

PICK ONE SERVICES

Property management, maintenance, inspection, reporting and accounting

RESIDENTIAL INSPECTION REPORT

Date: 10/12/2020

Property Address: Flats 1-9, A-B at 263 Eversholt Street, London NW1 1BA

- Furniture & Furnishings (Fire)(Safety) regulations 1988/1989, 1993 and 2010
- The Electrical Equipment (Safety) Regulations 2016
- The Gas Safety (Installation and Use Regulations 1998
- Landlords' Repairing Obligations (under section 11, Landlord and Tenant Act 1985)
- Housing health and safety rating system (HHSRS), Housing inspections and assessment of hazards section 9 of the Housing Act 2004
- General state & condition of the property, fixtures/fittings and furniture

In compliance with current Health and Safety standards and Regulations, regular inspections of properties would be essential. This will identify visible/functional defaults, deficiencies and repairs that may be required. Early repair and maintenance work are recommended. Qualified contractors must carry out all works.

Checklist

Good, Fair, Poor, Missing, Damaged, Scratched, Broken, Dirty, Stained, Visible Evidence, faulty, repair, replace, remove, update

| Flat No. | Floor | Property Type | Description | Comments - Actions Required |
|----------|--------|---------------|---------------------|-----------------------------|
| Flat 1 | First | Studio flat | Fridge shelf broken | Needs replacement |
| Flat 2 | First | Studio flat | - | Good |
| Flat 3 | Second | Studio flat | - | Good |
| Flat 4 | Second | Studio flat | - | Good |

Tel: 07463 547 004 Email- pickoneservice@gmail.com

25 Celina Close, Milton Keynes MK23LS

PICK ONE SERVICES

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Inspection Date: 06/01/2021

Property Address: Flats 1-9, A-B at 263 Eversholt Street, London NW1 1BA

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| Flat No. | Floor | Property Type | Description | Comments - Actions Required |
|----------|--------|---------------|-----------------------------------|-----------------------------|
| Flat 1 | First | Studio flat | - | Good |
| Flat 2 | First | Studio flat | - | Good |
| Flat 3 | Second | Studio flat | Washing machine making loud noise | Maintenance |

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| Flat No. | Floor | Property Type | Description | Comments - Actions Required |
|----------|---------------|---------------|--|-----------------------------|
| Flat 4 | Second | Studio flat | - | Good |
| Flat 5 | Third | Studio flat | - | Good |
| Flat 6 | Third | Studio Flat | Change the bed | Maintenance |
| | Ground | Studio Flat | - | Good |
| Flat 8 | Ground | Studio Flat | Reassemble the chest of drawer | Maintenance |
| Flat 9 | Ground | Studio Flat | Circuit keeps tripping while using the microwave | Maintenance |
| Flat A | LWR Ground | Studio Flat | Socket is not working. | Maintenance. |
| Flat B | LWR Ground | Studio Flat | - | Good |

Inspection carried out by: *Ed Adri*

Signature: 

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|----------|--------|---------------|--------------------------------|-----------------------------|
| Flat 1 | First | Studio flat | - | Good |
| Flat 2 | First | Studio flat | - | Good |
| Flat 3 | Second | Studio flat | - | Good |
| Flat 4 | Second | Studio flat | Kitchen mixer needs replacing. | Maintenance. |

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| Flat 5 | Third | Studio flat | - | Good |
| Flat 6 | Third | Studio Flat | - | Good |
| | Ground | Studio Flat | - | Good |
| Flat 8 | Ground | Studio Flat | Crack on chest of drawer (The furniture was new, need to speak to the supplier and request for the replacement) | Admin |
| Flat 9 | Ground | Studio Flat | - | Good |
| Flat A | LWR Ground | Studio Flat | Door hinges are loose. | Maintenance |
| Flat B | LWR Ground | Studio Flat | - | Good |

Inspection carried out by: *Ed Abri*

Signature: 

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