



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 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

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General Condition

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1.1

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1.2

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1.3

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1.4

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1.5

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1.6

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1.7

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1.8