Estate Walkabout Inspection at Mornington House
Inspected on 27th April 2016

The grade following the inspection for Mornington House is Level B standard

Inspection carried out by:
R Brushette - South Essex Homes Estate Services Team Leader
T Williams – South Essex Homes Tenancy Services Officer
C Showell – South Essex Homes Project Surveyor

Outcome of inspection:

Repairs

- Electrical socket outlet cover on the 2nd floor requires replacing.
  Order raised on 27/04/2016 Order No: 6827768/1 Due date: 05/05/2016

- 1st floor stairwell landing window requires new profile lock.
  Order raised on 27/04/2016 Order No: 6827777/1 Due date: 05/05/2016

- Central stairwell door glazing requires replacing.
  Order was raised prior to inspection, due to be completed by 19/05/2016

- Renew gate handle and re-fix shoot bolt to the west side gate.
  Order raised on 27/04/2016 Order No: 6827772/1 Due date: 26/05/2016

- Missing section of fencing on the west side of the property.
  Issue is being dealt with by Kiers.

- Fencing located by a private property is damaged.
  Owner responsibility to be determined.

- Replacement required for the missing brick from the planter outside the front elevation by the east entrance.
  Order raised on 27/04/2016 Order No: 6827774/1 Due date: 26/05/2016
• Guttering and downpipes are blocked by the rear elevation.
  Order raised on 27/04/2016 Order No: 6827775/1 Due date: 26/05/2016

Scoring
All elements of inspection are scored 1 – 4 then scores are combined to produce an average figure.

  Level A (Excellent) – 3.8-4.0
  Level B (Good/Very Good) – 2.8-3.7
  Level C (In need of some attention) – 2.0-2.7
  Level D (In need of urgent attention) - 1.9-0

Average score following inspection for Mornington House is **Level B** standard