



## REDDAN CONTRACTORS - INTER-TENANCY CHECKLIST

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Work Details		
Reference: HDT57466	Site: Flat 3, 32 Goodge Steet, London W1T 2QJ	
Client: c/o CBRE	Date: 17 Apr 2024	Engineer: Iain Watson
General Condition		
Remove items left by tenant	Fail	Hoover and cleaning products left in flat.
Property professionally cleaned to a satisfactory standard	N/A	
Property walls/ceiling free of leaks/damage	N/A	
Painting required including walls, ceilings and woodwork	Pass	Decoration required.
Floor coverings clean and undamaged	Fail	General scratches and scuffs to wooden floors.
External area clear, clean and well maintained	N/A	
Security		
All locks engaging securely	Fail	Lounge latch broken and handle loose.
Ironmongery and locks in place	Fail	Lounge handle loose. Ensuite handle not fixed.
Intercom working and undamaged	N/A	
Windows & Doors		
Main door operating correctly	Pass	
All internal doors in good order and operating correctly	Pass	
Window glazing satisfactory	Pass	
Secondary glazing satisfactory	Pass	
Sills/frames free of damage/decay	N/A	
Blinds functioning and cleats in place	Fail	Slight damage to blind in bedroom. Some blind cords knotted.
Kitchen		
Kitchen appliances undamaged	Pass	
Oven & hob in working order	Pass	ok
Washer/dryer in working order	Fail	washer
Microwave in working order	N/A	microwave
Fridge in working order	Pass	fridge
Freezer in working order	Fail	freezer
Kictehn extract/cooker hood in working order	N/A	hood
Check and list additional appliances		
Kitchen sink free flowing	Pass	sink
Kitchen cupboards and worktops undamaged	Pass	
All cupboard and drawers functioning correctly	N/A	
Splash backs/tiles/grout undamaged	N/A	
Bathrooms		
Number of bathrooms	2	
Sink/bath/toilet undamaged	N/A	
Toilet flushing freely and easily	N/A	
Tiling and grouting undamaged	Pass	

Taps, shower head, hose and riser undamaged	Fail	Both overhead shower heads need descaling.
Shower screen undamaged including seals	Fail	Shower door wheels need refixing.
Free flowing drainage	Pass	
Bathroom extract in working order	Pass	
Sealant in good order	Fail	Areas of bath mastic needs replacing.
Bathroom door lock working	N/A	
Heated towel rail working	N/A	
Bathroom furniture operating correctly	N/A	
Bedroom		
Number of bedrooms	2	
Furniture and wardrobes functioning and undamaged	N/A	
Heating & Plumbing		
Boiler is in full working order	Pass	
Radiators are in full working order	Fail	TRV broken.
Thermostat present and working/undamaged	N/A	
Underfloor heating functional and controllable	N/A	
Effective temperature regulation of water working at all outlets	N/A	
Water pressure of all showers, baths and sinks adequate	N/A	
All water connections checked for leaks throughout	N/A	
Electrical		
Lighting working throughout and lightbulbs replaced if required	Fail	Lounge area light switch faulty. Oven light not working.
All electrical sockets working/undamaged throughout	N/A	
Safety		
Smoke alarms fitted, in date and working	Pass	
CO2 alarms fitted, in date and working	N/A	
Mains alarm present	No	
Alarm Details		
Type	Expiry	Status
Smoke	01/06/2024	Working
CO2	02/06/2024	Not Working
Heat	03/06/2024	Working
Smoke	04/06/2024	Not Working
CO2	05/06/2024	Working
Heat	06/06/2024	Not Working
Smoke	07/06/2024	Working
CO2	08/06/2024	Not Working
Meters		
Type	Serial	Reading
Gas	1	2
Electric	3	4
Water	5	6
Additional Checks/Works		
Wardrobe handles, kitchen cupboard handles and some door handles are tarnished, these can probably be removed and sprayed Bathroom basin click waste is seized. Loose toilet seat. Integrated dishwasher door handle is loose. Washing machine integrated door needs adjusting.		

