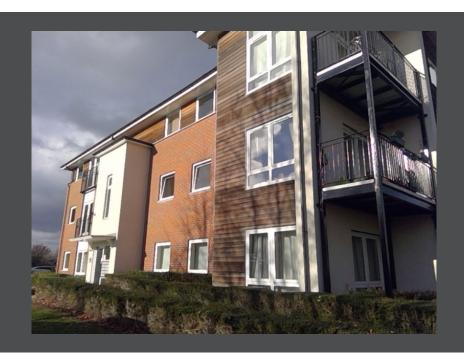


PROPERTY INSPECTION

25 Park Way, Caversham, Reading, Berkshire, RG1 2KY



Inspected by: EZ Property Reports

Prepared by: Carly Thompson

Date of inspection: 19/11/2018

Prepared for: Prospect Lettings







GENERAL CONDITION

Property in a clean condition, no lime scale or discolouration visible within bathroom. Flooring and carpet appear in a good condition, some light debris visible but no heavy damage can be seen. Flooring and carpet not inspected beneath items of furniture. Decor in good condition although in use marks and dirt marks can be seen to walls especially to entrance hall. Windows in working order, no mould or condensation visible. Kitchen and appliances appear in good condition

CLEANLINESS	■ Good ☐ Improvement required
KITCHEN & APPLIANCES	■ Good □ Requires attention
KITCHEN GROUT & SEALANT	■ Good □ Requires attention
CARPETS & FLOORING	■ Good □ Requires attention
DECOR	☐ Good ■ Requires attention
In use marks and dirt marks visible to walls especially to entrance hall	
BATHROOM & SANITARY WARE	■ Good □ Requires attention
BATHROOM GROUTING & SEALANT	■ Good □ Requires attention
EVIDENCE OF WATER LEAKAGE	☐ Yes ■ No
EVIDENCE OF WATER CLARAGE	_ 1c3 = 10
EVIDENCE OF DAMP/CONDENSATION	☐ Yes ■ No
SIGNS OF NEGLIGENCE & DAMAGE	☐ Yes ■ No





PETS	☐ Yes ■ No
SMOKING	☐ Yes ■ No
SIGNS OF OVER OCCUPANCY	☐ Yes ■ No
CONDITION OF GARDEN/GROUNDS	■ Good seasonal order □ Requires improvement
WINDOWS / FRAMES / FASCIAS	■ Good seasonal order □ Requires improvement
OUTSTANDING ISSUES	
No maintenance issues raised at time of inspection	
SMOKE ALARM & CARBON MONOXIDE DETECTORS	
One smoke detector to entrance hall	





Index of Photographs General Condition





