



Property Report



Inspection Report

Tuesday 11 October 2011

Property Address

44 Claremont Rd
SO18 6PH

Agent X
14 Walnut Avenue
SOUTHAMPTON
Hampshire
SO18 2HS

Tenant Present



Agent X Ref: SHIR6466

fieldMarshal-L Ref **493701**

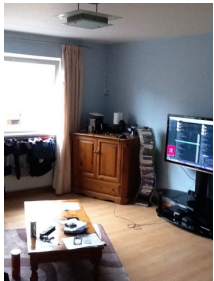
External

No Picture

Notes

Description	Condition	Description	Condition
Front door		Rear door	
Notes		Notes	

Reception room



Notes

Description	Condition	Description	Condition
Walls	FAIR	Window frames	GOOD
Notes		Notes	

Description	Condition	Description	Condition
Ceiling	GOOD	Flooring	FAIR
Notes		Notes	Needs a little sweeping-tenant aware

Kitchen



Notes

Description	Condition
Walls	FAIR
Notes	

Description	Condition
Window frames	GOOD
Notes	

Description	Condition
Ceiling	GOOD
Notes	

Description	Condition
Flooring	FAIR
Notes	Needs a little cleaning tenant aware

Description	Condition
Cooker	FAIR
Notes	Needs cleaned-tenant aware



Hall



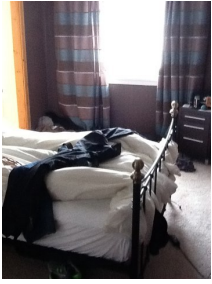
Notes

Description	Condition
Walls	FAIR
Notes	

Description	Condition
Ceiling	GOOD
Notes	

Description	Condition
Floor	GOOD
Notes	

Bedroom 1

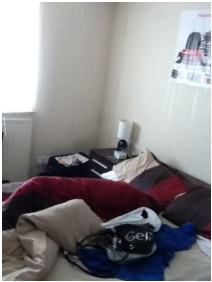


Notes

Description	Condition	Description	Condition
Walls	FAIR	Window frames	GOOD
Notes Seams lifting places		Notes	

Description	Condition	Description	Condition
Ceiling	GOOD	Flooring	FAIR
Notes		Notes	

Bedroom 2

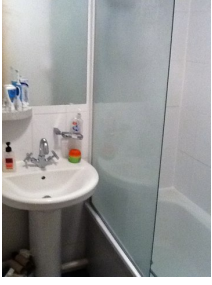


Notes

Description	Condition	Description	Condition
Walls	FAIR	Window frames	GOOD
Notes		Notes	

Description	Condition	Description	Condition
Ceiling	FAIR	Flooring	GOOD
Notes		Notes	

Bathroom



Notes

Empty light blue notes area for the Bathroom section.

Description	Condition	Description	Condition
Walls	GOOD	Ceiling	GOOD

Notes

Empty light blue notes area for Bathroom - Walls.

Notes

Empty light blue notes area for Bathroom - Ceiling.

Description	Condition	Description	Condition
Flooring	GOOD	Shower	GOOD

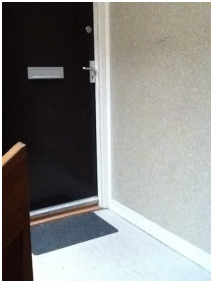
Notes

Empty light blue notes area for Bathroom - Flooring.

Notes

Empty light blue notes area for Bathroom - Shower.

Communal area



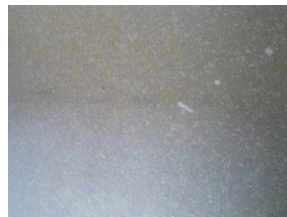
Notes

Empty light blue notes area for the Communal area section.

Description	Condition	Description	Condition
Flooring	FAIR	Walls	POOR

Notes

Empty light blue notes area for Communal area - Flooring.



Notes

Chipped and scuffed

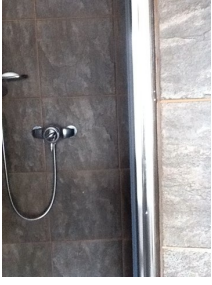
Empty light blue notes area for Communal area - Walls.

Description	Condition
Ceiling	FAIR

Notes

Empty light blue notes area for Communal area - Ceiling.

Ensuite



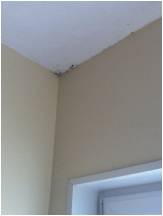
Notes

Description	Condition	Description	Condition
Walls	FAIR	Window frames	GOOD

Notes

Notes

Description	Condition	Description	Condition
Ceiling	FAIR	Floor	GOOD



Notes
Some damp
top corner
left
window

Notes

With regards to the items of furniture, fixtures, fittings and appliances contained within the property, this inventory merely records their existence within the property and offers no opinion or view as to the safety or otherwise of these items. The inventory simply records the apparent state and condition of these items at the time the inventory was compiled. Furthermore, heating and lighting appliances (either gas or electric) have not been tested and no guarantees can be offered with regards to their safety or otherwise. Furniture & Furnishings (Fire) (Safety) Regulations 1988 – As amended 1994. If it is possible during the inventory it will be recorded that certain items comply (or do not comply) with the above regulations. If there is no note or record on the inventory regarding any item (or items) then no identification with regard to this regulation was observed.