

# Maintenance



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

## Address

123 Preview Street  
Sample City  
London  
AB1 2CD



## Carried Out

**August**  
**1st 2024**

Contents

Notes ..... 2

Disclaimers ..... 3

Areas ..... 4

    Maintenance items ..... 4

    Further defects noted ..... 6

    Items used ..... 6

Declaration ..... 7

Notes

## Disclaimers

### **DISCLAIMER**

This report is intended to provide a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the report is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds which have not been noted on the inventory are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

### **SAFETY DISCLAIMER**

None of the gas or electrical appliances have been checked as to working order. This report relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the report and superficial condition of same.

### **FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993**

#### **Furniture and Furnishings**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on this inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations, there will be no mention on the inventory of any fire safety label.

### **PHOTOS**

All photos included in this document were taken at the time the report was prepared.

### **CONDITION**

Brand new/ unused condition - Immaculate, appears unused or still within original packaging.w

Good condition - Signs of slight wear, generally worn



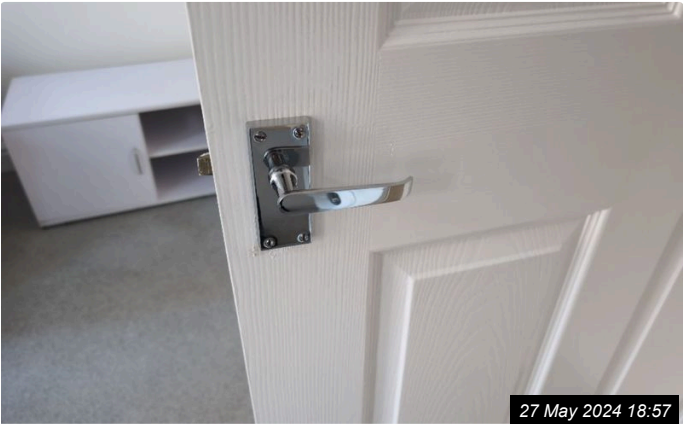



Fair condition - Signs of age, frayed, small light stains and marks, discolouration


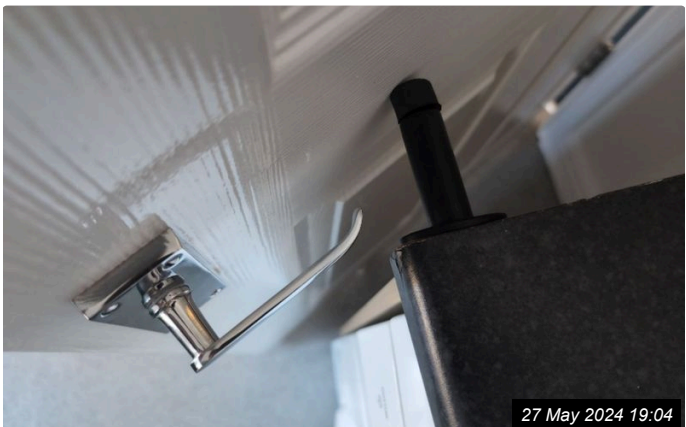





Poor condition – Extensive signs of wear and tear, extensive stains/marks/tears/chips – but still functional

Very poor condition - Extensively damaged/faulty items, large stains, upholstery torn and/ or dirty, pet odours/hairs

### **SMOKE ALARMS AND CARBON MONOXIDE DETECTORS**

Whilst on site manual tests of all smoke detectors, heat detectors, and carbon monoxide detectors have been undertaken on behalf of the letting agent. It is not a guarantee of the safety of these items, or conclusive that those listed are the only detectors present. We are not experts in solid fuel heating systems and therefore cannot be liable for omissions relating to anything to do with carbon monoxide detectors.

1. MAINTENANCE ITEMS			
Ref	Name	Description	Condition
1.1 	Door handle replacement	Damaged door handle, replaced with like for like new handle	Some small amount of paint peel when old unit was removed, touched in with white gloss
			
Ref # 1.1		Ref # 1.1	
1.2 	Door stopper ineffective	Door stopper is floor mounted plastic stopper currently	<p>Height of door from floor prohibits replacement with similar style, opted for worktop mounted stopper with rubber tip. Tested for efficacy first and applied</p> <p>Tested working</p> <p>Floor stopper remains in place as removal will cause a hole in the floor.</p>
			
Ref # 1.2		Ref # 1.2	

1. MAINTENANCE ITEMS (CONT.)			
 <div>Ref # 1.2</div>		 <div>Ref # 1.2</div>	
1.3 	Shower exit/entry sealant	Damage to woodwork and ineffective sealant	Sealant applied to lower panel of shower tray and against floor around wood, sanded back where possible to primer and painted over, some defects in the wood, not totally smooth but fully sealed now.
 <div>Ref # 1.3</div>		 <div>Ref # 1.3</div>	
 <div>Ref # 1.3</div>		 <div>Ref # 1.3</div>	




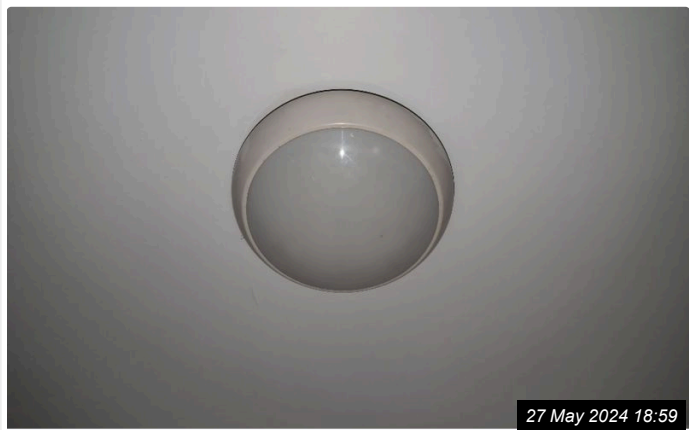
1. MAINTENANCE ITEMS (CONT.)



Ref # 1.3

2. FURTHER DEFECTS NOTED

Ref	Name	Description	Condition
2.1 	Bathroom light	Bathroom light will need full replacement - requiring electrician	Not working, requested brighter bulb as low watt bulb unit however unit has maximum bulb allowed.  Recommend replacement with new LED unit for better brightness and longevity



Ref # 2.1

3. ITEMS USED

Ref	Name	Description
3.1	Door handle	Chrome door handle - like for like replacement for damaged side
3.2	Sealant	White, Mould and mildew resistant, fast drying sanitary sealant
3.3	Paint	White gloss, fast drying paint
3.4	Door stop	Added to worktop edge, in working order to stop damage to doorhandle and worktop edge

**Declaration**

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.