**Pre-sale Inspection of**

**195 Bolton Crescent**

**Wardley**

**Christchurch**

**for**

**Jane Doe**

Undertaken on 02-Sep-2014 by Mark English

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# Access

|  |  |  |
| --- | --- | --- |
| **driveway** | | |
|  | | |
| **Condition:**  Average - at least one item requires immediate attention | | |
| **Action required:**  weeding and polishing | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpAccess\0\Photo1.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpAccess\0\Photo2.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpAccess\0\Photo3.jpg |
| Weeds growing between cracks, slightley scratched on surface | weeds and scratches | scratches |

# General Site

|  |  |  |
| --- | --- | --- |
| **A bit shabby and needs moving** | | |
|  | | |
| **Condition:**  Poor - many items require immediate attention | | |
| **Action required:**  painting, mowing | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpSite\0\Photo1.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpSite\0\Photo2.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpSite\0\Photo3.jpg |
| needs mowing | needs paint job | slightly over grown plants |

# Property Exterior

## General Observations

|  |  |  |
| --- | --- | --- |
| **needs better paint job and has good gas heaters** | | |
|  | | |
| **Condition:**  Average - at least one item requires immediate attention | | |
| **Action required:** | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpExtGen\0\Photo1.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpExtGen\0\Photo2.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpExtGen\0\Photo3.jpg |
| balcony | garage roof |  |

## Specific Exterior Points

|  |  |
| --- | --- |
| **Other rear wall** | |
|  | |
| **Condition:**  Average - will require attention within a year or so | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpExtItem\0\Photo1.jpg  Proximity of washing line to house |
| **Action required:**  Minor paint work |

# Roof

## General Observations

|  |  |  |
| --- | --- | --- |
| **Reasonable condition. Paint on tin.** | | |
|  | | |
| **Condition:**  Poor - many items require immediate attention | | |
| **Action required:**  New cover on shelter | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpRoofGen\0\Photo1.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpRoofGen\0\Photo2.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpRoofGen\0\Photo3.jpg |
| Rear face showing pitch | The garage. | Garage cover in need of repair |

## Specific Roof Points

|  |  |
| --- | --- |
| **Spouting north wall** | |
|  | |
| **Condition:**  Good - condition is acceptable | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpRoofItem\0\Photo1.jpg  staircase |
| **Action required:**  decent staircase, could use polishing on rails |

# Property Interior

## General Observations

|  |  |  |
| --- | --- | --- |
| **bedrooms have a good paint job, could use better carpets** | | |
|  | | |
| **Condition:**  Average - at least one item requires immediate attention | | |
| **Action required:**  new lighting and carpets | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpIntGen\0\Photo1.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpIntGen\0\Photo2.jpg | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpIntGen\0\Photo3.jpg |
| master bedroom needs to be tidied | small bedrooms 1 needs better lighting | small bedroom 2 has a good paint job but needs new carpet |

## Specific Interior Points

|  |  |
| --- | --- |
| **Shower room shower room** | |
|  | |
| **Condition:**  Poor - requires immediate attention | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpIntItem\0\Photo1.jpg  roof needs cleaning |
| **Action required:**  cleaning |

|  |  |
| --- | --- |
| **Kitchen** | |
|  | |
| **Condition:**  Good - condition is acceptable | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpIntItem\1\Photo1.jpg |
| **Action required:**  none |

# Roofspace

|  |
| --- |
| **Dry. Insulated to depth of 15cm** |
|  |
| **Condition:**  Very good - little or no remedial action required |
| **Action required:** |

# Underfloor

|  |  |  |
| --- | --- | --- |
| **Dry. No leaks. Underfloor insulation.** | | |
|  | | |
| **Condition:**  Very good - little or no remedial action required | | |
| **Action required:** | | |
| C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpUnderGen\0\Photo1.jpg |  |  |
| Polystyrene insulation in place. |  |  |

# Other Items of note

|  |  |
| --- | --- |
| **Balcony outside upstairs rumpus room.** | |
|  | |
| **Condition:**  Poor - requires immediate attention | C:\Users\MARK~1.ENG\AppData\Local\Temp\AIADATA\EXP\assessments\1959\prpSundry\0\Photo1.jpg  Butyl finish needs replacing |
| **Action required:**  Butyl finish needs replacing |

# Additional Photos

## Office.



## Office again

