Management Inspection Report

Flat 5, 2-6 Boswell Court, London, WC1N 3PS



Taken from marketing literature



Property Manager

Deena Kneafsey

Date of report

Friday, 24 January 2020

Foxtons reference

CHPK0298726

Your management inspection

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A brief overview of the current state of the property

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Flagging of significant issues within the property that require your urgent attention

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Photographs of general wear and tear and more minor maintenance issues for your information

Inspection Summary



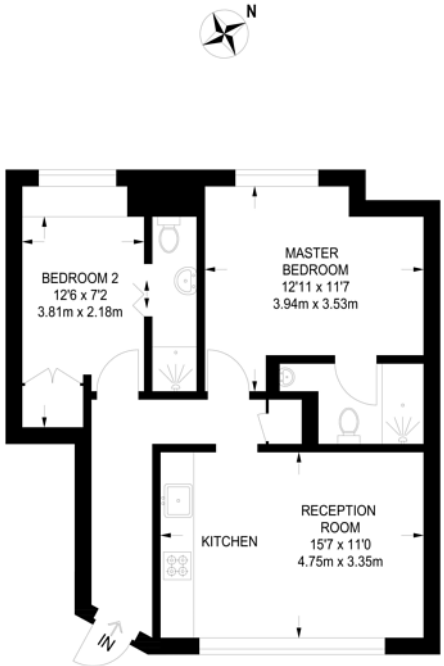
OK condition

Date of Inspection:

Monday, 20 January 2020

Comment from Inspection Clerk

The property is in fair order and appears generally well maintained with some exceptions which are noted in the report.



GROUND FLOOR
555 SQ FT / 51.6 SQ M

Additional notes

For any questions regarding this report and its contents please do not hesitate to contact your property manager



Deena Kneafsey

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Urgent Action Required!

Entrance Hall : Fixtures

Is not in best order - The utility room door has detached from the frame. Looks like door is too heavy for the frame.





Entrance Hall





Fixtures

✘ Is not in best order

(More details in 'Urgent Action Required!')

Flooring

✘ Is not in best order

(More details in 'Existing conditions')

Entrance Hall (cont.)

Lighting

✘ Switches and lights do not appear to operate correctly

(More details in 'Existing conditions')

Electrical socket(s)

✔ Those seen are secure and in good visual order

Smoke alarm

i Smoke alarm

(More details in 'Existing conditions')

Paintwork

✘ Is not in best order

(More details in 'Existing conditions')

Reception Room/Kitchen





Fixtures

✔ Appear to be properly attached and in good working order

Kitchen sink(s)

✔ Sink is in good visual order, securely fixed with no signs of cracks

Lighting

✔ Switches and lights appear to operate correctly

Kichen unit(s)

✔ In good clean order

Electrical socket(s)

✔ Those seen are secure and in good visual order

Window(s)

✔ Frames are in good decorative order internally

Master Bedroom



Fixtures

✔ Appear to be properly attached and in good working order

Lighting

✔ Switches and lights appear to operate correctly

Electrical socket(s)

✔ Those seen are secure and in good visual order

Master Bedroom (cont.)

Smoke alarm

i Smoke alarm

(More details in 'Existing conditions')

Window(s)

✔ Frames are in good decorative order internally

Paintwork

✘ Is not in best order

(More details in 'Existing conditions')

En Suite Shower Room



Toilet

✔ In good visual order and flushes correctly

Fixtures

✔ Appear to be properly attached and in good working order

En Suite Shower Room (cont.)

Shower

✘ Tray is not in best order

(More details in 'Existing conditions')

Lighting

✔ Switches and lights appear to operate correctly

Bathroom sink(s)

✔ Sink is in good visual order, securely fixed with no signs of cracks

Second Bedroom



Fixtures

✔ Appear to be properly attached and in good working order

Lighting

✔ Switches and lights appear to operate correctly

Electrical socket(s)

✔ Those seen are secure and in good visual order

Second Bedroom (cont.)

Smoke alarm

i Smoke alarm

(More details in 'Existing conditions')

Window(s)

✔ Frames are in good decorative order internally

Paintwork

✘ Is not in best order

(More details in 'Existing conditions')

En Suite Shower Room





Toilet

✔ In good visual order and flushes correctly

Fixtures

✔ Appear to be properly attached and in good working order

En Suite Shower Room (cont.)

Shower

✘ Tray is not in best order

(More details in 'Existing conditions')

Lighting

✔ Switches and lights appear to operate correctly

Bathroom sink(s)

✔ Sink is in good visual order, securely fixed with no signs of cracks

Utilities

Kitchen appliances

i Oven - Brand: Bosch.



Utilities (cont.)

Kitchen appliances (cont.)

i Fridge/Freezer - Brand: Bosch.



Utilities (cont.)

Kitchen appliances (cont.)

i Washing machine - Brand: Hotpoint.



Utilities (cont.)

Kitchen appliances (cont.)

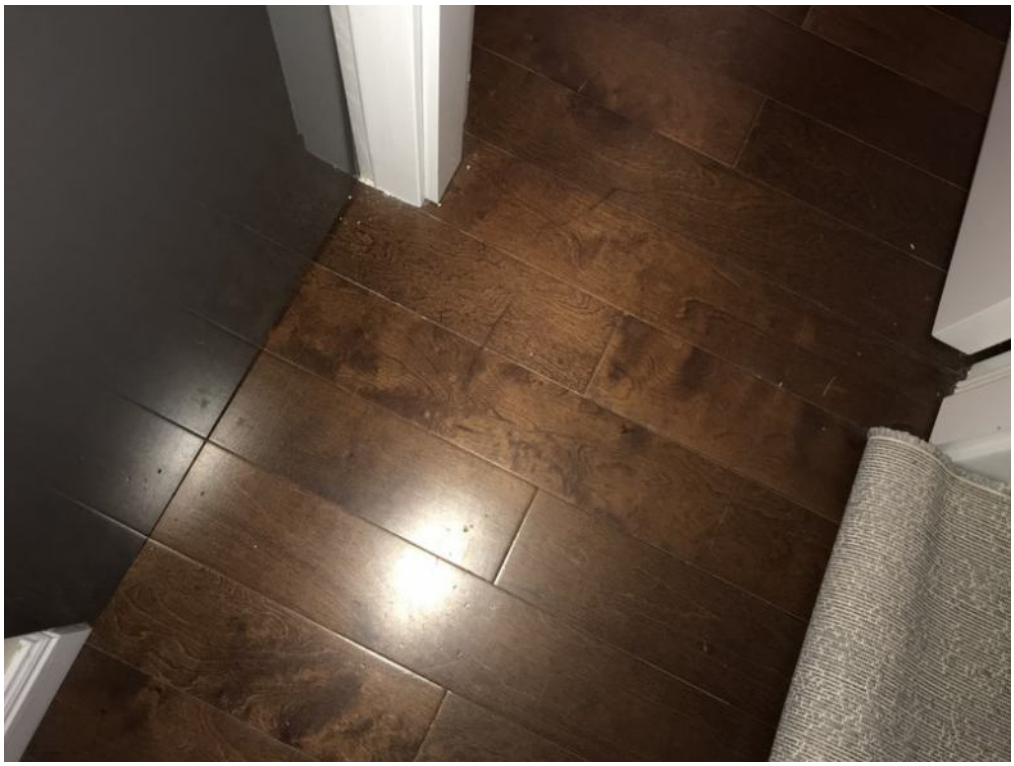
i Dish washer - Brand: Beko.



Existing conditions

Entrance Hall : Flooring

Is not in best order - There is scuffing in places.



Existing conditions (cont.)

Entrance Hall : Lighting

Switches and lights do not appear to operate correctly - One of the lights has blown but the tenant cannot change the bulb.



Existing conditions (cont.)

Entrance Hall : Smoke alarm

Smoke alarm - The smoke alarm was not tested because it is too high. The light is on so shows has power.



Existing conditions (cont.)

Entrance Hall : Paintwork

Is not in best order - There is scuffing in places.



Existing conditions (cont.)

Master Bedroom : Smoke alarm

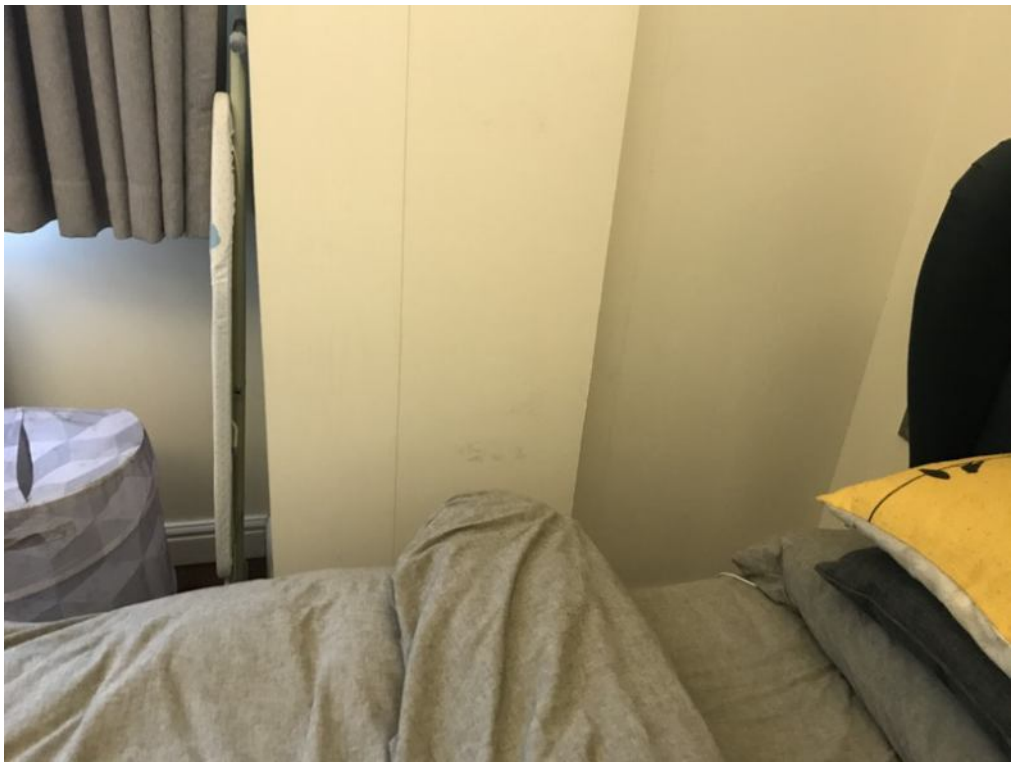
Smoke alarm - The smoke alarm was not tested because it is too high. The light is on so shows has power.



Existing conditions (cont.)

Master Bedroom : Paintwork

Is not in best order - There is scuffing in places.



Existing conditions (cont.)

En Suite Shower Room : Shower

Tray is not in best order - The seal is mouldy. There is watermarking in places.





Existing conditions (cont.)

Second Bedroom : Smoke alarm

Smoke alarm - The smoke alarm was not tested because it is too high. The light is on so shows has power.



Existing conditions (cont.)

Second Bedroom : Paintwork

Is not in best order - There is scuffing in places.



Existing conditions (cont.)

En Suite Shower Room : Shower

Tray is not in best order - The seal is mouldy.

