

Property Visit Report

ADDRESS :82 WINDSOR ROAD, LEYTON, LONDON, E10 5LR



PROPERTY VISIT DATE: 28-01-2014
PROPERTY INSPECTOR:
PROPERTY MANAGER:
CONTRACT REF:

Tenants Present	Yes	Evidence Of Animals in Property	Yes
Management Keys Held & Keys Checked	No	Permission Received & Pet Guarantee in Place	No
Alarm Code Checked/Changed	No	Are Animals Having Detrimental Effect	No
Is the Property supplied with gas	No	Evidence of Smoking in the Property	No

Internal Impression

Inside looks clean. TT looking after the property

External Impression

Reasonable condition as it is still winter

During this Tenancy the Property is managed by Agent

During normal office hours, please note the following contact details for all property maintenance issues.	Property Management telephone number: Phone: 020 7033 0311 Fax : 020 7979 0108 Property Management email address: bethnalgreen@homefinders.net
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- This report was undertaken by a representative of HOME FINDERS
The report takes into account the visible aspect of the property only.
- The report provides a guide to the condition of the property at the time of the visit and does not constitute a structural survey.
The property was visited with the tenant's goods and effects in situ and therefore the degree of observation is limited.
- **Whilst the entirety of the property has been visited, comments will only be made on rooms or areas which warrant action or need to be noted.**

Please note:

Disclaimer

Basic Inventory Description & Layout

This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damages or soiling.

This Inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled this Inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. Nor are they a qualified surveyor. This Inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

Generalisations

The following disclaimer covers items that are generally similar regardless of the property. Radiators all have thermostats and are painted white unless otherwise stated. Light switches, fittings, power points, smoke/heat detectors, telephone/television points are white plastic unless otherwise stated. Doors all have door frames unless otherwise stated. The quality of each individual item is assumed to be fair unless otherwise stated. The quantity of any particular item is assumed to be one unless otherwise stated.

Working Order

This Inventory notes the presence of items of furniture, fixtures, furnishings, electrical equipment and appliances included in the tenancy. This Inventory is no guarantee of the adequacy, working order or safety of any item noted.

Structure and Fabric of the Property

This Inventory is not intended to form any part of a survey and does not comment on the functionality of the property.

Descriptions

The terms silver, chrome, brass, gold, aluminium, copper, pine, oak, etc. relate to the description of the colour and appearance of the item and not to the composition of the item.

Ancillary Rooms and Areas

Any room that is excluded from the tenancy will not be noted on the Inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy. Property left in sheds and locked cupboards or rooms, which have not been inventoried, are the sole responsibility of the Landlord.

Windows and Doors

Whilst comment is made on windows and doors they are not tested to ensure that they are in working order.

Heavy Items

Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc. will not be moved and no responsibility can be taken by the Inventory provider for areas or items that cannot be fully inspected.

Safety Disclaimer

This Inventory relates only to the furniture, furnishings and all of the Landlord's equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of, any such equipment or contents. It is merely a record that such items exist in the property at the time of the Inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this Inventory and, therefore, no guarantees are given in

respect of them.

Furniture & furnishings (fire) (safety) regulations 1988-As amended 1994.

This Inventory may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire & safety and is attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation. If not recorded on the Inventory, identification was not visible or present.

Health and Safety

In order for the property to be inspected it must be deemed fit for use and safe to enter. The Landlord/Agent must inform the Inventory Clerk of any tenant issues, violent history, health and safety concerns, structural issues and any pertinent information prior to entering the property. All Inventory Clerks have public liability, legal cover and professional indemnity insurance in place. Copies of these may be viewed on request.

Confidentiality

As per the Data Protection Act, we are entrusted with our client's confidential information and promise to use and secure all information in an ethical fashion. All data, including video capture is held offline hard drives, all personal data which is no longer required is disposed of responsibly, and all correspondence is treated as strictly confidential. Under no circumstances will customer information be passed to any other organisation without express permission from the client in question.

You are reminded that it is your responsibility at the start of the tenancy to point out any specific discrepancies on the Inventory. If no comment is made on this Inventory it is assumed that the item is on the standard as stated in the notes relating to the property.

At the end of the tenancy no dispute regarding the contents or description contained within the Inventory will be taken into account unless noted at the beginning of the tenancy.

Copyright

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Picture of Front of Property 1



Picture of Front of Property 2



Picture of Rear of Property 1

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Rooms/areas inspected

Entrance	<input checked="" type="checkbox"/>	Lounge	<input checked="" type="checkbox"/>
Stairs / Landing	<input checked="" type="checkbox"/>	Kitchen	<input checked="" type="checkbox"/>
shower room	<input checked="" type="checkbox"/>	Bedroom (back)	<input checked="" type="checkbox"/>
Bedroom (middle)	<input checked="" type="checkbox"/>	Bedroom (front)	<input checked="" type="checkbox"/>
Bathroom (downstairs)	<input checked="" type="checkbox"/>	Garden	<input checked="" type="checkbox"/>

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Key For Action Points <i>(Action Points only to be completed by Property Inspectors where appropriate)</i>	
A	Urgent Action Required
B	Room not presenting well, work may be needed at the end of the Tenancy
C	Untidy – not currently detrimental to the room
D	Block Management responsibility and action
E	For information only, no action taken at this time
F	Action required, Landlord's instructions sought
G	Agent to arrange work / Agency dealing

Item	Condition / Comments	Action	Responsibility
Entrance			
	Nothing to report (See photo 1 to 2)		
Lounge			
Smoke detector	Not found		
	Room looks in a reasonable condition There's damp at the corner of the window. Started about a week ago. Outside had a small box where the water could be entering (See photo 3 to 6)	F	LL
Stairs / Landing			
Smoke detector	Unable to check		
	Nothing to report (See photo 7 to 8)		
Kitchen			
Smoke detector	Working		
	(See photo 9 to 12)		
shower room			
	Clean and everything working Nothing to report (See photo 13)		
Bedroom (back)			
	Clean and good condition (See photo 14)		
Bedroom (middle)			
Smoke detector	Not found		
	Clean and good condition (See photo 15 to 16)		
Bedroom (front)			
Smoke detector	Not found		

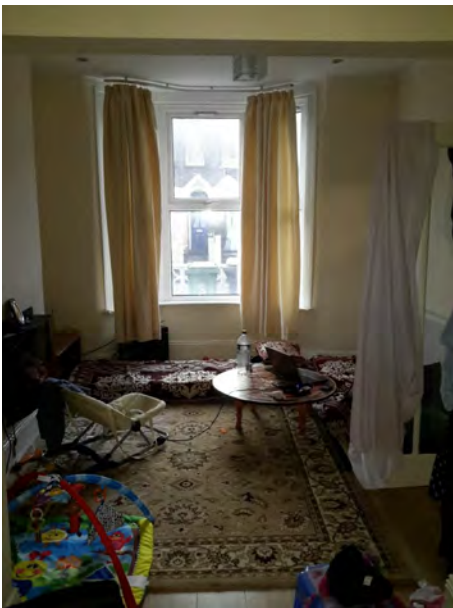
Bedroom (front)			
	Clean and good condition (See photo 17 to 18)		
Bathroom (downstairs)			
	Nothing to report (See photo 19 to 20)		
Garden			
	A little overgrown but TT will tidy in summer (See photo 21 to 22)	E	TT



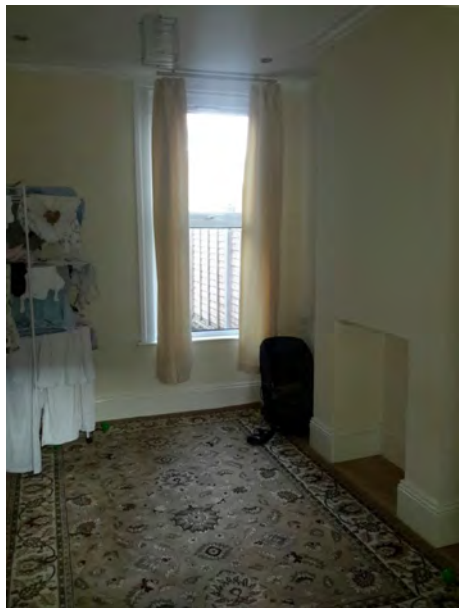
1. Entrance



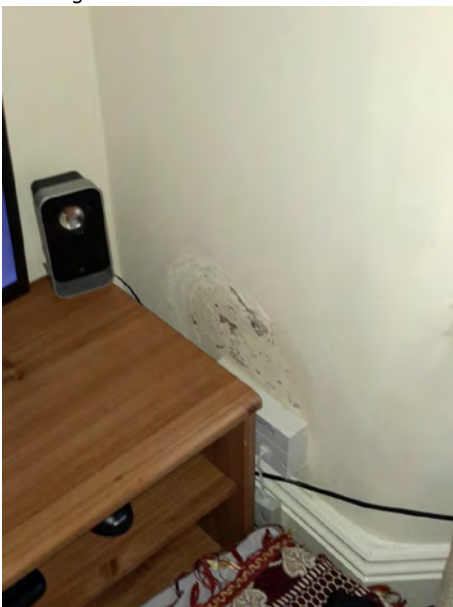
2. Entrance



3. Lounge



4. Lounge



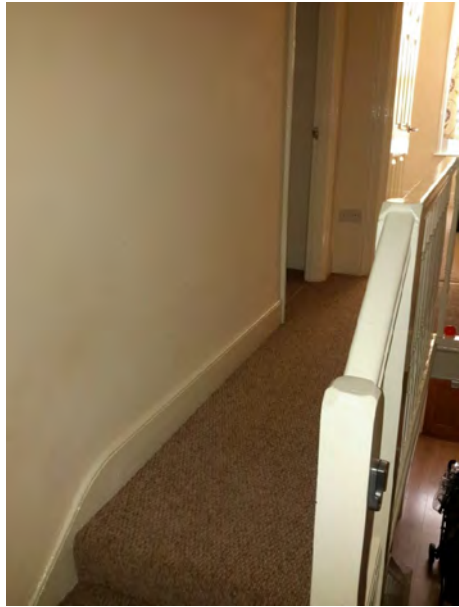
5. Lounge



6. Lounge



7. Stairs / Landing



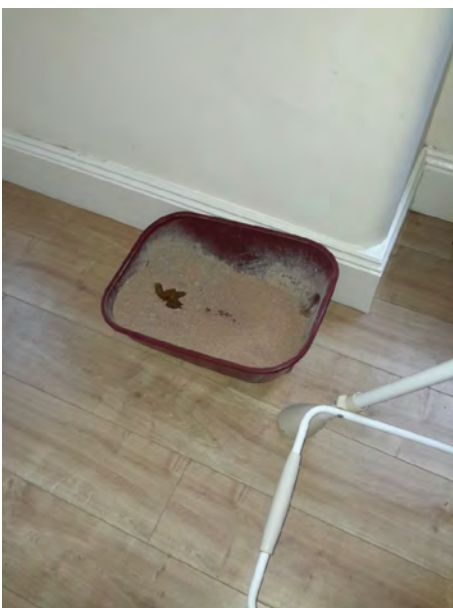
8. Stairs / Landing



9. Kitchen



10. Kitchen



11. Kitchen



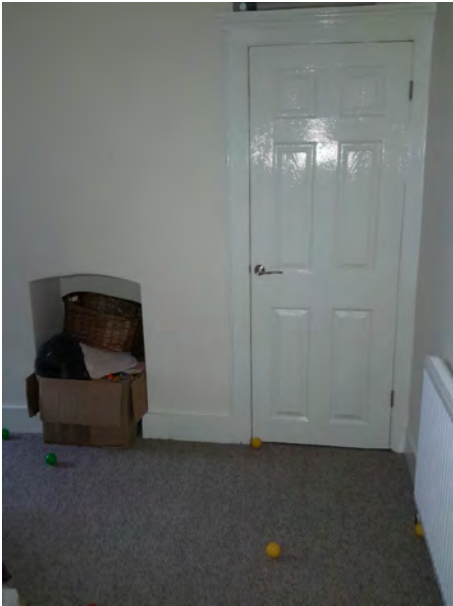
12. Kitchen



13. shower room



14. Bedroom (back)



15. Bedroom (middle)



16. Bedroom (middle)



17. Bedroom (front)



18. Bedroom (front)



19. Bathroom (downstairs)



20. Bathroom (downstairs)



21. Garden



22. Garden