



Pre Works Report

100A Example Road
Lewisham
London
SE13 XYZ

Inspected by: Hilites Group
Date of Inspection: 05/09/2024

INSPECTION INFORMATION

Staff Member

John Reed

DISCLAIMER

The recommendations and findings in this inspection report are based on a visual examination of accessible areas as of the inspection date. This report does not cover hidden or inaccessible areas, nor does it guarantee future conditions. All repair and maintenance recommendations should be further evaluated and executed by licensed professionals. Cost estimates are approximate and actual costs may vary. Compliance with local building codes and standards is the responsibility of the property owner. This report is not a substitute for specialised professional advice.

SPACES

Generic Note

Bulky items, including appliances and damaged or ripped-out materials, are to be cleared internally and externally and disposed of.

The flooring throughout the property is heavily soiled and requires removal and disposal. Inspect the subflooring and, based on its condition, supply and install new flooring as needed. This applies to all rooms except the kitchen, which can be deep cleaned.

The walls, ceilings, and woodwork throughout the property appear worn and outdated. Full redecoration is required across all areas.

There is currently no power in the property. An electrician is required to investigate and restore the power supply prior to conducting the NICEIC inspection and report, after which any necessary remedial works will need to be addressed.

Smoke and carbon monoxide detectors are to be tested, with replacement batteries or new detectors supplied and installed as needed.

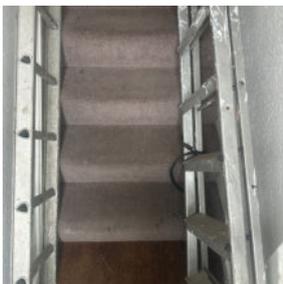
Light bulbs missing. Replacement bulbs to be supplied and fitted where needed.

Storage radiators cannot be checked until the power is restored. Once power is reinstated, inspect and test all radiators to ensure they are in working order, and consider painting them to match the new décor.

The internal and rear doors are either missing or damaged. It is recommended to replace all of them, excluding the front entrance door, to ensure a consistent appearance.

The property will require a thorough clean before and after the build, including a deep clean of all areas to ensure the property is spotless and ready for use.

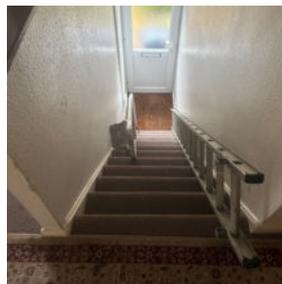
Entrance



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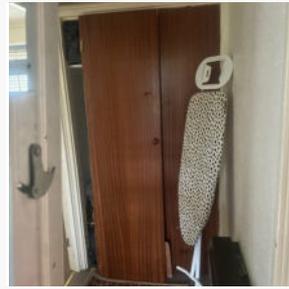
Landing



05/09/2024 21:29 (BST)



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Notes:

The power point faceplate is missing. A new one will need to be supplied and installed.

The storage cupboard doors have become detached and will need to be refitted. If their condition does not allow for refitting, they will need to be replaced.

Attic



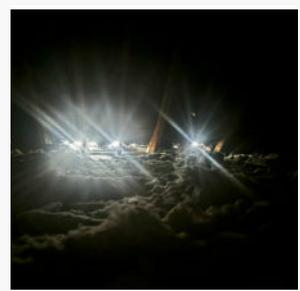
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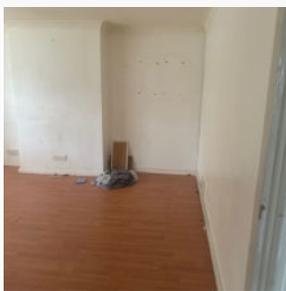


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Notes:

Further investigate holes and make good

Reception Room



05/09/2024 12:56 (BST)



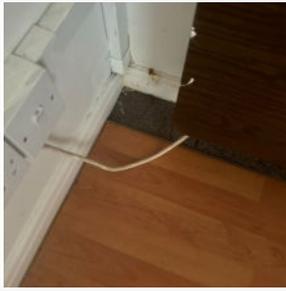
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Notes:

Laminate flooring has been laid on top of carpet causing the floor to be un level.

Kitchen



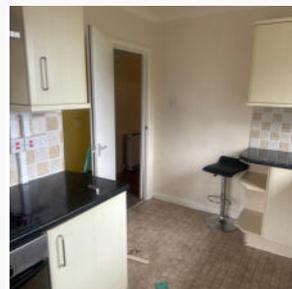
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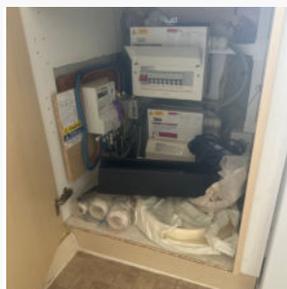
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05/09/2024 23:00 (BST)



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Notes:

The door leading to the balcony, along with the surrounding woodwork, is damaged and misaligned. Both the door and the woodwork will need to be replaced.

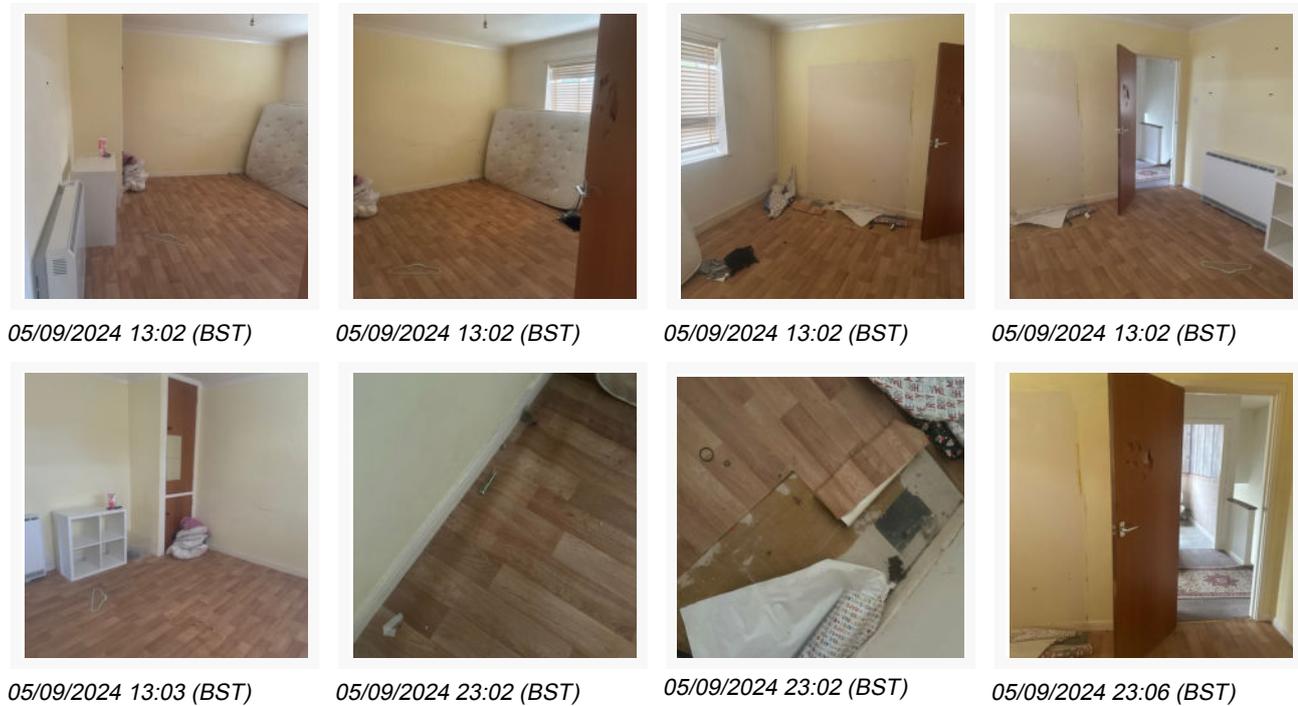
There is damage to the wall behind the extractor fan. Further inspection is required to assess the extent of the damage and make the necessary repairs.

Item	Description
Hob	 <p>05/09/2024 13:36 (BST)</p>

Kitchen (continued)

Item	Description
Oven	 <p data-bbox="280 734 528 763">05/09/2024 13:12 (BST)</p>
Dishwasher	 <p data-bbox="280 1086 528 1115">05/09/2024 13:37 (BST)</p>

Bedroom 1





05/09/2024 23:12 (BST)



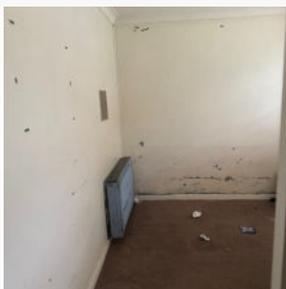
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Notes:

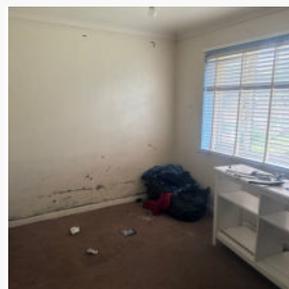
The door is damaged and needs to be replaced.

A couple of mirrors have been adhered to the exterior of the built-in cupboard door and need to be carefully removed. If removal is not possible, the door will need to be replaced.

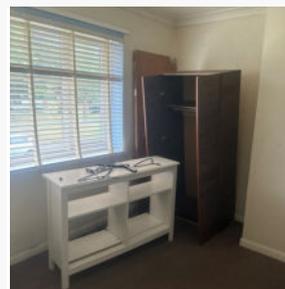
Bedroom 2



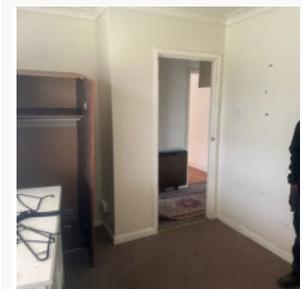
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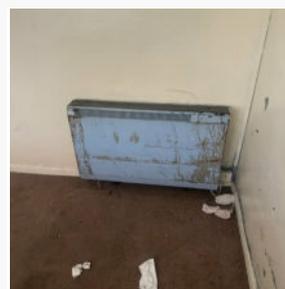
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05/09/2024 23:22 (BST)



05/09/2024 23:22 (BST)

Notes:

The door is missing and a new door need to be installed.

A mirror has been adhered to the wall and need to be carefully removed. and the wall made good.

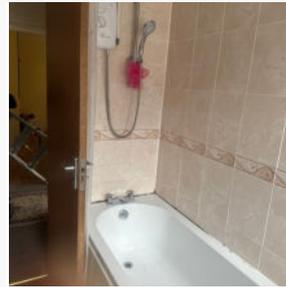
Bathroom



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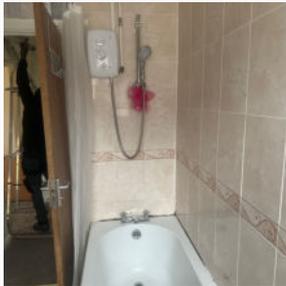
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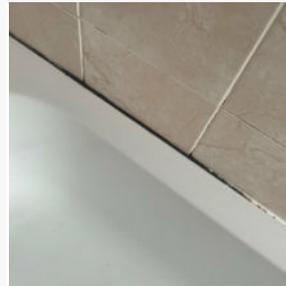
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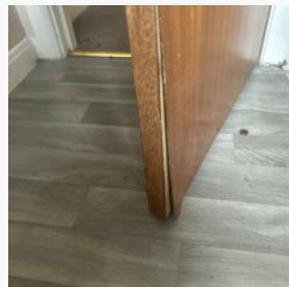
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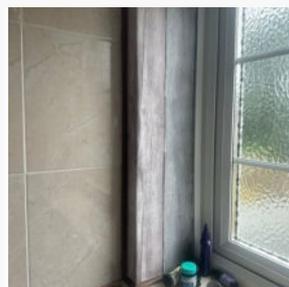
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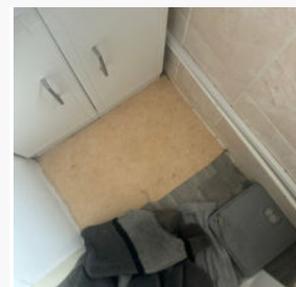
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Notes:

Silicone sealant in the bathroom is mouldy and requires removal and replacement.

The base of the door is damaged and the door needs to be replaced.

The wallpaper has been poorly applied. Remove the existing wallpaper, repair any defects, and then redecorate walls

Outdoor



05/09/2024 13:35 (BST)



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Notes:

Remove moss and repaint the rear balcony wall.

Tidy and maintain external areas, including the balcony, front garden, and rear garden.

Repair the external sensor light bulb.

Replace the damaged door to the garden storage cupboard.

Repaint the wooden cover above the main entrance door.