**Pre-sale Inspection of**

**195 Bolton Crescent**

**Wardley**

**Christchurch**

**for**

**Jane Doe**

Undertaken on 02-Sep-2014 by Mark English

Table of Contents

[Access 3](#_Toc402794326)

[General Site 3](#_Toc402794327)

[Property Exterior 4](#_Toc402794328)

[General Observations 4](#_Toc402794329)

[Specific Exterior Points 4](#_Toc402794330)

[Roof 4](#_Toc402794331)

[General Observations 4](#_Toc402794332)

[Specific Roof Points 5](#_Toc402794333)

[Property Interior 5](#_Toc402794334)

[General Observations 5](#_Toc402794335)

[Specific Interior Points 5](#_Toc402794336)

[Roofspace 6](#_Toc402794337)

[Underfloor 6](#_Toc402794338)

[Other Items of note 7](#_Toc402794339)

[Additional Photos 7](#_Toc402794340)

[Office. 7](#_Toc402794341)

[Office again 7](#_Toc402794342)

# 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.jpgProximity 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.jpgstaircase |
| **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.jpgroof 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.jpgButyl finish needs replacing |
| **Action required:** Butyl finish needs replacing |

# Additional Photos

## Office.



## Office again

