

GENERAL

Property Code	THE001
Property Address	2 The Street, Anywhere, Ireland
Tenants name(s)	Joe Blogs
Date Inspected	18/10/2012
Property alarmed	No
Property inspected by	Property manager

ENTRANCE HALLWAY

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Very good
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	No air vent
Any sign of mould or condensation	No
Door stop is secure and in proper location	No door stop
General condition of the room	Very good
Work required	
Entrance hallway photo 1	



Entrance hallway photo 2



LIVING ROOM

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	See comments
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes
Any sign of mould or condensation	No
Window glass and handle are in good condition	Yes
General condition of the room	Very good
General Comments	

Some painting required where curtain pole has been moved
Work required

Paint where curtain pole has been moved

Livingroom photo 1



Livingroom photo 2



Livingroom photo 3



KITCHEN

<p>Flooring is in good condition, free from damage and is secure</p>	<p>Good</p>
<p>The walls are clear of hooks, nails, holes and paint is in good condition</p>	<p>Very good</p>
<p>Ceiling is in good condition, free of stress cracks and water stains</p>	<p>Very good</p>

Property Inspection during tenancy

Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes
Any sign of mould or condensation	No
Window glass and handle are in good condition	Yes
Counters are in good condition	Yes
Seal where counter meets wall and sink are clean and in good condition	Yes
There are no leaks from handle(s) or around base of the tap/taps	Yes
Fire extinguisher	No
Fire blanket	No
General condition of the room	Very good
Work required	

Replace fire extinguisher and fire blanket
Kitchen photo 1



Kitchen photo 2



Kitchen photo 3

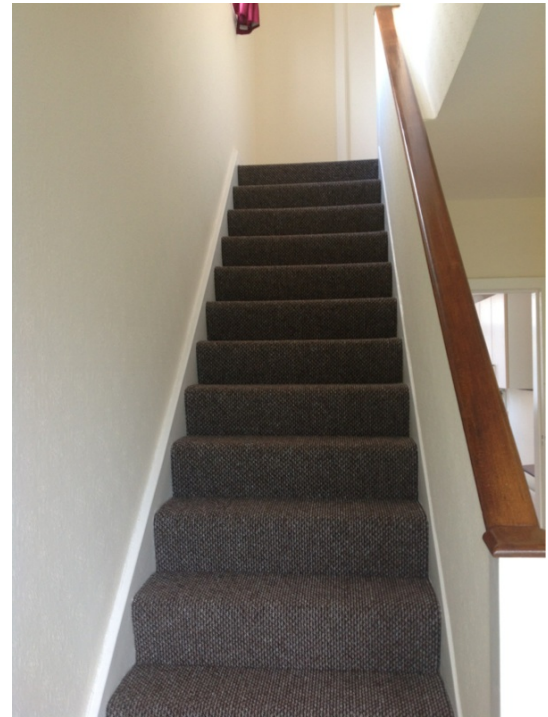


HALLWAY/STAIRS/LANDING

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Very good
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Not applicable
Any sign of mould or condensation	No
General condition of the room	Very good

Property Inspection during tenancy

Hallway photo 1



Hallway photo 2



BATHROOM

Flooring is in good condition, free from damage and secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Good
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes

Any sign of mould or condensation	No
Window glass and handle are in good condition	handle broken
Extractor fan is functioning and is free of dust	Fan not working
Counters are in good condition	Not applicable
Seal where counter meets wall and sink are clean and in good condition	Yes
There are no leaks under the sink and the ubend	No leaks
There are no leaks from handle(s) or around base of the tap/taps	Yes
Shower screen/door/curtain and rail are in good condition	Good
Inspect bath/shower walls. Press tiles to check for loose tiles and tiles are in good condition.	Very Good
Seal is in good condition	Yes
Toilet is free from leaks	Yes
Toilet seat is in good condition and secure.	Yes
Toilet is in good condition.	
General condition of the room	Very good

Work required

- Repair window handle
- Repair extractor fan
- Bathroom photo 1



Bathroom photo 2



Bathroom photo 3



Bathroom photo 4



BEDROOM 1

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Very good
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes
Any sign of mould or condensation	No
Window glass and handle are in good condition	Yes
General condition of the room	Very good

Property Inspection during tenancy

Bedroom 1 photo 1



Bedroom 1 photo 2



Bedroom 1 photo 3



BEDROOM 2

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Very good
Ceiling is in good condition, free of stress cracks and water stains	Cracks visible

Property Inspection during tenancy

Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes
Any sign of mould or condensation	No
Window glass and handle are in good condition	Yes
General condition of the room	Very good
General Comments	

Crack visible on ceiling. No work required.

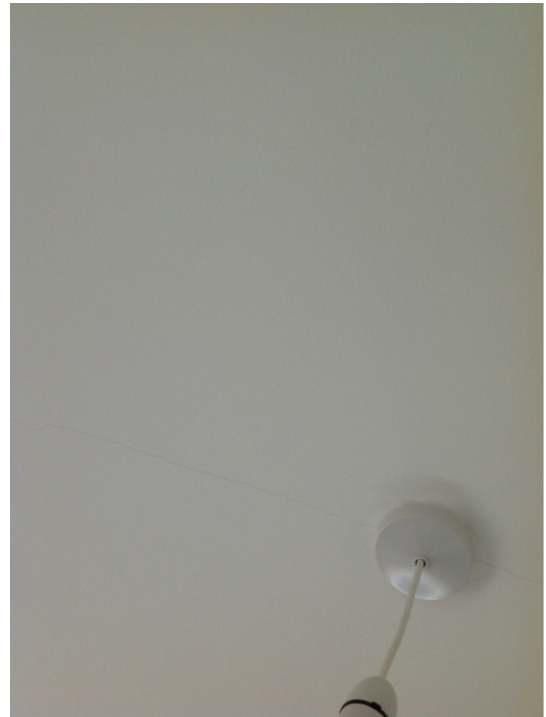
Bedroom 2 photo 1



Bedroom 2 photo 2



Bedroom 2 photo 3



BEDROOM 3

Flooring is in good condition, free from damage and is secure	Very good
The walls are clear of hooks, nails, holes and paint is in good condition	Very good
Ceiling is in good condition, free of stress cracks and water stains	Very good
Door(s), architraves and skirting are in good condition	Very good
Air vents are open/clear	Yes
Any sign of mould or condensation	No
Window glass and handle are in good condition	Yes
General condition of the room	Very good

Bedroom 3 photo 1



Bedroom 3 photo 2



Bedroom 3 photo 3



GENERAL INFORMATION

Overall general condition of the property

Property is in very good condition. The walls, ceilings and woodwork have been repainted. New carpet and curtains have been fitted throughout.

Service boiler See comments for date of last service on boiler

Ensure that all windows and doors are locked before leaving the property Yes

Reset alarm on leaving(only if alarm was on when entering) No alarm

Engage mortice/double throw lock on leaving(only if lock was on when entering) Yes

General Comments

Boiler serviced 3 months ago

REAR EXTERIOR OF THE PROPERTY

Roof	Good
Gutters and drain pipes	Good
Facia	Fair
Chimney stack/pointing	Good
Doors	Good

Windows	Good
Air vents are open/clear	Yes
Garden	See comments
General condition of the rear exterior	Very good
General comments	

Some paving slabs are uneven and may cause an accident
Work required

Level paving slabs
Rear exterior photo 1



Property Inspection during tenancy

Rear exterior photo 2



Rear exterior photo 3



FRONT EXTERIOR OF THE PROPERTY

Roof	Good
Gutters and drain pipes	Good
Facia	Good
Chimney stack/pointing	Good
Doors	Good
Windows	Good
Air vents are open/clear	Select one
Garden	See comments
General condition of the Front exterior	Good

Property Inspection during tenancy

General Comments

A tree has been cut from the garden and new grass seed planted.

Front exterior photo 1



Front exterior photo 2



DISCLAIMER

We did not carry out a detailed or structural survey of this property. We were not in a position to inspect the underfloor timbers or other parts of the structure which were covered, unexposed or inaccessible including electrical and plumbing services, and we are therefore unable to report that any such property is free from defect. Our inspection reports on the evidence visible on the exposed surfaces at the time of our inspection. We shall not be held liable for any faults or defects excluded from this report, whether visible, covered, unexposed or inaccessible.
