

## Inspection Report

<b>Address</b>	133 1-7 Union Street Sunderland SR1 3BT
<b>Inspected By</b>	Koriakowski, Krystian
<b>Inspected At</b>	Saturday, 01. September 2018 10:31AM
<b>Inspection Type</b>	Check In

### All Areas

#### Cleanliness

##### Status

Checked - Working → Clean

61 GREAT NORTH ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3 2DQ  
INFO@GRAYSONSPROPERTIES.CO.UK

COMPANY REG NO. 9032171  
VAT REG NO. 231 8979 78

## Bathroom

### Door

#### Status

Checked - Working → Checked - Working

#### Images



22/11/2018 10:55



22/11/2018 10:55

#### Comments

Small holes

Koriakowski, Krystian - 01/09/2018 09:38

This damage was when tenant moved in

Koriakowski, Krystian - 22/11/2018 10:55

### Electric Radiators

#### Status

### Clothes Hook

#### Status

### Tiles - Wall/Floor

#### Status

Checked - Working → Condition - Good

#### Images



08/04/2019 05:38



21/05/2019 07:29

### Shower Door

#### Status

Checked - Working → Checked - Working

## Shower Trays

### Status

Checked - Working → Condition - Good

## Shower Head

### Status

Checked - Working → Checked - Working

## Shower Mixer

### Status

Checked - Working → Checked - Working

## Mirror

### Status

Checked - Working → Condition - Good

## Sink - Basin, Taps

### Status

Checked - Working → Checked - Working

## Sink Base Unit

### Status

Checked - Working → Checked - Working

### Images



22/11/2018 10:55

## Hot Water Temperature

### Status

Checked - Working → Checked - Working

### Comments

49

Koriakowski, Krystian - 22/11/2018 10:55

42

Koriakowski, Krystian - 17/02/2019 11:12

55

Koriakowski, Krystian - 08/04/2019 05:38

## Cold Water Temperature

### Status

Checked - Working → Checked - Working

### Comments

17

Koriakowski, Krystian - 22/11/2018 10:55

16

Koriakowski, Krystian - 17/02/2019 11:12

16

Koriakowski, Krystian - 08/04/2019 05:38

## Toilet

### Status

Checked - Working → Checked - Working

### Images



22/11/2018 10:55

## Toilet Sticker

### Status

Not Applicable → Present

## Lights

### Status

Checked - Working → Checked - Working

## Extraction Fan

### Status

Checked - Working → Checked - Working

## Ceiling

### Status

Checked - Working → Condition - Good

## Bedroom

### Bedroom Door

#### Status

Checked - Working → Checked - Working

#### Images



21/05/2019 07:29

### Non Smoking Sticker

#### Status

### Distribution Board

#### Status

Checked - Working → Present

### Switches Labelled

#### Status

Checked - Working → Present

#### Images



22/11/2018 10:55

#### Comments

No label

Koriakowski, Krystian - 22/11/2018 10:55

### Coloured LED Lights

#### Status

### Lights

**Status**

**Intercom**

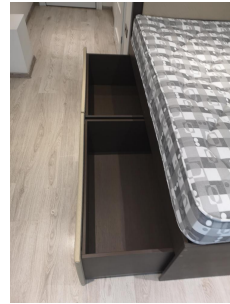
**Status**

Checked - Working → Present

**Images**



01/09/2018 09:38



01/09/2018 09:38

**Thermometer**

**Status**

**Clothes Hooks**

**Status**

**Bed Base**

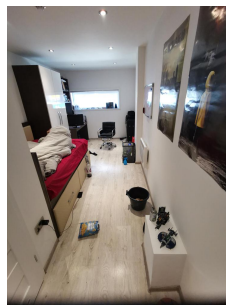
**Status**

Checked - Working → Condition - Good

**Images**



17/02/2019 11:12



17/02/2019 11:12



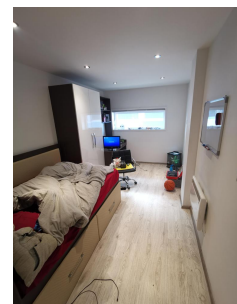
17/02/2019 11:12



17/02/2019 11:12



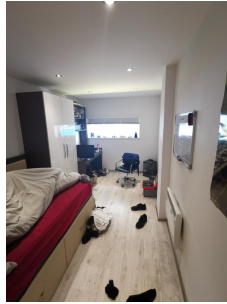
17/02/2019 11:12



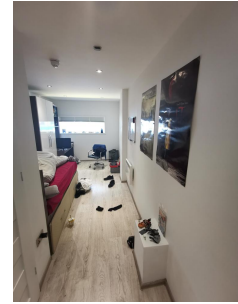
08/04/2019 05:38



08/04/2019 05:38



21/05/2019 07:29



21/05/2019 07:29



21/05/2019 07:29

## Mattress

### Status

Checked - Working → Condition - Good

### Images



01/09/2018 09:38



01/09/2018 09:38

## Wardrobe

### Status

Checked - Working → Condition - Good

## Wall Shelves

### Status

Checked - Working → Condition - Good

## Desk

### Status

Checked - Working → Condition - Good

**Images**



01/09/2018 09:38

**Desk Chair**

**Status**

Checked - Working → Condition - Good

**Images**



01/09/2018 09:38



01/09/2018 09:38

**Whiteboard**

**Status**

**Sockets**

**Status**

Checked - Working → Checked - Working

**Ethernet Ports**

**Status**

Checked - Working → Present

**Walls**

**Status**

Checked - Working → Condition - Poor (Provide Details)

**Images**





24/08/2019 13:59



24/08/2019 13:59



24/08/2019 13:59



24/08/2019 13:59



24/08/2019 13:59

### **Flooring**

#### **Status**

Checked - Working → Condition - Good

### **Ceiling**

#### **Status**

Checked - Working → Condition - Good

### **Room Ventilation**

#### **Status**

Checked - Working → Checked - Working

### **Window**

#### **Status**

### **Electric Radiators**

#### **Status**

## Corridor

### Fire Alarm Call Points

#### Status

Checked - Working → Checked - Working

### Walls

#### Status

Checked - Working → Condition - Good

### Flooring

#### Status

Checked - Working → Condition - Good

### Ceiling

#### Status

Checked - Working → Condition - Good

### Room Ventilation

#### Status

Checked - Working → Checked - Working

### Fire Escape Door

#### Status

Checked - Working → Checked - Working

### Fire Extinguisher

#### Status

Checked - Working → Present

### Fire Alarm Call Points

#### Status

Checked - Working → Checked - Working

### Electric Radiators

#### Status

## **Entrance**

### **Front Door**

#### **Status**

Checked - Working → Checked - Working

### **HMO Licence**

#### **Status**

### **Distribution Board**

#### **Status**

Checked - Working → Present

### **Fire Alarm Activation**

#### **Status**

Checked - Working → Checked - Working

## **Kitchen**

### **Kitchen Door**

#### **Status**

### **Thermometer**

#### **Status**

### **Electric Radiators**

#### **Status**

### **Splashback**

#### **Status**

### **Bins**

#### **Status**

## **Kitchen/Corridor**

### **No smoking Sticker**

#### **Status**

**Kitchen/Corridor/**

**Lights**

**Status**

Checked - Working → Checked - Working

**Kitchen/Corridor/Bedroom**

**Heating System**

**Status**

Checked - Working → Checked - Working

## Kitchen/Lounge

### Distribution Board

#### Status

Checked - Working → Present

### Switches Labelled

#### Status

Not Applicable → Present

### Television

#### Status

Checked - Working → Checked - Working

#### Images



01/09/2018 09:38

### Sky Channels

#### Status

Checked - Working → Checked - Working

### Drawers/Cupboards

#### Status

Checked - Working → Condition - Good

### Kitchen Work Top

#### Status

Checked - Working → Condition - Good

### Electrical Hob

#### Status

Checked - Working → Checked - Working

### Oven Fuse Spur

#### Status

Checked - Working → Present

**Sockets****Status**

Checked - Working → Checked - Working

**Oven****Status**

Checked - Working → Checked - Working

**Extraction Fan****Status**

Checked - Working → Checked - Working

**Sink / Cupbord Sink****Status**

Checked - Working → Checked - Working

**Hot Water Temperature****Status**

Checked - Working → Checked - Working

**Cold Water Temperature****Status**

Checked - Working → Checked - Working

**Fridge****Status**

Checked - Working → Checked - Working

**Fire Blanket****Status**

Checked - Working → Present

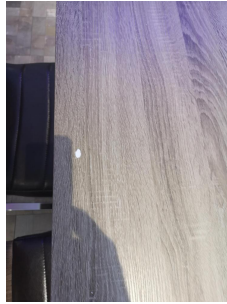
**Fire Extinguisher****Status**

Checked - Working → Present

**Breakfasting Bar/Table****Status**

Condition - Fair (Provide Details) → Condition - Good

**Images**



01/09/2018 09:38

#### **Comments**

One scratch

Koriakowski, Krystian - 01/09/2018 09:38

#### **Chairs**

##### **Status**

Checked - Working → Condition - Good

#### **Walls**

##### **Status**

Checked - Working → Condition - Good

#### **Ceiling**

##### **Status**

Checked - Working → Condition - Good

#### **Room Ventilation**

##### **Status**

Checked - Working → Checked - Working

#### **Flooring**

##### **Status**

Checked - Working → Condition - Good

#### **Windows**

##### **Status**

Checked - Working → Condition - Good

#### **HDMI Splitter**

##### **Status**

Checked - Working → Present

#### **Ethernet Port**

##### **Status**

Checked - Working → Present

## Kitten/Lounge

### Sofa

#### Status

Checked - Working → Condition - Good



Miscellaneous

Other

Status

Checked - Working → Condition - Good

Images



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24/08/2019 13:59



24/08/2019 13:59



24/08/2019 13:59



24/08/2019 13:59

Comments

A full inventory of the kitchen can be found in the room report 131

Date inventory 22/11/2018

Koriakowski, Krystian - 22/11/2018 10:55

Inspection of kitchen and other communal areas can be found report in the room 132

Koriakowski, Krystian - 17/02/2019 11:12

### Property Declaration

#### Status

Checked - Working → Not Applicable

### ID

#### Status

Not Applicable

### TLJ

#### Status

Checked - Working → Checked - Working

#### Comments

1 key card

Koriakowski, Krystian - 08/04/2019 05:38

### Laundry Facilities

#### Status

Checked - Working → Condition - Good

### Mobile Number

#### Status

Not Applicable

### Forwarding Address

#### Status

Not Applicable

### Bank Details

#### Status

Not Applicable

### Tenant Check Out Charge

#### Status

Condition - Good

#### Comments

Tenant he left a lot of things in the kitchen and room. One wall to paint blue tac

Tenant he was not present when check out he did not leave the room key.

Koriakowski, Krystian - 24/08/2019 13:59

### Additional Appliances

**Status**

**Additional Furniture**

**Status**

**Other**

**Status**

**Studio Area**

**WiFi**

**Status**

Checked - Working → Checked - Working

**Signatories**

A handwritten signature in black ink, appearing to read 'Connor Bell', with a long horizontal stroke extending to the right.

Bell, Connor