


Inspection Report

Address	Forum House, Wembley, London		
Size / Type	One bedroom, furnished apartment		
Date	26 th June 2012	Time	3:15pm
Instructed by			

IMO Reporting Specialists

1st Floor Suite
Block C
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Property address	Forum House, Wembley, London		
Property type/size	One bedroom, furnished apartment		
Instructing principle	Landlord		
Access via	Tenant	Keys handled	2 x front door 1 x card fob
Tenant present	Yes		

Key: **G - Good order** **S - Satisfactory order** **U - Unsatisfactory order**

	State	Comments
Cleanliness	S	Overall the property is at satisfactory level of cleanliness however some kitchen and bathroom areas appear to need cleaning more regularly to avoid permanent dirt or staining.
Lighting	G	All in working order
Decoration	G/S	Most painted areas are in good order with exception of the area above the kitchen splash back which has grease and food splashes near the sink and hob.
Flooring	S/U	No obvious staining to carpets where visible and all tiles appear intact. The carpets do not appear to have been cleaned around the furniture therefore heavy dust and debris has built up.
Windows	S	There is some light mildew around the window frames in the bedroom.
Bathroom (s)	U	Heavy limescale building up on the shower and bath fixtures as well as the sink plug and taps. The extractor does not seem to be working and the room smells quite damp
Kitchen	S	No obvious damage noted
Appliances	U	All would benefit from cleaning – particularly the oven which has burnt in grease on the shelves and sides. The sink tap is slightly loose and would benefit from securing
Furniture	G	All in good order where visible
Exterior areas	S	Subject to London weather and traffic dust



Overview	Property seems to be in satisfactory order with no major issues to report although there is a slightly damp smell throughout. The bathroom extractor requires some attention to prevent damp and mildew build up. The kitchen tap requires securing to prevent leaks or damage.
Tenants comments (If present)	Tenant advises that the landlord has been informed of the broken extractor and that a contractor is due to visit and replace it

	Suggested Action
Tenant	Ventilate the property whenever possible to reduce the damp smell and mildew around the bedroom windows. Ensure the extractor in the bathroom is used once it has been fixed/replaced to avoid the appearance of mould. Clean the carpets below furniture to avoid shading from deep dust/debris build up.
Landlord	Secure the kitchen tap to prevent a leak and ensure the bathroom extractor is fixed/replaced.
Agent	N/A

General and supporting photos:





