




DRAFT

Property Visit Report

Address	Sample mid term Sample sample sample	House Type	House
		Detachment	Mid-Terrace
Front Elevation		Side Elevation	Rear Elevation
			

17/10/2016



Property Visit Report **DRAFT**

Property Visit Report Details

Property	Sample mid term Sample sample sample
Prepared by (Name of Clerk)	Gordon Archer (miServices)

Tenant Details

Tenant Present	Yes
Tenant Happy	No
Tenant Comments	Tenant report several issues with electrics and leaks to multiple rooms.

Inspectors Comments

Inspectors Comments	Kept to an average domestic standard. There are lots of issues with leaks and electrics blowing.
Is the property being kept in an acceptable condition?	No
On initial inspection does the property comply with the Housing Health and Safety Rating Scheme?	No
Comments	Please see maintenance section on room-by-room breakdown.

Grout Details

Grout Clean	Yes
Comments	

Condensation Details

Signs of Condensation	No
Comments	

Pets

Any sign of pets?	Yes
Comments	1 dog
	

Gas and Electric

Does the property have gas?	Yes
Is the gas certificate up to date?	Yes

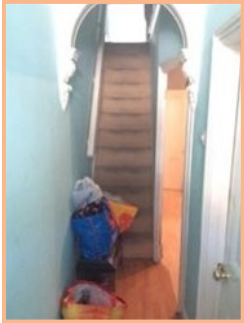
Smoke Alarm

Smoke alarm fitted?	No
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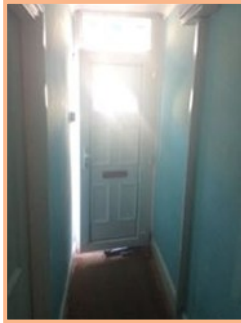
Smoke / CO Detector Compliance Checks

Is there a smoke detector on all floors?	Is there a CO detector everywhere there is a solid fuel device?
No	N/A

Hallway



1.MR1.i



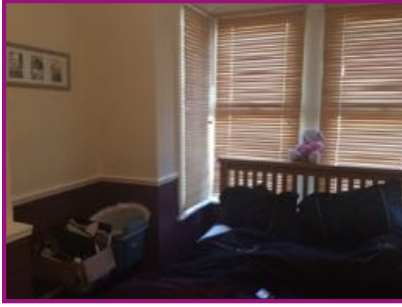
1.MR1.ii

Maintenance Issues

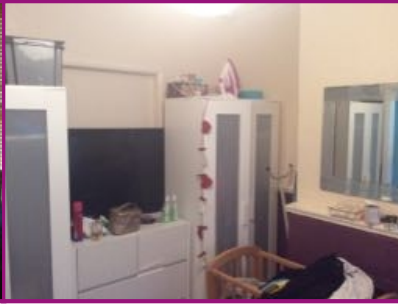
Issue	Photos
Can't put a bulb into light as will blow fuses.	

Bedroom

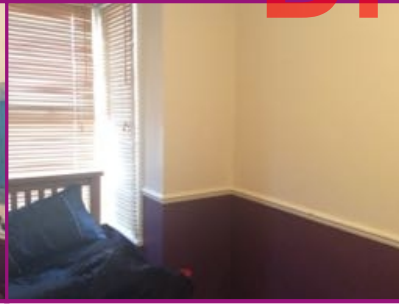
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1.MR2.i

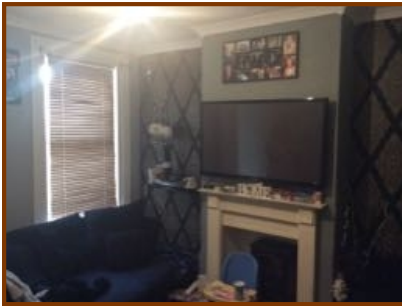


1.MR2.ii

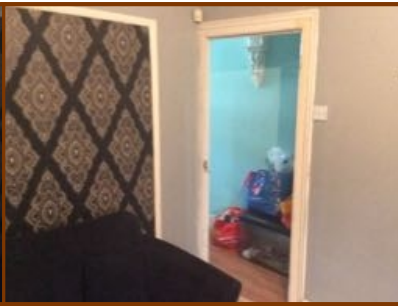


1.MR2.iii

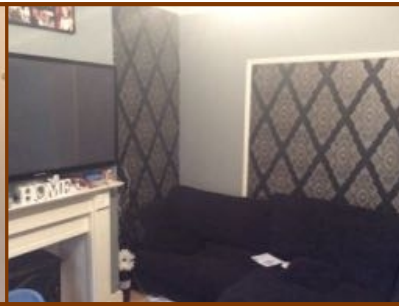
Living Room



1.MR3.i




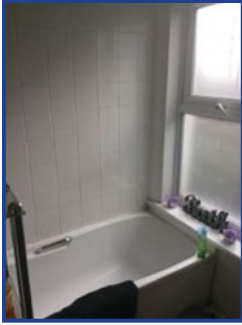
1.MR3.ii



1.MR3.iii

Maintenance Issues

Issue	Photos
Smoke alarm missing	





1.MR4.i



1.MR4.ii

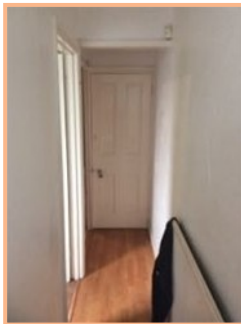
Maintenance Issues

Issue	Photos
Can't put a bulb into light as will blow fuses.	
Water leaks from upstairs bathroom if used.	

Hallway 2



1.MR5.i

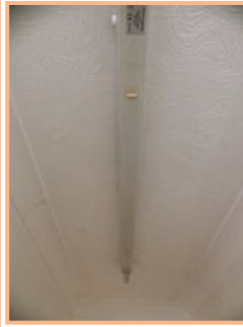


1.MR5.ii

Maintenance Issues

Issue	Photos
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Can't put bulb into light as blows fuses.



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Kitchen



1.MR6.i



1.MR6.ii



1.MR6.iii

Maintenance Issues

Issue

Photos

Can't use plug socket as blows fuses.



Cellar/Basement




1.MR7.i



1.MR7.ii

Maintenance Issues

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Issue	Photos
Cellar gets water ingress when it rains.	


Garden and Outdoors



1.MR8.i

1.MR8.ii

Maintenance Issues

Issue	Photos
Gutters blocked	

Stairs and landing

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1.MR9.i




1.MR9.ii



1.MR9.iii

Maintenance Issues

Issue	Photos
Can't use lights as blows fuses.	
Floorboard dips by entrance of bedroom 3	

Bedroom



1.MR10.i



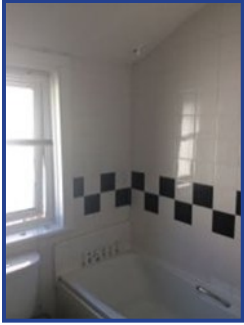
1.MR10.ii



1.MR10.iii

Bathroom/Toilet 2

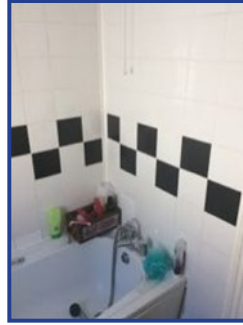
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1.MR11.i



1.MR11.ii

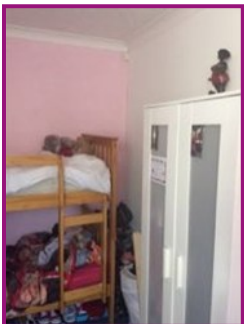


1.MR11.iii

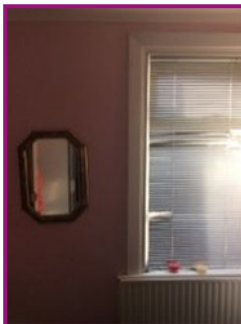
Maintenance Issues

Issue	Photos
Ceiling collapsing from leak in loft	Two side-by-side photographs showing significant water damage and peeling plaster on a white ceiling. The damage is concentrated around a central light fixture.
Can't use lights as blows fuses.	Two side-by-side photographs showing water damage on the ceiling. The left photo shows a circular light fixture surrounded by stained and peeling plaster. The right photo shows a corner of the ceiling with similar damage.

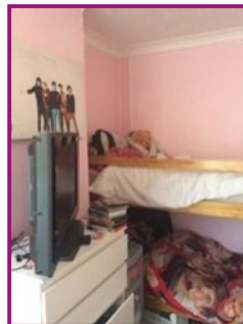
Bedroom 2



1.MR12.i



1.MR12.ii



1.MR12.iii

Maintenance Issues

Issue	Photos

Wallpaper peeling - large section



Bedroom 3



1.MR13.i



1.MR13.ii



1.MR13.iii