



MT Property Inspections

Email: Info@mtpropertyinspections.co.uk - Telephone: 07768 885088

ADDRESS OF PROPERTY

CLIENT NAME	
AGENT (IF APPLICABLE)	
TENANT(S) NAME	
No. OF OCCUPIERS:	
No. OF HOUSEHOLDS:	
Are there any possible successors resident in the property (Y/N):	
Roof (condition):	
Chimney stacks / flashings:	
Gutters / downpipes / soakaways:	
Walls (pointing/rendering, bulging/cracking):	
Windows / doors:	
Damp course:	
External decoration:	
Dry/wet rot, woodworm:	
Dampness:	
Asbestos (internal/external, including annual check following Type II / Management / Refurbishment & Demolition survey): (visual inspection only – do not disturb)	
Electrical wiring (visual inspection and comments on condition): Note here also the date of the last EICR inspection:	
Are there any electrical appliances that belong to the Landlord? (enquire & list):	
Is there a Burglar Alarm that belongs to the Landlord? If so, is a service contract in place?	
Loft insulation present? Approximate depth?	
Landlord's furniture labels (all intact):	
Gas: installation/appliances/flues (state if Natural/LPG and do visual inspection and make comments on condition):	
Utility suppliers' names? Gas: Electricity: Water:	
Any key meter(s) present? (State whether gas, electricity, or both)?	
Solid fuel: stove (e.g., Rayburn) / flues (visual inspection and comments on condition):	
Oil: tank/bunding/pipes/boiler/flues/care code label (visual inspection and comments on condition):	



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Fireplaces / chimneys (visual inspection and comments on condition):	
Test Carbon Monoxide detector/alarms: state if Tenant's or Landlord's. Date for renewal	
Back boiler present? Redundant / in service?	
Chimney(s)/flue(s) last swept (date):	
Fire Precautions (1): Exit routes & final exits clear and signage OK? Doors not wedged open? Exit doors open easily?	
Fire Precautions (2): Self closers to doors (where necessary) working & all related sealers / intumescent strips (where fitted and accessible) in good condition?	
Fire-fighting equipment: test date checked and OK?	
Fire/ smoke / heat detectors / alarms: test while on site & record results, including exact number of detectors and location (s) ? Confirm at least one detector present on each floor. Date for renewal	
Tenant informed if detectors/alarms not working?	
Fire blanket(s) present ?	
Are there any electronic door entry/exit systems? If there is a power failure, can the exit door(s) nevertheless be opened easily?	
Are any Risk Assessments (including Fire Risk Assessments), <u>which are the landlord's responsibility</u> , necessary for this property, e.g. if there are common parts (inc. plant rooms) that are the landlord's responsibility?	
Have Risk Assessments (including Fire Risk Assessments), <u>which are the landlord's responsibility</u> , been conducted at this property? If so, who completed the Risk Assessments and when? Otherwise, please provide details of proposed action.	
Have all recommendations in such Risk Assessments been actioned and monitored?	



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Have there been any relevant changes to the property since the last Risk Assessment was completed, e.g., use / structural / safety provisions?	
Have all <u>commercial tenants</u> conducted a Fire Risk Assessment for their demised areas and informed the Landlord's managing agents of "significant findings" (if any)?	
In respect of such <u>commercial tenants'</u> Fire Risk Assessments and/or the significant findings, is further action required?	
Can windows be accessed safely for cleaning, without additional anchorage or access points being required? (State if ladders, scaffold or cherry picker are required for safe access)	
Decorative state:	
Decoration obligations (commercial tenants) fulfilled (incl. dates re last done & next due)?	
Heating / ventilation:	
Is a Positive Pressure Vent (PPV) present?	
Corded blinds / corded curtain tracks: state if Tenant's or Landlord's and whether suitable safety device(s) fitted.	
Kitchen / bathroom fittings:	
Hot and cold-water systems, OK? (Note if any communal and/or any <u>redundant</u> tanks/pipework present)	
Is the water supply mains or private?	
Water meter present?	
Location of water stop-cock(s):	
Internal <u>and</u> external stairs / landings / handrails / balconies (condition and safety):	
Cleanliness, animal infestation:	



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Common parts: Fire Log inspected and up to date re fire alarm, emergency lighting & smoke detector tests?	
Common parts: Smoke alarms tested (where no log seen)?	
Common parts: Fire fighting equipment: test date checked and OK?	
Common parts: Fire Precautions: Exit routes & final exits clear and signage OK? Doors not wedged open?	
Common parts: Fire Precautions: Self closers to doors (where necessary) working & all related sealers/intumescent strips (where fitted) in good condition?	
Common parts: Accident Book inspected and OK?	
Common parts: Stairs/landings/handrails: safety:	
Common parts: Balconies / roof terraces: safety:	
Common parts: Lighting: adequacy:	
Common parts: Floor coverings OK?	
Common parts: Windows OK?	
Common parts: Electrics OK? (visual insp. only)	
Common parts: Decorations OK?	
Common parts: Managing Agent's contact details sign on site and clearly visible?	
Common parts: "No Smoking" / Covid-19 precautions signage in place (as appropriate)?	
Pollution (consider adjoining land / gardens and environment also): incl. Airborne emissions, Environmental nuisances, Discharges to water, Contaminated land, Waste management, etc. Report any visible signs or odours.	
Is Japanese Knotweed (or other invasive species) present (or in close proximity)?	
Trees (any issues, especially regarding safety, including from neighbouring land):	
Is there a Tree Preservation Order (TPO) on any trees within our boundary?	
Is the property within a Conservation Area and/or a National Park?	
Drainage system: state type (mains / septic tank / sewage treatment plant / cesspool) and condition (including of manholes):	



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Refuse disposal arrangements OK (including from risk of fire)?	
Garden: maintenance / rubbish dumped:	
Boundaries (fences, walls, hedges):	
Access / paths / driveways / courtyard / parking areas (condition and safety):	
Outbuildings (sound structures?):	
List all pets at the property.	
Complaints by tenant (or other relevant party):	
Significant tenant misuse:	
Hoarding / excessive storage (incl. in outbuildings / garden):	
Tenant complying with lease / licence / other obligations?	
Does the property fall within a Selective Licence area or is it subject to Additional Licensing requirements?	
Compliance with HMO / Selective / Additional licence conditions (if any)? Describe, as necessary.	
What is the current actual use of the premises?	
Has there been any change of use (that would need to be notified to insurers)?	
Any problems peculiar to this property:	
Development which could affect this property:	



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OVERFLOW SPACE FOR ADDITIONAL NOTES / COMMENTS:

(other than Urgent/Action matters, which are to be specified in relevant boxes below)

WORKS REQUIRING URGENT ATTENTION:

SUMMARY OF ACTIONS REQUIRED:

INSPECTED BY (name and firm):

DATE

IAN ROOBOTTOM MT Property Inspections

Photographs