

Property Visit

Client name, office location	Pinnacle Property
Property Address (incl. postcode)	17 St Marys Street, Woolwich, London, SE18 5AN
Property Type	1 bedroom Unfurnished Flat
Tenancy Length	
Tenant 1	
Clerk	Peyton Martins (private jobs)
Date	21/02/2020



Condition

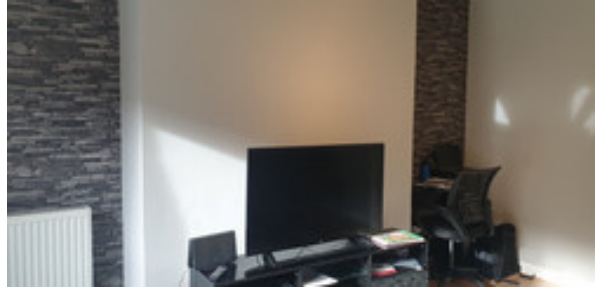
1. **Brand new, unused condition:** still in wrapper or with new tags/labels
2. **Good condition:** signs of slight wear, generally lightly worn.
3. **Fair condition:** signs of age, frayed, small light stains and marks, discolouration.
4. **Poor Condition:** Extensive signs of wear and tear, extensive 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	No
Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected	Carbon Monoxide Alarm required
EPC Rating for the Property	
Recommendations	
Interior	
General condition	Clean and well maintained
General cleanliness	Clean and well maintained
Condition of kitchen and appliances	Clean and well maintained
Condition of carpets & flooring	Good condition
Have any decorations been altered (via tenant)	No
Condition of bathroom & sanitary ware	Clean condition
Condition of grouting & sealant to bathrooms & kitchen	Clean condition
Evidence of water leakage	No
Evidence of damp/condensation type residue	No
Any health & safety concerns	No
Any signs of negligence or damage	No
Any evidence of pets?	No
Evidence of smoking?	No
How many bedrooms are occupied	1
Any signs of over-occupancy	No
Exterior	
Condition of garden & grounds	Communal
Condition of outbuildings	N/a
Condition of guttering	N/a
Condition of windows, frames, fascias, doors	Appear in good condition
Condition of driveways, paths & patio	N/a
Any evidence of excessive rubbish?	No
Communal areas kept clear	Yes
Outstanding Issues	
Are there any outstanding issues or anything reported by the tenant since last visit.	
Advised that a Carbon Monoxide Alarm is required.	
The tenant did not raise any concerns	

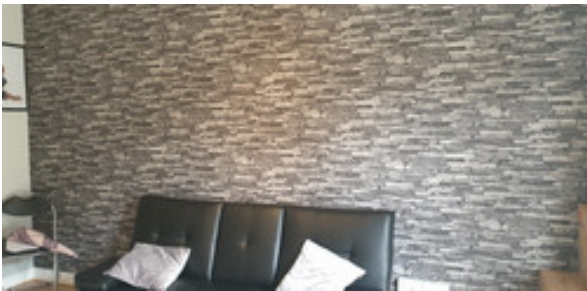
Additional Items



Lounge



Lounge



Lounge



Lounge



Lounge



Kitchen



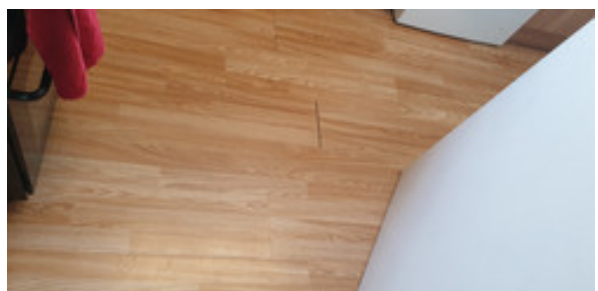
Kitchen



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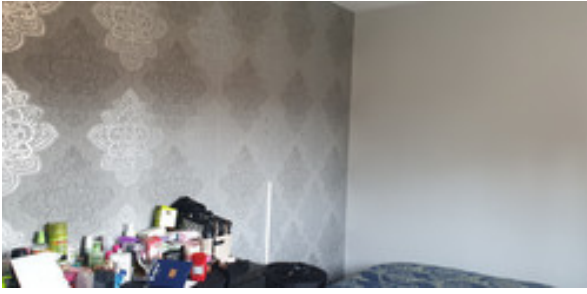
Kitchen



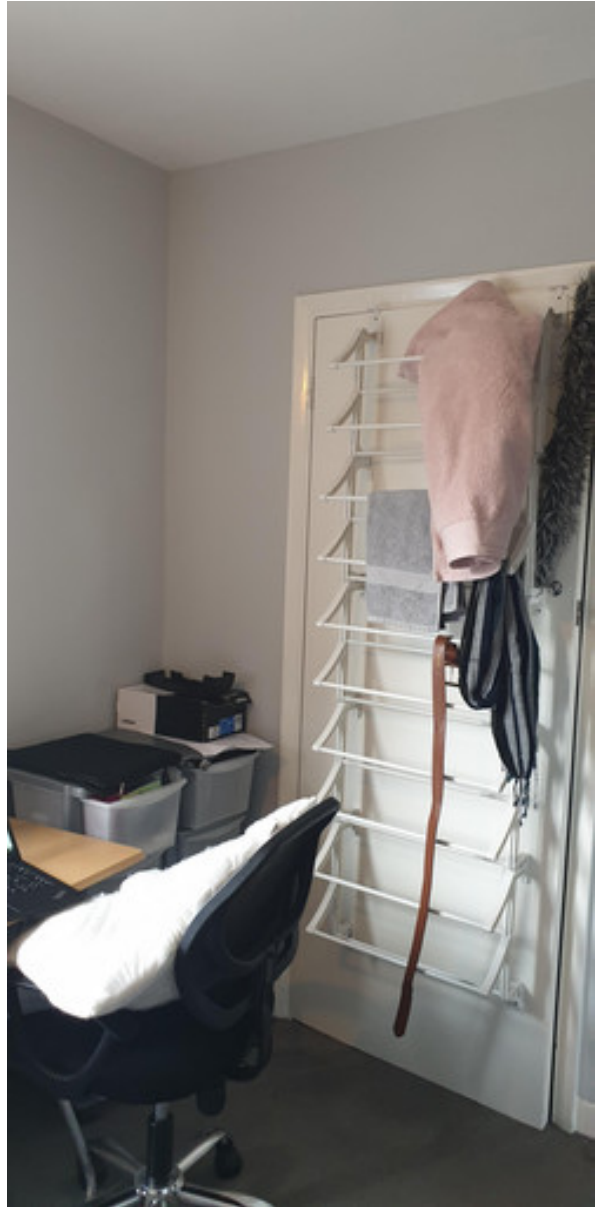
Bedroom



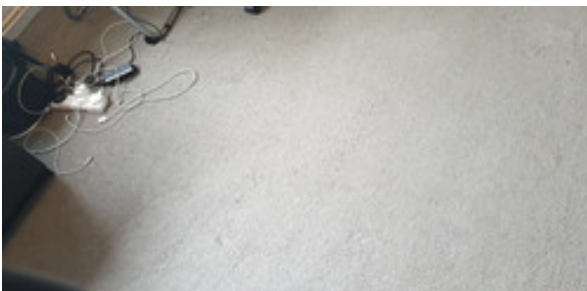
Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



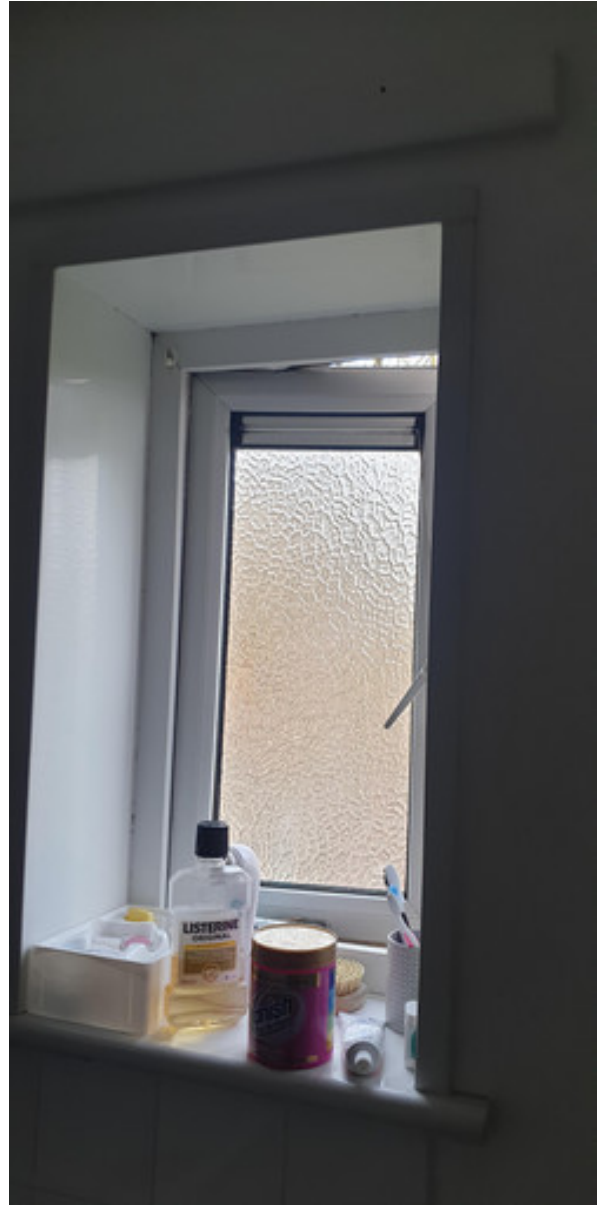
Bathroom



Bathroom



Bathroom



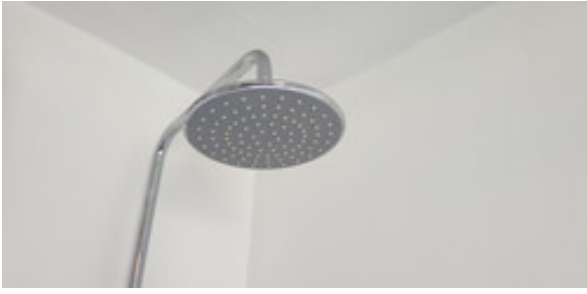
Bathroom



Bathroom



Bathroom



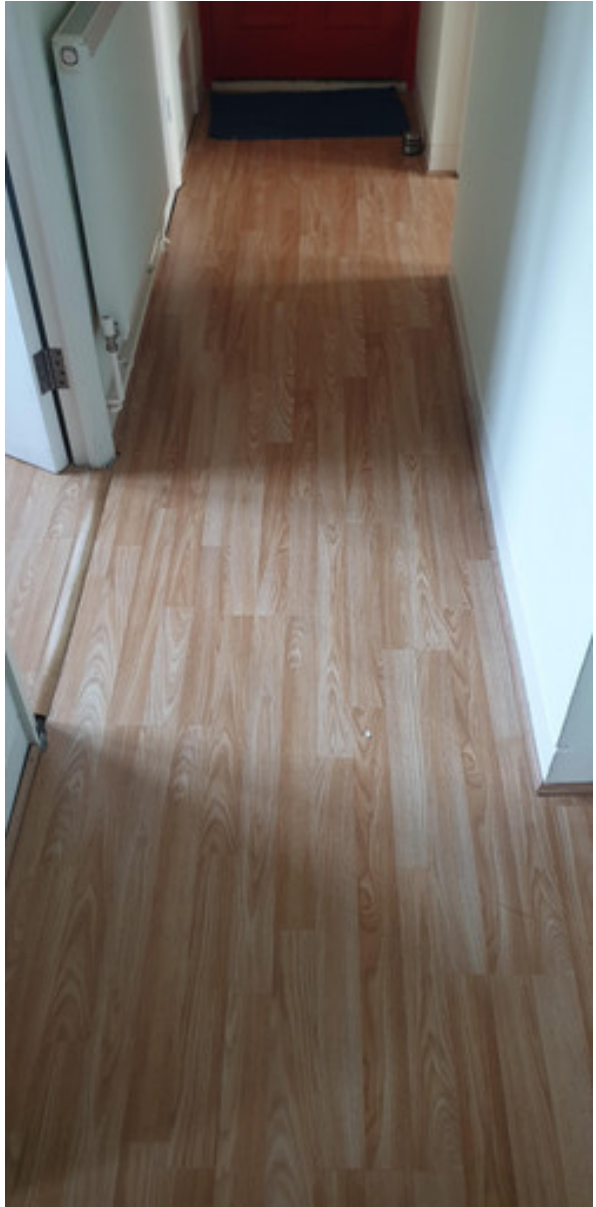
Bathroom



Bathroom



Hallway



Hallway



Hallway



Hallway

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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