



REF	DESCRIPTION / DETAIL	CHECKED
Door & Architrave		
1)	Ensure door opens and closes correctly	✓
2)	Inspect door condition	✓
3)	Inspect door frame condition	✓
Door Fixtures		
4)	Inspect locks and check functioning correctly	None
5)	Inspect handles, doorknobs and other trim	✓
Ceiling		
6)	Ensure plastering in acceptable condition	✓
7)	Ensure paintwork in acceptable condition	✓
8)	Inspect coving fitment	None
9)	Ensure any other plasterwork in acceptable condition	None
Ceiling mounted fixtures		
10)	Inspect light fittings	✓
11)	Inspect heat / smoke detectors	None
Walls		
12)	Ensure wall surface is in acceptable condition	Shrinkage cracking RHS forward of window
13)	Ensure paintwork in acceptable condition	✓
Windows & Frames		
14)	Ensure windows open and close correctly	Locked
15)	Inspect finish to windows	Excess paint
16)	Ensure window locks are secure and operate correctly	NT – no keys
17)	Ensure window keys are in-situ	None
18)	Inspect condition of reveals and sills	Pencil markings LHS, finger soiling, patchy paint
19)	Inspect cleanliness of interior and exterior glass	Soiled
20)	Ensure no scratches on glazing	Door has surfaces scratches to centre

REF	DESCRIPTION / DETAIL	CHECKED
Heating		
21)	Inspect radiators / heaters	✓
Switches & Sockets		
22)	Inspect power point fitments	✓
23)	Inspect light switch fitments	✓
24)	Ensure light switches operate correctly	✓
25)	Inspect any other sockets	NT
Woodwork		
26)	Inspect skirting board fitments	✓
27)	Inspect door stops	✓
Flooring		
28)	Inspect all floor coverings installation and condition	✓
Built-in Wardrobe		
29)	Ensure doors open and close correctly	Don't stay closed
30)	Inspect door condition	Paint chip to RHS door under handle, paint runs
31)	Inspect door frame condition	✓
32)	Inspect handles, doorknobs and other trim	✓
33)	Inspect wardrobe ceiling	✓
34)	Inspect wardrobe walls	✓
35)	Inspect wardrobe floor	✓
36)	Inspect wardrobe shelves, hanging rails	Centre bracket not fitted



REF	DESCRIPTION / DETAIL	CHECKED
Door & Architrave		
37)	Ensure door opens and closes correctly	Door rubs heavily on carpet
38)	Inspect door condition	✓
39)	Inspect door frame condition	✓
Door Fixtures		
40)	Inspect locks and ensure functioning correctly	✓
41)	Inspect handles, doorknobs and other trim	✓
42)	Inspect fire chain / arm	None
Ceiling		
43)	Ensure plastering in acceptable condition	3 Large re-plastered squares
44)	Ensure paintwork in acceptable condition	Scuffed about bath
45)	Inspect coving fitment	None
46)	Ensure any other plasterwork in acceptable condition	None
Ceiling mounted fixtures		
47)	Inspect ordinary light fittings	✓
48)	Inspect waterproof light fittings	None
49)	Ensure extractor fan operates correctly	✓
Walls		
50)	Ensure wall surface is in acceptable condition	Filled in defects, nail popping behind basin and toilet
51)	Ensure paintwork in acceptable condition	Pencil markings and spot stains
52)	Inspect tiling fitment	✓
Heating		
53)	Inspect radiators / heaters	✓
Switches & Sockets		
54)	Inspect power point fitments	Shavers only
55)	Inspect light switch fitments	✓
56)	Ensure light switches operate correctly	✓
57)	Inspect any other sockets	NT

En-suite Shower Room (cont)

REF	DESCRIPTION / DETAIL	CHECKED
Woodwork		
58)	Inspect skirting board fitments	Unfinished below shower
59)	Inspect door stops	None
Flooring		
60)	Inspect all floor coverings installation and condition	Grouting missing below basin
Toilet		
61)	Inspect toilet installation	✓
62)	Inspect flush installation	✓
63)	Ensure toilet operates correctly	✓
64)	Ensure toilet seat and lid properly attached	Small crack to lid at rear
Basin		
65)	Inspect basin installation	✓
66)	Inspect installation and operation of taps	✓
67)	Inspect pop-up plug	✓
68)	Check under sink for leaks	✓
Shower		
69)	Inspect shower installation	✓
70)	Inspect shower fitments	✓
71)	Inspect shower enclosure	✓
72)	Inspect shower tray	✓
73)	Ensure shower functions correctly	✓
Bath		
74)	Inspect bath installation	Panel not fitted
75)	Inspect bath	✓
76)	Inspect bath fitments	✓
77)	Ensure bath functions correctly	✓
78)	Inspect shower screen / rail	Not sealed
79)	Inspect shower attachment	✓
Furnishings		
80)	Inspect mirrors	Excess paint RHS
81)	Inspect medicine cabinet	✓
82)	Inspect toilet roll holder	None
83)	Inspect towel rail / ring	None
84)	Inspect under unit lights	✓
85)	Inspect shelves	Not fitted

General Condition:

In the opinion of the clerk, the property is not yet ready to sign off. There are several major areas that require completing or finishing to a higher standard (generally shown in bold through the report). There are also several smaller snags that will be resolved by a thorough clean, but on cleaning, there may need to be some additional light maintenance as some items such as wooden flooring cannot be fully examined at this time.

Additional notes:

Bedroom 1



En-suite

