



VCA PROPERTY INSPECTION

PROPERTY VISIT

FOR THE PREMISES:

Flat XXX The Cooperage, Gainsford Street, LONDON, SE1

TAKEN ON 10 March 2016

Prepared for HAART Residential Lettings.

Please note that this report is not a structural survey or inventory check and is to only provide a general examination of the above property. VCA Property Inspection cannot be held responsible for any failure to observe or report any defect not apparent during the inspection.

Tenant present?	Yes
Carried out by:	Victor Akutu

ROOM / AREA	CONDITION	ACTION REQUIRED
ROOF	N/A	
CHIMNEY STACKS	N/A	
GUTTERS / PIPES	N/A	
WINDOW / DOOR FRAMES	Good order	
BRICKWORK / RENDERING	N/A	
EXTERIOR DÉCOR	N/A	
FENCES / BOUNDARIES	N/A	
GARDENS	N/A	
DRIVE / PATHS	N/A	
GARAGE(S)	N/A	
OTHER BUILDINGS	N/A	
HALLWAY	Good order	
LOUNGE	Good order	
DININGROOM	Good order	
UTILITY ROOM	Good order	
KITCHEN	Under unit base unit lighting removed when washing machine was fixed	

STAIRS / LANDING	Lighting not sufficient – trip hazard	
BATHROOM(S)	Noisy extractor	
EN SUITE(S)	Extractor not working	
BEDROOM 1	Good order	
BEDROOM 2	Good order	
BEDROOM 3	Used as study / spare room. Tenant complained about noise from builders working in the court yard	
W/C		
Study	Good order	
(other)		
(other)		
HOUSEKEEPING / CLEANLINESS	Generally clean and tidy	
GENERAL MAINTENANCE	Generally in good order	
EVIDENCE OF SMOKING	No	
EVIDENCE OF PETS	No	
SMOKE/CO ALARMS (as per new legislation)	No spoke alarm nor carbon monoxide detector in the flat	
OTHER COMMENTS	Tenant said noise from builder's work for 7 months is her main problem	
RECENT REPAIRS INSPECTED	Tenant reported replacement of washing machine a couple of weeks ago but contractor for to put back a section of lighting panel	



Hallway



Utility Cupboard



Balcony

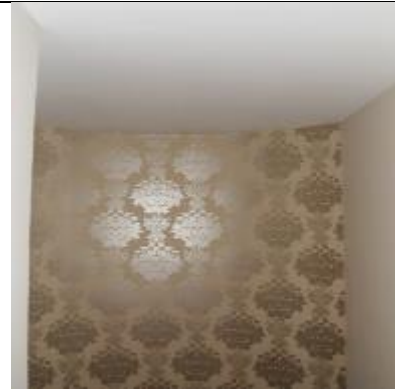


Bathroom and noisy extractor



Ensuite Bedroom

Ensuite and Extractor not working



2nd Bedroom

Stairs – poor lighting



Under unit lighting removed by engineer

Lounge and Dining area



Study

2nd Stairs to Study

PROPERTY VISIT

FOR THE PREMISES:

Flat XXX The Cooperage, Gainsford Street, LONDON, SE1

TAKEN ON 10 March 2016

Prepared for HAART Residential Lettings.

By signing the below, the tenant agrees that they were present during the listed property inspection and that they have fully read and understood the comments noted within this report.

Tenant name	
Signature	