Inspection report

2 Elm Street

Inspected by: Jack Barnett
Date of Inspection: 06/05/2021

RENT: NORTH EAST

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NOTES

Add comments and photos as needed

ASSESSMENT

Inside

Item	Description
Entrance Hall	Need smoke alarm on ground floor. 54.97845730571086°, -1.4974724549132719° 54.978405779149796°, -1.4974007687099802° 54.97841066017355°, -1.4973679143324634°

Inside (continued)

Item	Description
Living Room	Behind the sink in the kitchen all those tiles need putting back in place, the whole bench needs to be propped up as it is coming away, and the floor needs repairing where it is damaged and rotten. The tenant said that Ian had contacted him in regards to the floor, but was not able to call him back to arrange an appointment. 54.97847183943462°, -1.4973556716239789° 54.97848190844544°, -1.4973593119822415° 54.97847395438042°, -1.49735950754713° 54.978396096395315°, -1.4973343248313256° 54.97842124614033°, -1.4973269004198253° 54.97844869634637°, -1.497329627114369° 54.97845958910013°, -1.4973358341023069° 54.97846379430493°, -1.4973364471628279° 54.978473491981504°, -1.4973441707030053°

Inside (continued)

Item	Description
Living Room (continued)	54.97846852318429°, -1.497350695003401° 54.97847386867039°, -1.497344773219544° 54.9784867135412°, -1.4973328828593504° 54.97848846687003°, -1.497332406020597° 54.97848893954785°, -1.4973156158933° 54.978512411715734°, -1.497272580065697° 54.978512399567855°, -1.4972774983506842° 54.978511047711194°, -1.497280532958083° 54.97849299466869°, -1.497306607766819°

Inside (continued)

Item	Description
Living Room (continued)	54.97848643198111°, -1.4973061118777629° 54.97847414106605°, -1.4972989694602035° 54.97847047781404°, -1.4972970293997527° 54.97834960671037°, -1.497315480372216 8°

Initials: _____ / _____

Inside (continued)

Item	Description
WC	To the right-hand side of the bath the skirting board needs to be sealed and also the top trim of the tile work around the bath needs to be sealed, and a shower curtain is needed to stop any water getting out of the bathroom, floor feels a tiny bit bouncy but it could be just the actual floor covering. Fan is working well. 54.97840152876676°, -1.4975236780031171° 54.97845299316295°, -1.4974312920099686° 54.97846893973033°, -1.4974130492194142° 54.97846747458169°, -1.4974319891856918° 54.97848266190714°, -1.4974297329263317° 54.97848610656442°, -1.4974256356685742° 54.97850782024911°, -1.4974282070824148° 54.97851037903406°, -1.497416388562934° 54.97852769395898°, -1.4974432710254235°

Inside (continued)

Item	Description
Stairs	 54.97832212660503°, -1.497545626503289 8° 54.9783123227429°, -1.4975494727557377° 54.97832636911776°, -1.4974958837312948° 54.97833604246078°, -1.497477574954172 7° 54.97840428306171°, -1.497377282663614 7° 54.978412896716954°, -1.4973719962386338° 54.978430504454394°, -1.4973520550182122°

Inside (continued)

Item	Description
Master Bedroom	54.97850562981564°, -1.4973526250089544° 54.97851768257192°, -1.4973618822798516° 54.978520747269926°, -1.497370631429732° 54.97852883697876°, -1.4973740731081953° 54.97854861985613°, -1.4973742993110597°

Inside (continued)

Item	Description
Bedroom 2	54.97839063206576°, -1.497345050746013 3° 54.97840408491763°, -1.4973597133570287° 54.9784094201184 1°, -1.4973548015143627° 54.97841284167315°, -1.4973645778522424°

Inside (continued)

Item	Description
Bedroom 3	54.978445821040744°, -1.4973605667697465° 54.97844901653548°, -1.4973439732720408° 54.97849452281271°, -1.4973053650955193° 54.978505140273214°, -1.4972903094809449° 54.978524484058376°, -1.49725090566925°

Inside (continued)

Item	Description
Hallway	The banister as it comes up the stairs needs to be re-secured and then there needs another 1 at the top of the stairs, tenant has fallen down previously and has been knocked out for a couple of days so that is quite urgent. 54.978350606076006°, -1.497532846190290 8° 54.97835857632285°, -1.4975290263900378° 54.978425542782055°, -1.4974309702162365° 54.97845707657194°, -1.497355260462503° 54.978357246829965°, -1.4974529103531 7°

Outside

54.978481825374196°, -1.4975090098701325°

54.978489248119°, -1.497508554525766 3°

54.97851447705151°, -1.4974674876241807°

Item	Description
Front Garden	Banister secure as are stairs. 54.97856375897873°, -1.4973596761354766° 54.97856470097625°, -1.4973557515133689° 54.97860206012774°, -1.4973544528481957° 54.97861280735177°, -1.497350417629498° 54.9786047940717°, -1.4973591996261606°

Photo Index

Inside

54.97845730571086°,
-1.4974724549132719°

54.978405779149796°,
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54.97841066017355°,
-1.4973679143324634°

54.97847183943462°,
-1.4973556716239789°

54.97848190844544°,
-1.4973593119822415°

54.97847395438042°,
-1.49735950754713°

54.978396096395315°,
-1.4973343248313256°

54.97842124614033°,
-1.4973269004198253°

54.97844869634637°,
-1.497329627114369°

54.97845958910013°,
-1.4973358341023069°

54.97846379430493°,
-1.4973364471628279°

54.978473491981504°,
-1.4973441707030053°

Inside (continued)

54.97846852318429°,
-1.497350695003401°

54.97847386867039°,
-1.4973447773219544°

54.9784867135412°,
-1.4973328828593504°

54.97848846687003°,
-1.4973324060205997°

54.97848893954785°,
-1.49731561589333°

54.978512411715734°,
-1.497272580065697°

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-1.4972774983506842°

54.978511047711194°,
-1.497280532958083°

54.97849299466869°,
-1.497306607766819°

54.97848643198111°,
-1.4973061118777629°

54.97847414106605°,
-1.4972989694602035°

54.97847047781404°,
-1.4972970293997527°

Inside (continued)

54.97834960671037°,
-1.4973154803722168°

54.97840152876676°,
-1.4975236780031171°

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-1.4974312920099686°

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-1.4974297329263317°

54.97848610656442°,
-1.4974256356685742°

54.97850782024911°,
-1.4974282070824148°

54.97851037903406°,
-1.497416388562934°

54.97852769395898°,
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54.97832212660503°,
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54.9783123227429°,
-1.4975494727557377°

Inside (continued)

54.97832636911776°,
-1.4974958837312948°

54.97833604246078°,
-1.4974775749541727°

54.97840428306171°,
-1.4973772826636147°

54.978412896716954°,
-1.4973719962386338°

54.978430504454394°,
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Inside (continued)

54.97840942011841°,
-1.4973548015143627°

54.97841284167315°,
-1.4973645778522424°

54.978445821040744°,
-1.4973605667697465°

54.97844901653548°,
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54.978505140273214°,
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54.97845707657194°,
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54.978357246829965°,
-1.49745291035317°

Outside

54.9784818253741 96°,
-1.4975090098701325°

54.978489248119°,
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54.97851447705151°,
-1.4974674876241807°

54.97856375897873°,
-1.4973596761354766°

54.97856470097625°,
-1.4973557515133689°

54.97860206012774°,
-1.4973544528481957°

54.97861280735177°,
-1.497350417629498°

54.9786047940717°,
-1.4973591996261606°

DECLARATION

Whilst every care has been taken to ensure the accuracy of this schedule, accuracy cannot be guaranteed by the preparer.

The Landlord and the Tenant(s) are reminded that it is their responsibility to check the accuracy of this schedule and are advised to sign it in confirmation.

This inventory relates only to the furniture, furnishings and all 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, merely a record that such items exist in the property at the date of the inventory and the superficial content of same.

This is to certify that we the undersigned have carefully checked the foregoing inventory and subject to the marginal notes, consider this to be a fair and correct schedule of condition of the contents therein.

The tenant/landlord has 7 days from receipt of this inventory to notify the agent/landlord/inventory company of any discrepancies.

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____

Signature:

Title _____

Signature _____

Print Name _____

Date _____