

Rush Witt Wilson
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Property Visit Report

7 High Street, Hastings , East Sussex TN34 3EY



Head tenant: Andy Clegg

Prepared by: Charlotte Hine
Rush Witt Wilson

Report date: 4th April 2022

Tenancy Details

Address	7 High Street	Postcode	TN34 3EY
Tenant(s)	Andy Clegg		
Tenants present?	Yes		

External Property Condition

Roof and ridges, dormers, chimney	Good	Soffits and fascias	Good
Gutters / downpipes	OK	Front/back & patio doors	Good
		Photo code: 14nrwrrly8	
Windows, sills and frame	Good	Property walls	Good
Fencing, hedges & boundaries	Good	Lawn and borders	Fair
Trees and shrubs	Good	Steps, pathways and patios	Good
The tree has been removed			
Garage including door/roof	Good		

04-04-2022 11:43 / External Front Door / 14nrwrrly8



Living Area(s) Condition

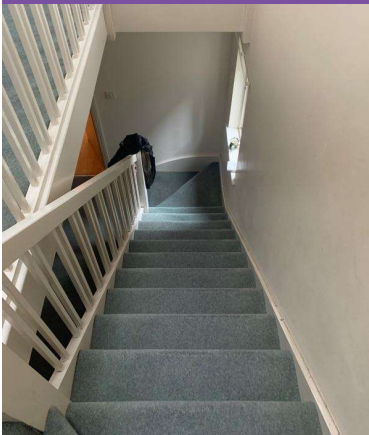
Entrance and hallway

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good		
Photo code: klrbh86t0			

Entrance and hallway - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

04-04-2022 12:02 / Entrance And Hallway Photo / M9ibe317r



04-04-2022 12:02 / Woodwork Doors / Klrbh86t0



Lounge

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good

Lounge - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No
Tenant does not use fire			
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

Living Area(s) Condition continued

04-04-2022 11:46 / Lounge Photo / Z0tmlg9jc



04-04-2022 11:46 / Lounge Photo / Xwq1ycqyl



Dining room

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good

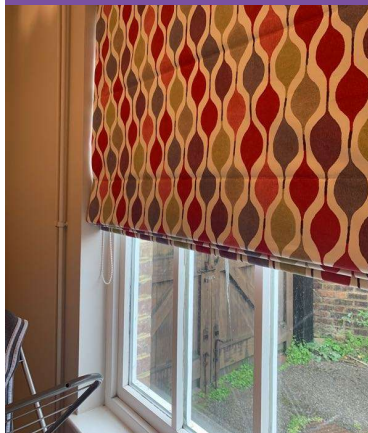
Dining room - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No
Blind pull cords have wall cleats?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

04-04-2022 11:53 / Dining Room Photo / Zuqz0cbdq



04-04-2022 11:53 / Dining Room Photo / Sv0wy6zj9

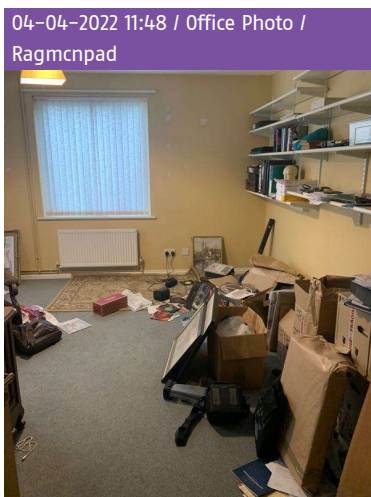


Office

Walls and ceiling	Fair	Flooring	Good
As noted before this room needs redecorating			
Woodwork and doors	Good	Windows and sills	Good

Office - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No
Blind pull cords have wall cleats?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		



Kitchen Area(s) Condition

Kitchen

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Fitted units	Good	Worktops	Good
Sink and taps	Good	Appliances	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Kitchen - Habitation Checks

Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good	Food preparation facilities?	Good

04-04-2022 11:49 / Kitchen Photo / C12ins8te



04-04-2022 11:52 / Kitchen Photo / 15t4fcl91



In the kitchen - expires 1-1-2027

Utility room

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Fitted units	Good	Worktops	Good
Sink and taps	Good	Light and electrical fittings	Good
Leaks or leak damage?	No	Heating	Good

Utility room - Habitation Checks

Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

04-04-2022 11:49 / Utility Room Photo / 9bpvykde9



Bathroom(s) Condition

Bathroom

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
		Photo code: kc6s6vq5l	
Sanitary ware	Good	Shower and attachments	Good
Silicone seals	Good	Tiles and grout	Good
Photo code: ug8r53jxw			
Extractor fan	Good	Light and electrical fittings	Good
Leaks or leak damage	No	Heating	Good

Bathroom - Habitation Checks

Mould or damp?	No	Blind pull cords have wall cleats?	No
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

04-04-2022 11:59 / Bathroom Photo / Cpe929ueh



04-04-2022 11:59 / Bathroom Windows Sills / Kc6s6vq5l



04-04-2022 11:59 / Silicone Seals / Ug8r53jxw



Toilet

Walls and ceiling	Good	Flooring	Good
Slight marking to the wall.			
Woodwork and doors	Good	Sanitary ware	Good
Light and electrical fittings	Good	Leaks or leak damage	No

Toilet - Habitation Checks

Mould or damp?	No	Blind pull cords have wall cleats?	No
Natural lighting?	Good		

04-04-2022 11:48 / Toilet Photo / Vln7kmbqp

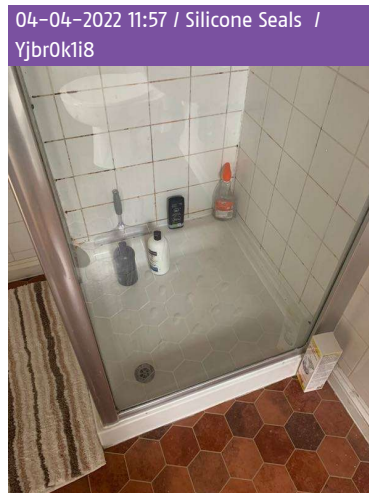


Ensuite

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Sanitary ware	Good	Shower and attachments	Good
Silicone seals	Good	Tiles and grout	Fair
Photo code: yjbr0kli8			
Extractor fan	Good	Light and electrical fittings	Good
Leaks or leak damage	No	Heating	Good

Ensuite - Habitation Checks

Mould or damp?	No	Blind pull cords have wall cleats?	No
		No	
Natural lighting?	Good		



Bedroom(s) Condition

Master bedroom

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
		Window restrictors	
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Master bedroom - Habitation Checks

Mould or damp?	No	Blind pull cords have wall cleats?	No
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

04-04-2022 11:56 / Master Bedroom
Photo / Sy5bx6z5b



Bedroom 2

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Bedroom 2 - Habitation Checks

Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

04-04-2022 12:00 / Bedroom 2 Photo / 15wcsuknw



Bedroom 3

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Bedroom 3 - Habitation Checks

Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

04-04-2022 12:01 / Bedroom 3 Photo / 7xynd4za



Bedroom 4

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Bedroom 4 - Habitation Checks

Mould or damp?	No	Blind pull cords have wall cleats?	No
Natural lighting?	Good	Room layout – is it safe / fit for purpose?	Good

04-04-2022 12:01 / Bedroom 4 Photo / 4p3h50mgp

**Health and safety checks**

Property security and locks?	OK	Boiler housing clear?	Yes
PAT Testing required?	No	Solid burning fuel source?	Yes
		Does not use fire in the lounge	
Carbon monoxide detector?	Yes	Heat detector?	Yes
Type	Battery	Tested?	Yes
Location	On the wall in the utility room – expires 2023		
Smoke detectors on each floor?	Yes		

Health and safety checks continued

Smoke Detector on Floor 1?	Yes
Type	Mains
Tested?	Tested
Notes	Expires 2027 downstairs hall and by the front door .
Photo codes: 97xjd9n7i, yq3o5v606	

Smoke Detector on Floor 2?	Yes
Type	Mains
Tested?	Tested
Notes	Expires 2027 – at the top of stairs
Photo code: ko4eggjch	

Certificate Checks

Gas check up to date?	Yes
Date	12/07/2022
Chimney	Not in use

Electric check up to date?	Yes
Date	22/07/2025

04-04-2022 11:50 / Carbon Monoxide Detector / 8do13avz



Expires 22-02-2023 in the utility room where boiler is kept.

04-04-2022 11:55 / Smoke Detector Floor1 / 97xjd9n7i



In the hallway - expires 1-1-2027

04-04-2022 12:02 / Smoke Detector Floor2 / Ko4eggjch



In the hallway at the top of stairs - expires 1-1-2027.

04-04-2022 12:04 / Smoke Detector Floor1 / Yq3o5v606



In the hallway by the front door expires 1-1-2027

General Observations

Ambient odour?	No	Pets?	No
Hoarding?	No	Smoking?	No
Business activity?	No	Malicious damage?	No
Evidence of sub-letting?	No	Attic inspected?	No

Conclusion

Tenant(s) present at inspection?	Yes	Condition of property?	Good
Cleanliness of property?	Good		

Final comments

At the time of the inspection the property was present the property is being kept to a good clean standard. As before the garden is overgrown .

All blinds in the property do not have blind cleats , windows at the rear have window restrictors but none at the front only old window catches which restrict the window in a way.

The office room needs redecorating as they are white filler holes all over the room.

Disclaimer

Rush Witt & Wilson are an independent Lettings Agent providing non-biased reports based on the internal condition and contents of a property. Our reports are deemed to be fair and true.

It is the responsibility of the Tenant and Landlord, or Lettings Agent, to agree between themselves the accuracy of all documentation and any amendments should be agreed in writing between both parties within the agreed timescale and copied to all parties.

This document is produced with every care and attention. It is accepted that at the time of the inspection the report is fair and records the internal condition of the property and its contents, this may not be an entirely accurate description of each and every piece of furniture or equipment. This report is not a survey.

When instructed to do so, reports provided by Rush Witt & Wilson are then used and re-checked at interim inspections and at the termination of a tenancy and any variations between the two will be recorded to allow any deterioration to the internal of the property to be assessed.

DISCLAIMERS

Descriptions of contents given are for identification purposes only and may not be accurate.

We do not search inaccessible areas to record or locate items. We do not check lofts, cellars or locked rooms. We will check to eye level only.

We will endeavour to move items where possible but heavy items such as wardrobes, beds, sofas, white goods etc. may not be moved for inspection. It will therefore not be possible to comment on, for example, the condition of walls or flooring surrounding/beneath heavy furniture. Therefore, some observations may be restricted where such items restrict full view. At the termination of a tenancy all items must be returned to their original place.

The person undertaking the work for Rush Witt & Wilson is not an expert in fabrics, woods, material, antiques nor are they experts in horticulture. He/she is not a qualified surveyor or valuer and our reports will not state if items are of value, made of any precious stone or metal or state if items are new despite their appearance.

Unless otherwise stated it is accepted that any listed items in the inventory are undamaged and in good condition. Defects, damages and cleaning will be noted.

Plants are considered perishable items and may not be detailed.

Any photographs used within this report are meant as a guide of the general appearance/over view of the property only.

SAFETY DISCLAIMERS

Electrical appliances are not tested, this also includes smoke alarms. It is the responsibility of the Landlord to ensure that all appliances meet current safety standards. It is the responsibility of the tenant to regularly check the smoke alarm and keep it in working order.

It is the responsibility of the Landlord to ensure the safety of all gas appliances and central heating systems and to ensure the property has an up to date gas safety certificate.

We will not attempt to restart central heating boilers or give instructions on how to operate. We will not attempt to ascertain working order of white goods (such as washing machines etc). We do not test storage heaters.

During the term of the tenancy agreement it is the tenant's responsibility to report any issues regarding the safety of any gas/electrical equipment to the Landlord/Agent without delay.

Signatures

This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations.

Tenant signature(s)

Clerk Signature