

Inspection



RESIDE

01225 445777

info@residebath.co.uk

Property inspected by Stuart Dashwood

Address

10 Holburne Place
Henrietta Road
Bath
Somerset
BA2 6LY



Carried Out

**March
14th 2023**

1. FIRE SAFETY

Ref	Name	Condition	Comments
1.1	Smoke alarm present & working on each floor?	Yes	
1.2	Carbon monoxide alarm present & working in boiler room?	No	Tenant reported current carbon monoxide detector is out of dated December 2020 I have provided a brand new carbon monoxide detector(tenant had his own in situ also)
1.3	Carbon monoxide alarm present & working in any rooms with working fires (e.g. gas fire / open fire / wood burner)?	N/A	
1.4	Carbon monoxide alarms present & working in any other rooms?	N/A	

2. INTERIOR

Ref	Name	Condition	Comments
2.1	Generally good decorative order, and paint colours unaltered by the tenant?	Yes	Small stain from historic leak from flat above. Tenant asked if the landlord may know what the paint match/ colour is so he can touch up any areas experiencing wear and tear thank you



14 Mar 2023 10:29

Ref # 2.1

2.2	Generally clean throughout?	Yes	
2.3	Appliances in good clean condition?	Yes	
2.4	Carpets & flooring in good clean condition?	Yes	
2.5	Bathroom & sanitary ware in good condition?	Yes	
2.6	Grouting & sealant in good condition throughout?	Yes	
2.7	Free from signs of water leaks?	No	Only from the historic leak in the kitchen diner
2.8	Free from evidence of damp / condensation?	Yes	

2. INTERIOR (CONT.)

2.9	Free from any health & safety concerns?	Yes	
2.10	Free from signs of negligence or damage?	Yes	
2.11	Free from evidence of pets?	Yes	
2.12	Free from evidence of smoking?	Yes	
2.13	Free from signs of over-occupancy?	Yes	

3. EXTERIOR

Ref	Name	Condition	Comments
3.1	Are the garden & grounds well maintained?	N/A	
3.2	Are the outbuildings in good condition?	N/A	
3.3	Is the guttering in good condition?	Yes	
3.4	Are the windows, frames, fascias & doors in good condition?	Yes	
3.5	Are the driveways, paths & patios in good order?	Yes	
3.6	Rubbish and waste kept in the bins provided?	Yes	
3.7	Are the communal areas kept clear?	Yes	

4. GENERAL NOTES

Ref	Name	Condition
4.1	Happy to report flat is in excellent order throughout very clean and tidy	