



Maintenance Issues Report

For

Flat 6, Holly Court, 97 Buxton Road, West Handley, Brighton, BN1 7NB

Date Of Report - 02-10-2021

Report Prepared By - Thomas Hobbs



Report Instructed By:
Mayfair Lettings (Green Park)



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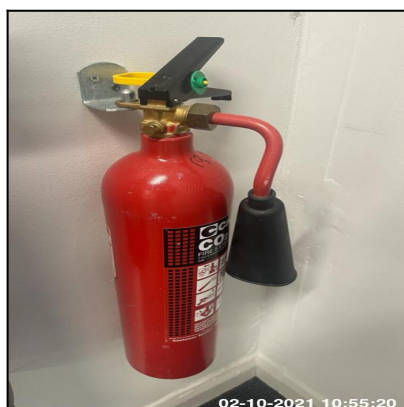
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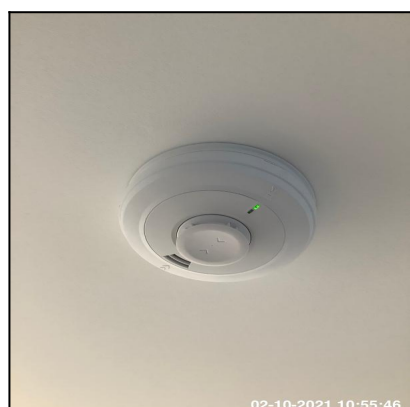
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Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Present	Kitchen: Fire Extinguisher Wall Mounted By Fridge / Freezer, Fire Blanket Loose On Worktop	NA



Type	Status	Comment	Valid To Date
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA



Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
Smoke Detector	Master Bedroom Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Entrance Hallway Ceiling	Not Seen	Removed During Tenancy	02-10-2021



Inspection Notes

NA

Property Rooms / Areas

1: Entrance Hallway



Serial #	Blanking Plate - Observation - (Check Out)
1.1.1	Loose And Marked



1.1.1 Loose And Marked

1.1.1 Loose And Marked

Serial #	Washer / Dryer - Observation - (Check Out)
1.1.1	No Power To Appliance

Serial #	Floors - Observation - (Check Out)
1.1.1	Scuff Mark By Bathroom

2: Master Bedroom - RHS



Serial #	Walls - Observation - (Check Out)
2.1.2	Discoloured Marks Behind Door



2.1.2 Discoloured Marks Behind Door 2.1.2 Discoloured Marks Behind Door

Serial #	Bed - Observation - (Check Out)
2.1.1	Small Tear To RHS



2.1.1 Small Tear To RHS

Serial #	Wardrobe - Observation - (Check Out)
2.1.1	Chip Under Far RHS Handle



2.1.1 Chip Under Far RHS Handle

3: En-Suite (Master Bedroom)

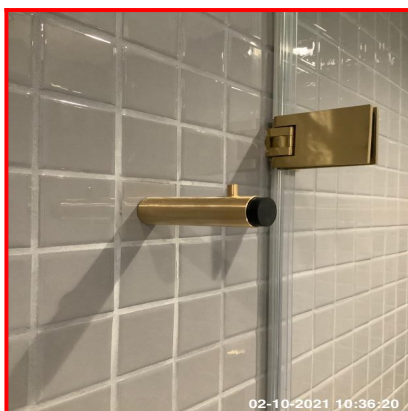


Serial #	Door Frame - Observation - (Check Out)
3.1.2	Chip To RHS Edge Above Lock Return



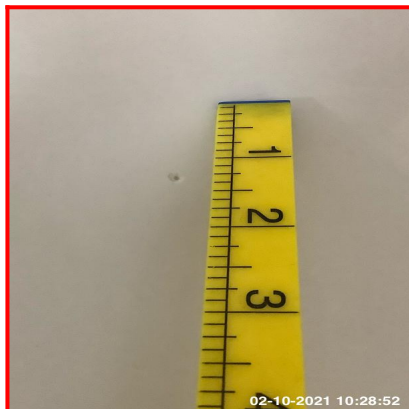
3.1.2 Chip To RHS Edge Above Lock Return

Serial #	Tiling - Observation - (Check Out)
3.1.1	Hook Installed Since Inventory



3.1.1 Hook Installed Since Inventory

Serial #	Basin - Observation - (Check Out)
3.1.1	Chip RHS Of Waste



3.1.1 Chip RHS Of Waste



3.1.1 Chip RHS Of Waste

Serial #	Toilet - Observation - (Check Out)
3.1.1	Sealant Damaged To Rear



3.1.1 Sealant Damaged To Rear



3.1.1 Sealant Damaged To Rear

Serial #	Shower - Enclosure / Screen - Observation - (Check Out)
3.1.2	Waste Area Dirty And Cover Missing



3.1.2 Waste Area Dirty And Cover Missing

4: Bedroom 2 - LHS



Serial #	Walls - Observation - (Check Out)
4.1.2	Mould RHS Of Window



4.1.2 Mould RHS Of Window

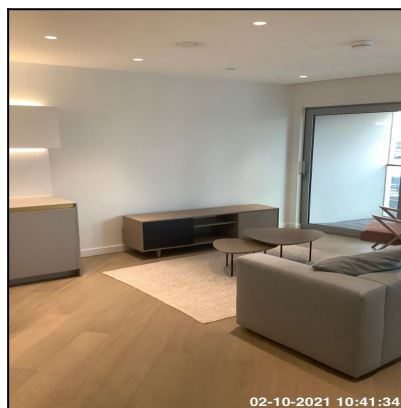
Serial #	Floors - Observation - (Check Out)
4.1.1	Rolling By Window

Serial #	Curtains - Observation - (Check Out)
4.1.1	LHS Curtain Ripped To Lower Edge



4.1.1 LHS Curtain Ripped To Lower Edge

5: Kitchen / Lounge - Open Plan





Serial #	Ceiling - Observation - (Check Out)
5.1.2	Dirty Marks Around Lounge Area Extractor Fan



5.1.2 Dirty Marks Around Lounge Area Extractor Fan

Serial #	Recessed Spotlights - Observation - (Check Out)
5.1.1	Bulb Not Working x01

Serial #	Walls - Observation - (Check Out)
5.1.3	Large Chip LHS Of Fridge



5.1.3 Large Chip LHS Of Fridge



5.1.3 Large Chip LHS Of Fridge



5.1.3 Large Chip LHS Of Fridge

Serial #	Floors - Observation - (Check Out)
5.1.1	Stain By Balcony Door



5.1.1 Stain By Balcony Door



5.1.1 Stain By Balcony Door

Serial #	Kitchen Units - Observation - (Check Out)
5.1.1	LHS Wall Unit Stained To Interior



5.1.1 LHS Wall Unit Stained To Interior

Serial #	Worktops - Observation - (Check Out)
5.1.1	Chip RHS Of Hob



5.1.1 Chip RHS Of Hob



5.1.1 Chip RHS Of Hob

Serial #	Fridge Freezer - Observation - (Check Out)
5.1.1	Requires Defrosting



5.1.1 Requires Defrosting



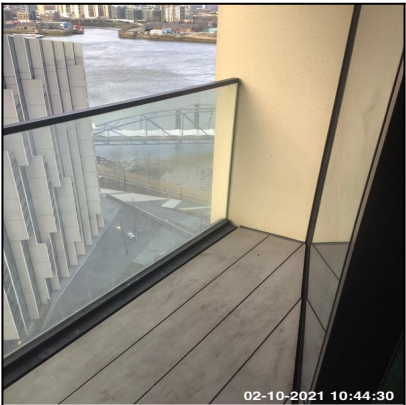
5.1.1 Requires Defrosting

Serial #	Sofa - Observation - (Check Out)
5.1.1	Ripped To RHS Corner



5.1.1 Ripped To RHS Corner

6: Balcony (Lounge)



Serial #	Decking - Observation - (Check Out)
6.1.1	Heavily Damaged To End



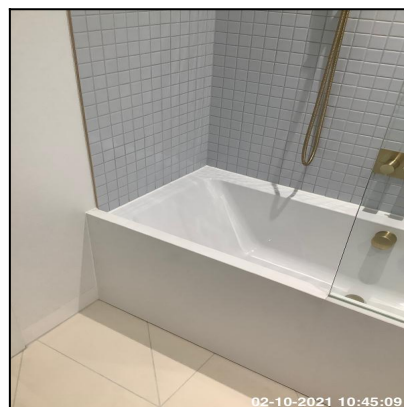
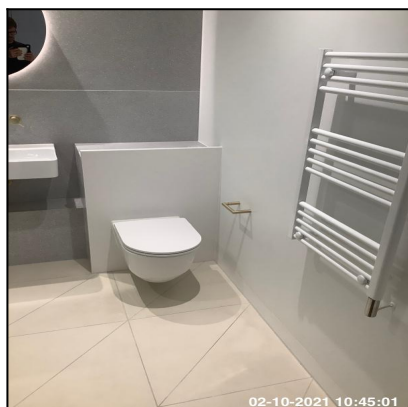
6.1.1 Heavily Damaged To End

Serial #	Wall - Exterior - Observation - (Check Out)
6.1.1	Chip And Scratch To RHS Wall LHS Edge



6.1.1 Chip And Scratch To RHS Wall LHS Edge

7: Bathroom



Serial #	Floors - Observation - (Check Out)
7.1.1	X2 Tiles Cracked By Door



7.1.1 X2 Tiles Cracked By Door

Serial #	Toilet - Observation - (Check Out)
7.1.1	Discoloured Limescale To Throat



7.1.1 Discoloured Limescale To Throat