

Inspection

for

169 Redhill Avenue, Castleford, WF10 4QW



Appointment Date

28 November 2024

Assessor

Josh Johnson

Client

Peter Camfield

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Glossary of Terms

Section	Rating	What it means
Inspection Areas (Condition)	Excellent	Brand new property or recently refurbished area. No signs of damage.
	Good	May have negligible signs of wear, but no serious faults in appearance or functionality.
	Fair	Signs of wear/minor damage present. Small chips, marks and/or other imperfections present.
	Poor	Showing extensive signs of wear. Large chips, marks and/or other defects that can be considered serious.
	Unacceptable	Not fit for purpose. Extensively damaged and likely to need professional repair.
Inspection Areas (Cleanliness)	Excellent	Immaculate. Cleaned to a professional standard.
	Good	May have some very minor dust or marks, but generally in a satisfactory state of cleanliness.
	Fair	Showing average signs of dust, dirt and/or marks. May benefit from light cleaning.
	Poor	Showing extensive signs of dust, dirt and/or marks. Requires cleaning to bring back to a satisfactory state.
	Unacceptable	Extremely dirty and not fit for purpose. Requires thorough cleaning to a professional standard.

Disclaimer

This report provides an impartial and easy to follow schedule of condition for each of the main features of the property on a room-by-room basis, together with details of its contents, if present. It has been prepared on the understanding that, where no comment on the condition of an element or item is made by the assessor, the element or item is taken to be in a good, clean, serviceable condition and without any defects.

This report will specifically identify, and comment on, defects or elements that are in poor condition that have been observed during the inspection. These will be evidenced in the narrative of the report and evidenced with photographs contained in the report.

Where descriptive words such as 'silver', 'chrome' and 'oak' are used in this report, it is understood that this is merely a description of the appearance of the item and not necessarily the actual material. The description of the listed items is for identification purposes only. New items will only be described as such when they are in a new or newly refurbished building or still in their manufacturer wrapping.

Where a report is compiled at a property that is not new or newly refurbished, it is understood that the condition of the inspection areas and items can be assumed to have some form of wear and tear, unless otherwise noted.

What this report does not tell you:

The person preparing this report is not an expert on fabrics, woods, materials, antiques and other such items that may be reported on. This report will not necessarily mention structural defects and does not give any advice on any repair work that may or may not be required, nor the cost of any such work. Fixtures and fittings are listed and described, but may not have been tested to confirm the working condition.

What is inspected?

The assessor carries out a visual inspection of the inside of the main building, together with any contents, and will carry out a general inspection of the remainder of the building, including the exterior cosmetic elements and any permanent outbuildings. Inaccessible areas and loft areas are not inspected.

Belongings left by the landlord in a locked room or outbuildings will not be inspected and are the sole responsibility of the landlord. Items of little monetary value are listed and described generically. For example, a bookshelf may be described as containing 'a number of paperback books'.

Ownership:

This report remains the property of the instructing party and shall not be used without their written permission.

End of Tenancy Guidance Notes

At the end of the tenancy period, it is expected that the property and its contents will be in a similar condition and state of cleanliness as noted in the report compiled before the tenancy began.

If areas or items have been damaged to a point that is believed to exceed what can be deemed as fair wear and tear, such areas or items may need to be repaired or replaced. The cost of this will be deducted from the tenant's deposit. Where areas or items need to be repaired or replaced, receipts should be retained and produced if required.

If the standard of cleaning is not satisfactory, most managing agents or landlords will instruct a professional cleaner to bring the property back to a satisfactory standard. The cost if this will be deducted from the tenant's deposit. Where professional cleaners are used, receipts should be retained and produced if required.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are:

- Carpets should be professionally cleaned before the end of the tenancy in accordance with the inventory or tenancy agreement and vinyl/tile flooring should be left clean and free from cracks or tears.
- Curtains should be professionally cleaned before the end of a tenancy in accordance with the inventory or tenancy agreement.
- The decor throughout the property should be in the same state and condition as at the start of the tenancy, as detailed within the report compiled before the tenant(s) moved in. Charges may be incurred if picture hooks, nails, screws or screw holes have been added and are not removed and/or repaired to a satisfactory standard. It is recommended that excessive marks and fingerprints are removed from the decor. Whilst reasonable wear and tear is expected, your fingerprints to walls and doors will be considered a cleaning issue.
- Refrigerators and freezers should be defrosted, switched off and left open to avoid smelling.
- Ovens, hobs, extractor units and microwaves should be cleaned thoroughly of burnt-on deposits and grease, and the doors and seals should be cleaned.

Gardens, where applicable, should be left in a neat and tidy order. Lawns should be cut, borders and planters weeded, hedges trimmed and pathways and patios weeded and swept.

All smoke and carbon monoxide alarms will have been checked and will be in working order as of the date of this report. It is the responsibility of the tenant to keep them in working order throughout the life of the tenancy. Any faults, other than battery replacement, should be reported immediately.

Checklist

Inspection Checklist

Does this property have Gas?

YES

Carbon monoxide detectors tested and working (If applicable)?

YES

Smoke / heat detectors tested and working?

YES

Evidence of smoking?

NO

Evidence of condensation?

NO

Evidence of damp?

NO

Evidence of clients residing at the property not listed on the Tenancy agreement?

NO

Evidence of pets?

NO

Is the property being generally maintained to a good standard?

YES

Report Summary

Inspection Areas	Condition	Cleanliness	Defects	Photos
Entrance/Hallway	Good	Good	⌚ 1	📷 2
Living Room	Good	Good	⌚ 0	📷 1
Kitchen	Fair	Fair	⌚ 0	📷 4
Master Bedroom	Good	Good	⌚ 0	📷 2
Bedroom 2	Good	Good	⌚ 0	📷 1
Bathroom	Good	Good	⌚ 1	📷 5

External Areas

Description



Notes

Comments
Property good condition on a whole. 2 issues reported which require attention.

Inspection Areas

1: Entrance/Hallway

Name	Date	Condition	Cleanliness	Description
1:1 General Overview	28 Nov 2024	Good	Good	Damp starting to come through Maintenance



1:1 General Overview

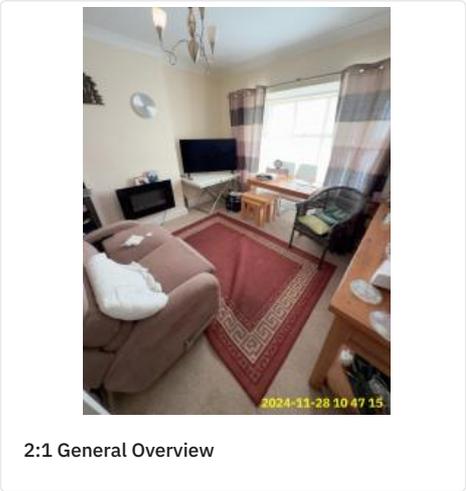


1:1 General Overview

Damp starting to come through

2: Living Room

Name	Date	Condition	Cleanliness	Description
2:1 General Overview	28 Nov 2024	Good	Good	



3: Kitchen

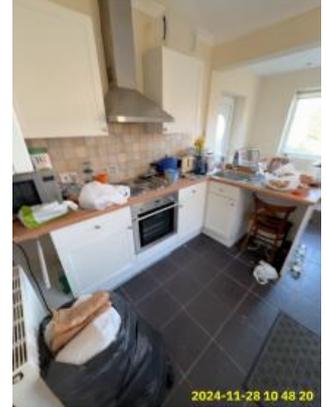
Name	Date	Condition	Cleanliness	Description
3:1 General Overview	28 Nov 2024	Fair	Fair	Lots of takeaways



3:1 General Overview



3:1 General Overview



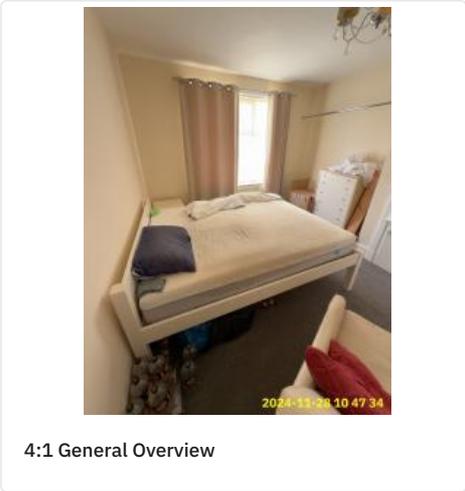
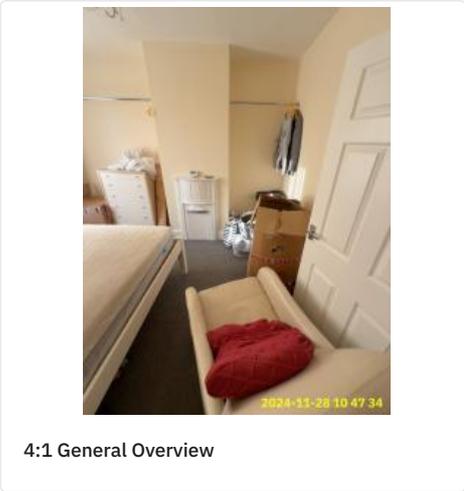
3:1 General Overview



3:1 General Overview

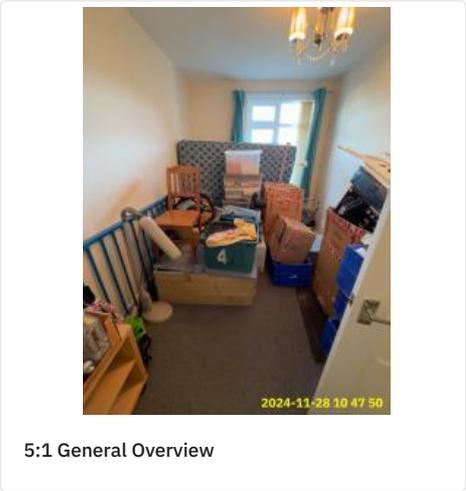
4: Master Bedroom

Name	Date	Condition	Cleanliness	Description
4:1 General Overview	28 Nov 2024	Good	Good	



5: Bedroom 2

Name	Date	Condition	Cleanliness	Description
5:1 General Overview	28 Nov 2024	Good	Good	



6: Bathroom

Name	Date	Condition	Cleanliness	Description
6:1 General Overview	28 Nov 2024	Good	Good	Toilet not taking away at solids Maintenance



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview



6:1 General Overview
Toilet not taking away at solids

Summary of Defects

Maintenance

Entrance/Hallway	
<p>General Overview</p> <p>Condition Good</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none">• Damp starting to come through

Bathroom	
<p>General Overview</p> <p>Condition Good</p> <p>Cleanliness Good</p>	<ul style="list-style-type: none">• Toilet not taking away at solids

Declarations

Assessor Declaration

I confirm that this report reflects my assessment of the property.

Name: Josh Johnson

Email: josh@logiclettings.co.uk

Signature received: 28 November 2024 10:50:54

Josh Johnson