



431-435 London Road, Westcliff on Sea, Essex, SS0 7HU

**Mid-Tenancy Inspection Report for 5 Mount Liell Court West, 13-14 The Leas, Westcliff On Sea, SS0 8EE**  
Inspection carried out on 18/05/2010 by Karl Carrier

**Exterior**



Notes : All comments made concerning the cleanliness and maintenance of the property are the opinion of the Reed Residential representative who carried out the inspection and are intended solely as a guide to the property's general current condition. If the condition is noted as "Good", then it can reasonably be assumed that there is no need for any immediate concern as to condition. "Reasonable" would indicate that some improvement would be beneficial, as the relevant area of the property as deteriorated through fair wear and tear. Any items noted as "Poor" can be said in need of immediate need of attention, so improvement/repair should be instructed as soon as possible. Unless stated, it can be assumed that any work needed is as a result of fair wear and tear and has not become necessary by wilful damage or misuse by the tenant(s). Maintenance notes concern individual repairs noted on the inspection and are additional to comments listed. Items noted will not be instructed without prior consent from the landlord, unless a standing instruction has been agreed. In this case, landlords will be separately notified of work instructed and expected cost. Reed Residential Management cannot accept liability for any maintenance work not noted on this report and subsequently reported by any party or deterioration due to any landlords failure to instruct remedial work when notified.

### **Lounge**

Walls and ceiling	<i>Fine</i>
Woodwork and windows	<i>Fine</i>
General cleanliness	<i>Fine</i>
Floor coverings	<i>Fine</i>

**Maintenance notes:**

### **Kitchen**

Walls and ceiling	<i>Fine</i>
Woodwork and windows	<i>Fine</i>
General cleanliness	<i>Fine</i>
Floor coverings	<i>Fine</i>

**Maintenance notes:**

**Bathroom**

Walls and ceiling	<i>Fine</i>
Woodwork and windows	<i>Fine</i>
General cleanliness	<i>Fine</i>
Floor coverings	<i>Fine</i>

**Maintenance notes:****Bedroom 1**

Walls and ceiling	<i>Fine</i>
Woodwork and windows	<i>Fine</i>
General cleanliness	<i>Fine</i>
Floor coverings	<i>Fine</i>

**Maintenance notes:**

**Bedroom 2**

Walls and ceiling	<i>Fine</i>
Woodwork and windows	<i>Fine</i>
General cleanliness	<i>Fine</i>
Floor coverings	<i>Fine</i>

**Maintenance notes:**

Walls and ceiling	<Condition>
Woodwork and windows	<Condition>
General cleanliness	<Condition>
Floor coverings	<Condition>

**Maintenance notes:**