



PRS EOT - End-of-Tenancy Inspection

28 Oct 2020 / Martin Linnane

Complete

| | | | | | |
|---------------|--|--------------|----|---------|---|
| Score | 78.63% | Failed items | 18 | Actions | 3 |
| Conducted on | 28th Oct, 2020 10:20 AM GMT | | | | |
| Prepared by | Martin Linnane | | | | |
| Customer | [REDACTED] | | | | |
| Client / Site | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] | | | | |

Failed Items & Actions

18 failed, 3 actions

Failed items

18 failed, 1 action

EOT Inspection / INTERIOR ENTRY

Smoke Detector Battery

Needs Replacement

EOT Inspection / INTERIOR ENTRY / HEALTH & SAFETY

CO2 Detector

Poor

EOT Inspection / PROPERTY EXTERIOR

Garage / Out Buildings

Poor

Rear yard area, fix broken waste pipes, remove untidy obsolete cabling off walls, fill hole in around pipe masonry, remove existing obsolete flue and brackets from wall and chimney, check gutters, re roof over gas boiler, remove old planters and dispose.



Photo 9

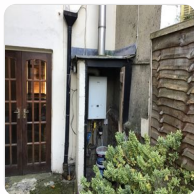


Photo 10

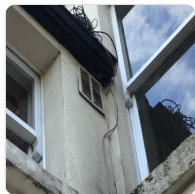


Photo 11

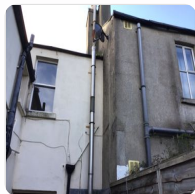


Photo 12

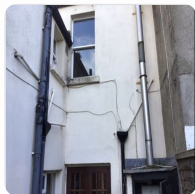


Photo 13

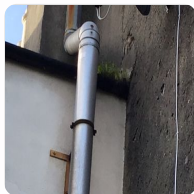


Photo 14



Photo 15

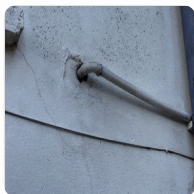


Photo 16

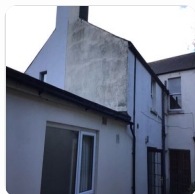


Photo 17



Photo 18

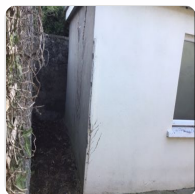


Photo 19



Photo 20

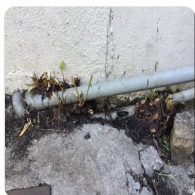


Photo 21

To do | Priority Low | Due 4th Nov, 2020 1:00 PM GMT | Created by Martin Linnane

To repair the waste pipes along wall at ground level we need to remove the weeds/plants then break out some of the wall and get access to the existing pipes to make connections. Then fix them in position and make good the masonry.

EOT Inspection / LIVING AREAS

Blinds/ Curtains

Poor

EOT Inspection / LIVING AREAS
Smoke Detector Battery

Needs Replacement

EOT Inspection / KITCHEN
Smoke Detector Battery

Needs Replacement

EOT Inspection / KITCHEN
Toaster

Needs Replacement

EOT Inspection / KITCHEN
Kettle

Needs Replacement

EOT Inspection / BEDROOM / BEDROOM 1
Smoke Detector Battery

Needs Replacement

EOT Inspection / BEDROOM / BEDROOM 2
Mattress/ Base

Damaged

EOT Inspection / BEDROOM / BEDROOM 2
Mattress Protector

Needs Replacement

EOT Inspection / BEDROOM / BEDROOM 2
Furniture

Poor

EOT Inspection / BEDROOM / BEDROOM 2
Smoke Detector Battery

Needs Replacement

EOT Inspection / BEDROOM / BEDROOM 3
Smoke Detector Battery

Needs Replacement

EOT Inspection / BATHROOM / BATHROOM 1
Furniture

Wear & Tear

EOT Inspection / BATHROOM / BATHROOM 2
Furniture

Wear & Tear

EOT Inspection
Blinds/ Curtains

Poor

EOT Inspection
Smoke Detector Battery

Needs Replacement

Other actions

2 actions

EOT Inspection / PROPERTY EXTERIOR

Entry Door

Fair

Some warping in the door itself has created draft areas which have already been fitted with draft excluders.



Photo 1

To do | Priority Low | Due 4th Nov, 2020 1:00 PM GMT | Created by Martin Linnane

Unfortunately the door has warped and thus incredibly difficult to seal with draught excluders. Remedy is to change door.

EOT Inspection / PROPERTY EXTERIOR

Entrance / Driveway

Fair

Both garden and path to the front of the house require maintenance and general tidying up. The original wrought iron railings are falling away due to broken wall.

There is an issue with water ingress on the front facade of the house. There is a section of plaster that shows signs of cracking and blowing and it is my view that water is penetrating these cracks and becoming apparent in the living room.

This has been repaired previously but unfortunately hasn't remedied the problem. It's our opinion that in order to stop this ingress that a large section of the plaster is hacked off and made good.



Photo 2



Photo 3

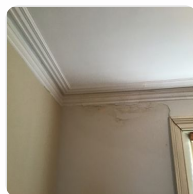


Photo 4

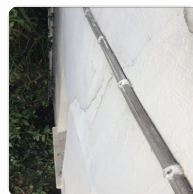


Photo 5

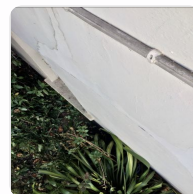


Photo 6

To do | Priority Low | Due 4th Nov, 2020 1:00 PM GMT | Created by Martin Linnane

Hack off existing plaster until you reach solidly adhered plaster around the area. Remove all loose material and treat with a upvc liquid to create bond to the masonry then plaster in layers until you've achieved a well bonded finish coat. Then paint.

EOT Inspection

3 actions, 18 failed, 78.63%

PROPERTY EXTERIOR

1 action, 100%

Entry Door

Fair

Some warping in the door itself has created draft areas which have already been fitted with draft excluders.



Photo 1

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Unfortunately the door has warped and thus incredibly difficult to seal with draught excluders. Remedy is to change door.

Locks

Fair

Exterior Light

N/A

Intercom / Doorbell

N/A

Door knocker

Postbox

N/A

INTERIOR ENTRY

2 failed, 81.82%

Intercom

Fair

Walls & Ceiling

Full Paint

Area requires painting

Flooring

Fair

Skirting

Fair

Doors/ Windows

Fair

Lights/Switches/Sockets

Good

Fire Safety

Compliant

Smoke Detector Battery

Needs Replacement

HEALTH & SAFETY

1 failed, 66.67%

Fire Blanket

OK

CO2 Detector

Poor

Area Clear of Debris

N/A

METER READINGS

MPRN Electricity Meter Reading

GPRN Gas Meter Reading

PROPERTY EXTERIOR

2 actions, 1 failed, 66.67%

Entrance / Driveway

Fair

Both garden and path to the front of the house require maintenance and general tidying up. The original wrought iron railings are falling away due to broken wall.

There is an issue with water ingress on the front facade of the house. There is a section of plaster that shows signs of cracking and blowing and it is my view that water is penetrating these cracks and becoming apparent in the living room.

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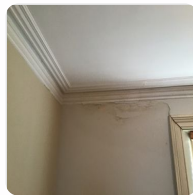


Photo 4

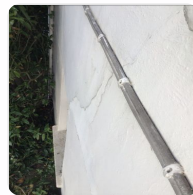


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Hack off existing plaster until you reach solidly adhered plaster around the area. Remove all loose material and treat with a upvc liquid to create bond to the masonry then plaster in layers until you've achieved a well bonded finish coat. Then paint.

Gardens

Fair

Garden requires tidying up and the railings require repairs.



Photo 7



Photo 8

Garage / Out Buildings

Poor

Rear yard area, fix broken waste pipes, remove untidy obsolete cabling off walls, fill hole in around pipe masonry, remove existing obsolete flue and brackets from wall and chimney, check gutters, re roof over gas boiler, remove old planters and dispose.



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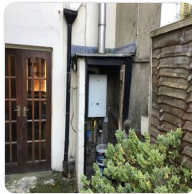


Photo 10



Photo 11



Photo 12

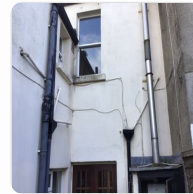


Photo 13

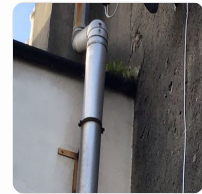


Photo 14



Photo 15

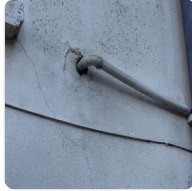


Photo 16

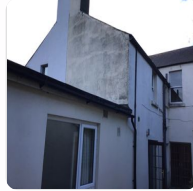


Photo 17



Photo 18



Photo 19

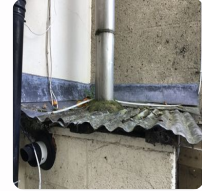


Photo 20



Photo 21

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To repair the waste pipes along wall at ground level we need to remove the weeds/plants then break out some of the wall and get access to the existing pipes to make connections. Then fix them in position and make good the masonry.

ATTIC

0%

Area Clear of Debris

I did not gain access to the attic.

Flooring / Insulation?

Check Storage Tank

LIVING AREAS

2 failed, 77.78%

LIVING ROOM

Furniture

N/A

Walls & Ceiling

Full Paint

Requires painting and stain retarding in area where leak is apparent.



Photo 22

| | |
|-----------------------|------|
| Flooring Type | Wood |
| Flooring | Fair |
| Skirting | Fair |
| Doors/ Windows | Fair |

Internal doors are good and the window in the living room. The french type doors leading out to the rear yard is single glazed and draughty.

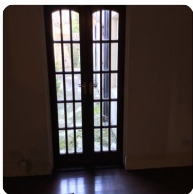


Photo 23

| | |
|--------------------------------|-------------------|
| Blinds/ Curtains | Poor |
| Lights/Switches/Sockets | Good |
| Smoke Detector Battery | Needs Replacement |

KITCHEN

3 failed, 85.71%

| | |
|----------------------------|------------|
| Sink | Fair |
| Furniture | OK |
| Walls & Ceiling | Full Paint |

Requires painting.

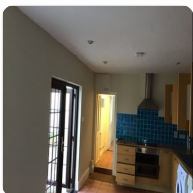


Photo 24



Photo 25

| | |
|-----------------------|--------------|
| Flooring Type | Ceramic Tile |
| Flooring | Fair |
| Doors/ Windows | Fair |

Exterior door leading into rear yard is a new pvc type and there's a single glazed window in the kitchen also.



Photo 26

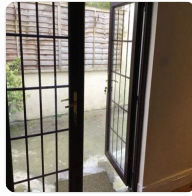


Photo 27

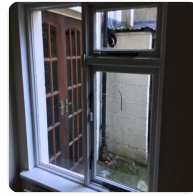


Photo 28

| | |
|---------------------------------------|-------------------|
| Blinds/ Curtains | N/A |
| Lights/Switches/Sockets | Good |
| Under Counter Lights | N/A |
| Fire Safety | N/A |
| Smoke Detector Battery | Needs Replacement |
| Appliances | 100% |
| Stove/ Hob | Fair |
| Extractor Fan Clean & Test | Fair |
| Oven | Fair |
| Dishwasher | Fair |
| Fridge Freezer | Fair |
| Fridge Light Bulb | OK |
| Washer/ Dryer | Fair |
| Microwave | N/A |
| Toaster | Needs Replacement |
| Kettle | Needs Replacement |
| BEDROOM | 6 failed, 75.76% |
| BEDROOM 1 | 1 failed, 81.82% |
| Mattress/ Base | N/A |
| Mattress Protector | |
| Furniture | N/A |
| Walls & Ceiling | Full Paint |

Full paint required. Existing furniture is dated and I'm currently exploring the the possibility of painting same.



Photo 29

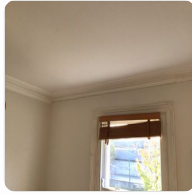


Photo 30

| | |
|--------------------------------|-------------------|
| Flooring Type | Wood |
| Flooring | Fair |
| Skirting | Fair |
| Doors/ Windows | Good |
| Lights/Switches/Sockets | Good |
| Fire Safety | N/A |
| Smoke Detector Battery | Needs Replacement |

BEDROOM 2

4 failed, 63.64%

| | |
|----------------------------|-------------------|
| Mattress/ Base | Damaged |
| Mattress Protector | Needs Replacement |
| Furniture | Poor |
| Walls & Ceiling | Full Paint |

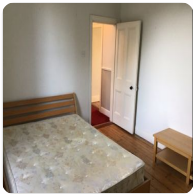


Photo 31






Photo 32

| | |
|--------------------------------|-------------------|
| Flooring Type | Wood |
| Flooring | Fair |
| Skirting | Fair |
| Doors/ Windows | Good |
| Lights/Switches/Sockets | Good |
| Fire Safety | N/A |
| Smoke Detector Battery | Needs Replacement |

BEDROOM 3

1 failed, 81.82%

| | |
|---|-------------------|
| Mattress/ Base | N/A |
| Mattress Protector | |
| Furniture | N/A |
| Walls & Ceiling | Full Paint |
|    | |
| Photo 33 | Photo 34 |
| Photo 35 | |
| Flooring Type | Wood |
| Flooring | Fair |
| Skirting | Fair |
| Doors/ Windows | Good |
| Lights/Switches/Sockets | Good |
| Fire Safety | N/A |
| Smoke Detector Battery | Needs Replacement |

BATHROOM

2 failed, 85.71%

BATHROOM 1

1 failed, 85.71%

| | |
|--------------------------|-------------|
| Sink & Counter | Fair |
| Mirror | Fair |
| Furniture | Wear & Tear |
| Bath/ Shower | N/A |
| Bath/ Shower Silicon | OK |
| Shower Curtain | |
| WC/ Toilet Seat | Fair |
| Plumbing/ Leaking? | Good |
| Cabinet & Drawers | Fair |
| Extractor Fan Clean&Test | Good |



Photo 36

| | |
|-------------------------------------|-------------------|
| Walls & Ceiling | Full Paint |
| Ceilings only | |
| Flooring Type | Ceramic Tile |
| Flooring | Fair |
| Skirting | Fair |
| BATHROOM 2 | |
| | 1 failed, 85.71% |
| Sink & Counter | Fair |
| Mirror | Fair |
| Furniture | Wear & Tear |
| Bath/ Shower | N/A |
| Bath/ Shower Silicon | OK |
| Shower Curtain | |
| WC/ Toilet Seat | Fair |
| Plumbing/ Leaking? | Good |
| Cabinet & Drawers | Fair |
| Extractor Fan Clean&Test | Fair |
| Walls & Ceiling | Full Paint |
| Ceilings only | |
| Flooring Type | Ceramic Tile |
| Flooring | Fair |
| Skirting | Fair |
| Doors/ Windows | Good |
| Blinds/ Curtains | Poor |
| Fire Safety | N/A |
| Smoke Detector Battery | Needs Replacement |

SIGN OFF

General Comments

Overall the property is quite sound and would benefit from upgrades such as replacement of the french doors. Remedial works for the items listed above will be quoted for separately from this report.

Inspected by (Full Name and Signature)

Martin Linnane

Inspection Date

28th Oct, 2020 10:20 AM GMT

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

Photo 14



Photo 15

Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

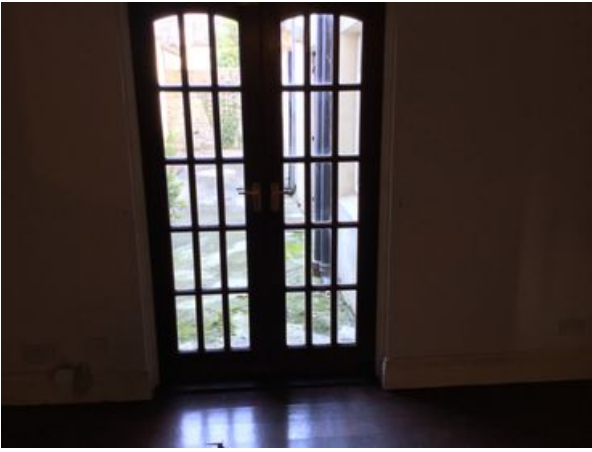


Photo 23



Photo 24



Photo 25



Photo 26

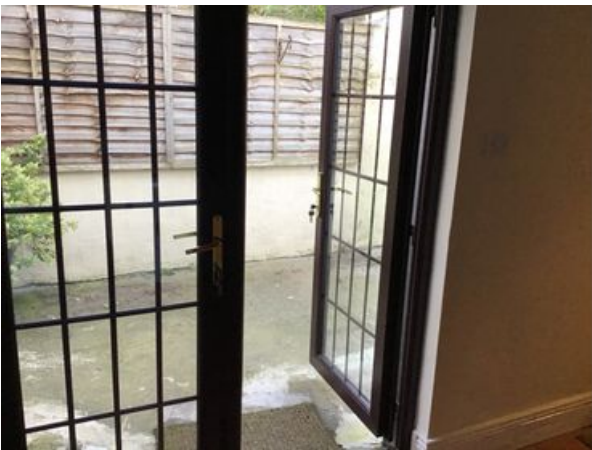


Photo 27

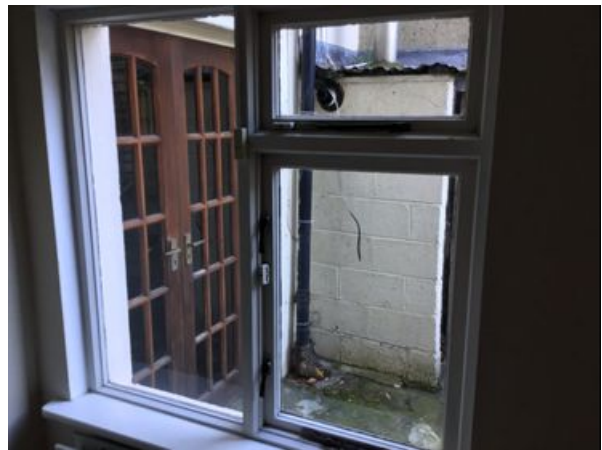


Photo 28



Photo 29

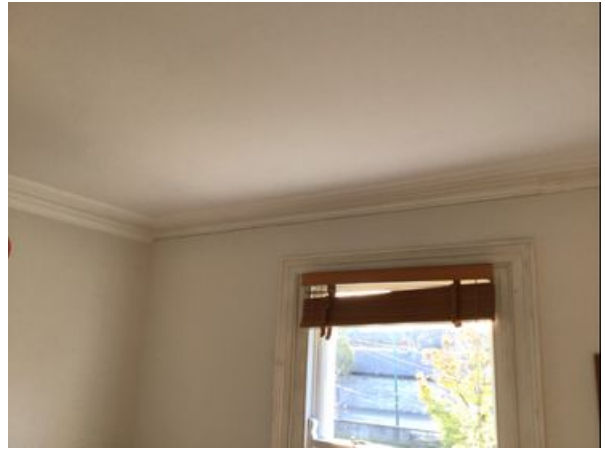


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36