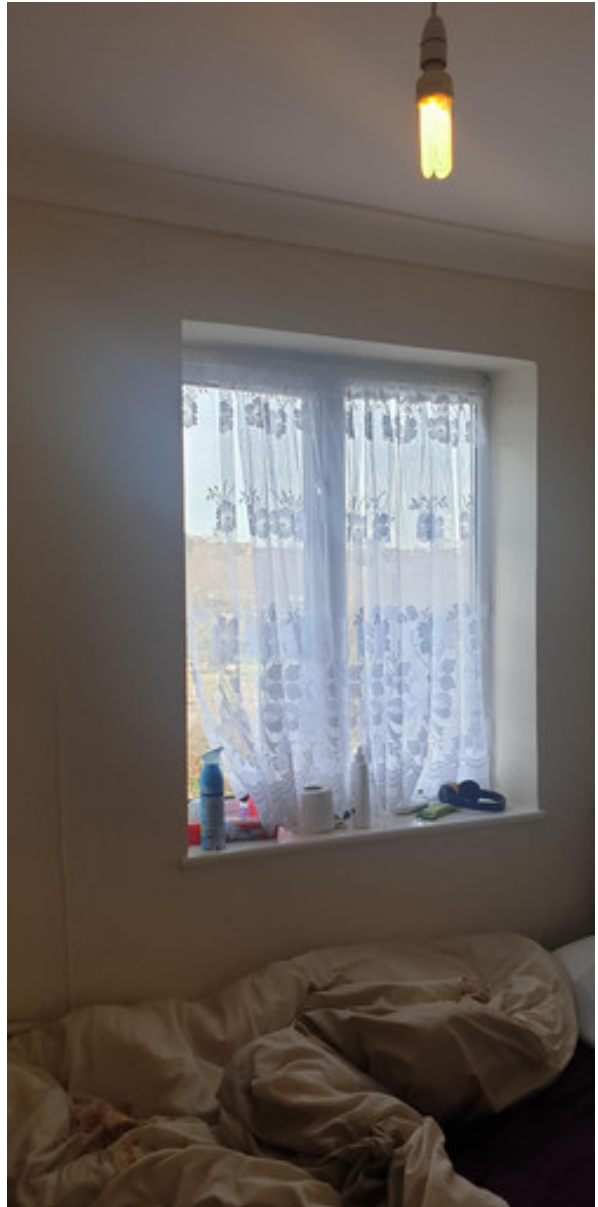
Bedroom 1



Small Bedroom



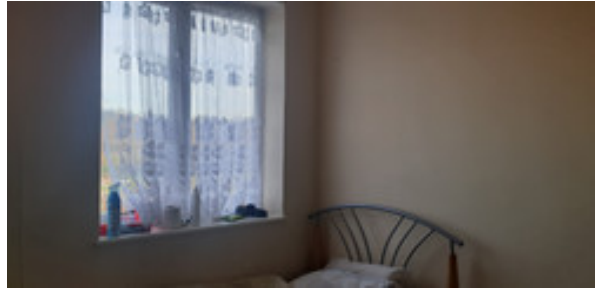
Small Bedroom



Small Bedroom



Small Bedroom



Small Bedroom



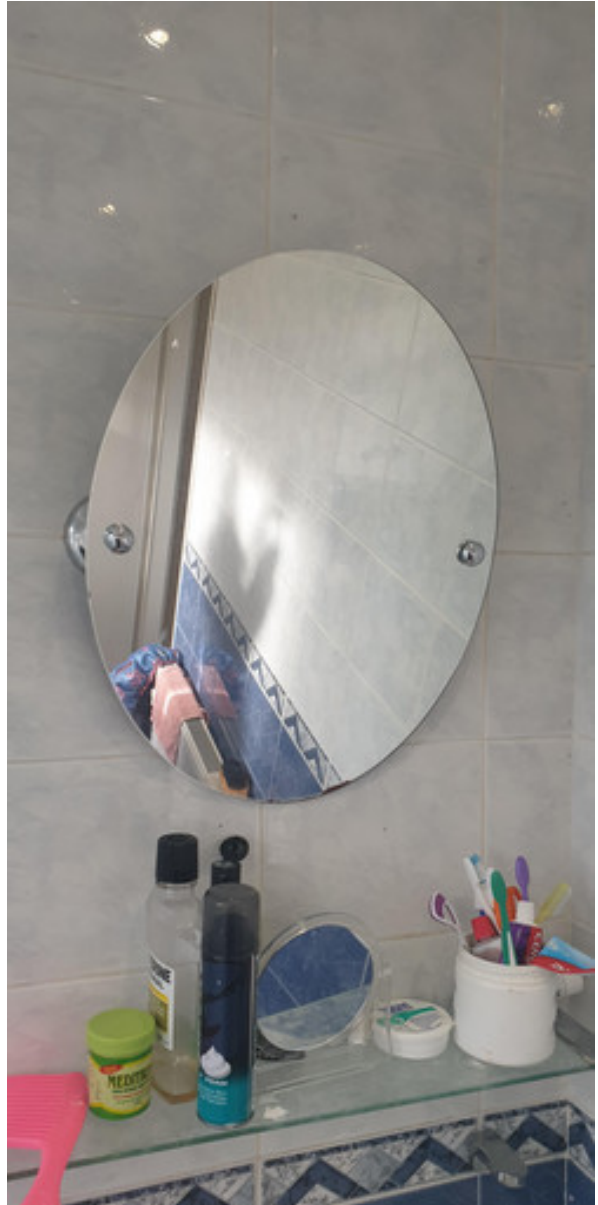
Bathroom



Bathroom



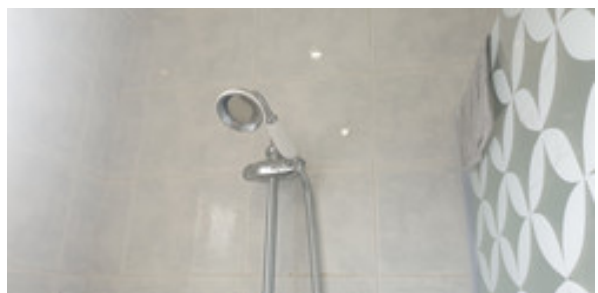
Bathroom



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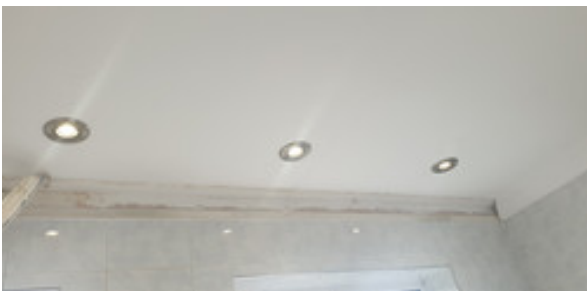




Bathroom



Bathroom



Bathroom



Bathroom

## 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

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Signed  
(Landlord/Agent/Clerk)

Name

Date

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