

## Property Visit

Client name, office location	Online Estate Agents Ltd
Property Address (incl. postcode)	34 King John Street, hampshire, GU51 1HX
Property Type	3 bedroom Unfurnished House
Tenancy Length	
Tenant 1	Luke Clark
Tenant 2	Maya Tsigankova
Clerk	D Gould
Date	09/10/2020



### 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	1x smoke alarm to bottom of stairs. 1x smoke alarm to landing. One carbon monoxide alarm to kitchen
Smoke Alarm Tested / Green Light Visible for Electricity Connected	Both smoke alarms tested for sound and work with green lights visible.
Carbon Monoxide Alarm Present	Carbon monoxide alarm present in kitchen.
Carbon Monoxide Alarm Tested / Green Light Visible for Electricity Connected	Tested and working for sound only.
EPC Rating for the Property	Unknown.
Recommendations	There are no recommendations.
Interior	
General condition	This is a well cared for property. The tenants are looking after the property well. Overall the condition is good.
General cleanliness	Overall the general cleanliness of the property is at least to a good domestic standard. All surfaces are dust free. Floors are clean. Kitchen area is clean. Windows and doors are generally clean on the inside or due a clean on the outside as advised by the tenant.
Condition of kitchen and appliances	The kitchen is clean and tidy. All appliances are in good clean working condition and appear well cared for.
Condition of carpets & flooring	Condition of all flooring and carpets is good. All carpet and flooring are cleaned to a good domestic standard. Stair carpet is showing some minor wear and tear on the tread area as to be expected.
Have any decorations been altered (via tenant)	The tenant reports that have no decorations have been altered.
Condition of bathroom & sanitary ware	The downstairs cloakroom is in good condition. In the family bathroom the waste to the hand basin is heavily corroded. Grouting to right-hand side of bath is discoloured. Waste to bath is also heavily discoloured and tarnished.
Condition of grouting & sealant to bathrooms & kitchen	Overall grouting is in good condition, as is sealant with the exception of grouting to right-hand side of bath which is starting to show signs of being discoloured. Small crack to sealant to window right hand side forward edge.
Evidence of water leakage	The tenant advised there had been a previous water leakage but this has been resolved to everyone's satisfaction. There is currently no evidence of any water leaks.
Evidence of damp/condensation type residue	Generally none, However during the visit condensation to bedroom two window was noticeable and of a significant amount. The tenant reported that the window does not close completely flush to the frame.
Any health & safety concerns	The only concern maybe the amount of condensation to bedroom 2 where a young child currently sleeps..
Any signs of negligence or damage	There are no signs of negligence or damage.
Any evidence of pets?	That were no signs of pets.
Evidence of smoking?	There was no evidence to suggest anyone was smoking in the property.
How many bedrooms are occupied	Currently bedroom two and bedroom three are occupied. Bedroom one is used as a study.
Any signs of over-occupancy	There are no signs of over occupancy.
Exterior	
Condition of garden & grounds	Front of the property has some minor weeds. Established bushes are well-kept and tidy. To the rear of the property there is a large stone patio area. Patio has some signs of algae. Garden consists of a range of mature trees and bushes around the left facing and right-hand borders. Most are in good tidy condition. The right border is made up of fencing panels with wooden posts. Fencing panels are showing signs of age and but



	have not yet begun to deteriorate. One post is not straight.
Condition of outbuildings	Condition of allocated garage appears good. The vehicle access door is grubby to outside as to be expected at this time of year.
Condition of guttering	All guttering appears to be in good condition.
Condition of windows, frames, fascias, doors	All windows are in good condition with the exception of the issue of condensation to bedroom two as previously mentioned. All frames appear to be in good condition. All fascias appear to be in good condition.
Condition of driveways, paths & patio	Good condition.
Any evidence of excessive rubbish?	No evidence of excessive rubbish.
Communal areas kept clear	Good condition.

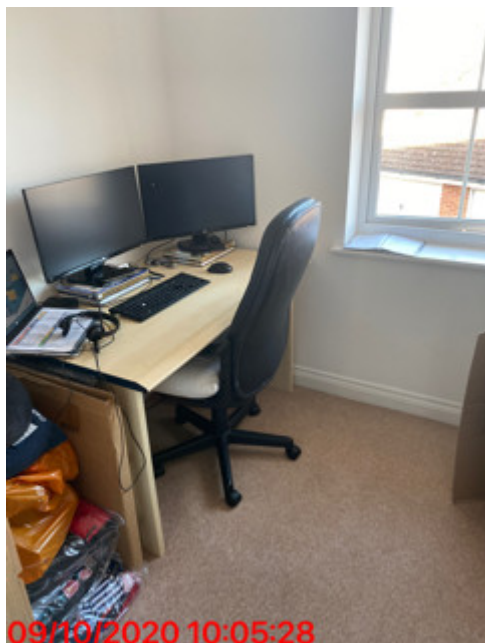
## Outstanding Issues

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

The tenant reports there are no outstanding issues that need to be dealt with and appreciate the support of the landlord and tenant.



## Additional Items



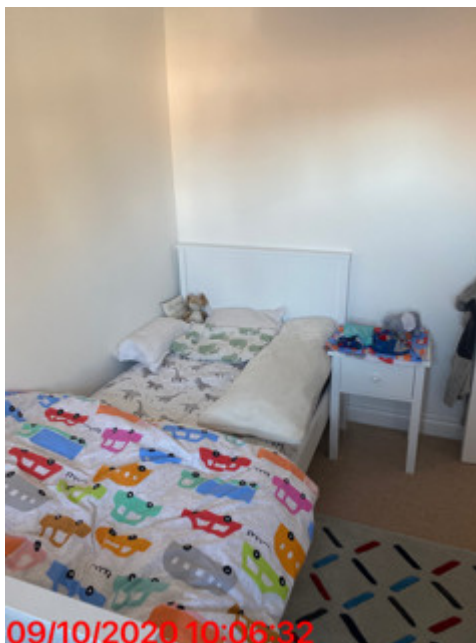
Bed 1



Bed 1



Bed 2



Bed 2



09/10/2020 10:11:11

Family bathroom



09/10/2020 10:11:26

Family bathroom



09/10/2020 10:11:40

Bed 3



09/10/2020 10:11:46

Bed 3





09/10/2020 10:12:35

En-suite



09/10/2020 10:12:50

Ensuite



09/10/2020 10:13:43

Back garden



09/10/2020 10:14:13

Airing cupboard



09/10/2020 10:14:55

Landing



09/10/2020 10:15:02

Landing



09/10/2020 10:15:32

Smoke alarm in landing



09/10/2020 10:16:04

Smoke alarm at bottom of stairs



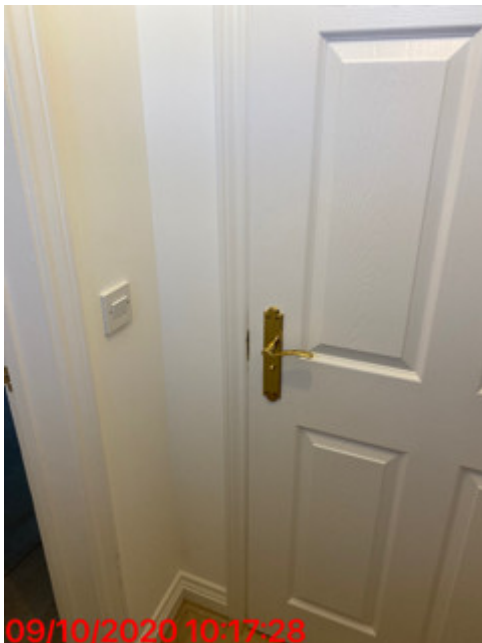
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Reception



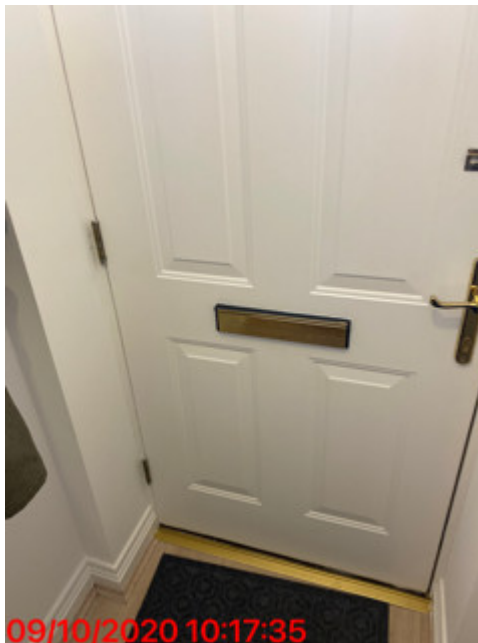
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Reception



09/10/2020 10:17:28

Hallway



09/10/2020 10:17:35

Hallway





Downstairs cloakroom



Downstairs cloakroom



Kitchen Dining



Kitchen Dining



Kitchen carbon monoxide alarm



## 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  
Luke Clark  
Maya Tsigankova

Date  
09/10/2020

Signed (Landlord/Agent/Clerk)

Name  
D Gould

Date  
09/10/2020