

PROPERTY INSPECTION

ADDRESS: <u>Room 1 above Miso, 268-270 High Street, Orpington, Kent, BR6 0NB</u>
PROPERTY TYPE: Studio with en-suite
AGENT: Amanda Tobitt
DATE: 09/05/2024

Property Inspections will be undertaken to advise the landlord or letting agent if the tenant is looking after the property correctly. This report reflects the conditions found on the day of the inspection but will not necessarily accord with the condition found on the termination of the tenancy, nor is the inspection as extensive as that conducted upon termination of the tenancy. It is the opinion of the clerk only and is in no way a survey or structural report and only cleaning issues\damage will be noted.

	AREA	COMMENT
1	Outside	All appears to be ok.
2	HALLWAY	No issues, clean and tidy.
3	RECEPTION	Clean no issues to note with this room
4	KITCHEN Check for leaks and ensure taps are working and drains are clear Ensure boiler working correctly (if applicable)	Kitchen in good condition, no issues with drainage, appliances all in good working order, no issues to note.
5	BATHROOM Check for leaks and ensure taps are working and all drains are clear.	All appears to be ok, no leaks, drains clear.
6	SANITARYWARE	All working ok.
7	BEDROOM AREA	Clean and tidy, no issues to note.
8	OUTSIDE REAR SPACE Check exterior, roof and guttering. Check garden Check paving and fencing Trees Check windows for painting Check walls for painting Check for signs of vermin evidence	Ok N/A N/A N/A N/A N/A No issues.

GENERAL

1	MAINTENANCE ISSUES	No issues to note.
2	TENANTS OBSERVATIONS ITEMS NOT WORKING	No issues
3	EVIDENCE OF:	
	SUBLETTING	No
	PETS	No
	SMOKING/CIGARETTE BURNS	No
	DRUG PARAPHERNALIA	No
	WATER LEAKS	No
	FIRE DAMAGE	No
	DAMP / MOULD	No
4	HOUSE-KEEPING / CLEANING OVERVIEW	Clean
5	SMOKE ALARMS TESTED	Yes
6	CARBON MONOXIDE ALARM TESTED	Yes
7	ARE ALL ELECTRICAL SOCKETS WORKING	Yes
8	WINDOWS FOGGY OR BROKEN	No
9	CURTAINS AND BLINDS WORKING	Ok
10	ANY DECORATING REQUIRED	No









