

Property Visit



07379876062

Info@wyns.uk

Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

January
18th 2025
10:30

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Notes

Please use the link found in the header of each page to view the online version of the document. Doing so will allow you view the photographs in a gallery with their full definition.

Disclaimers

DISCLAIMER

This report is intended to provide a fair and accurate record of the contents of the property and of the property's internal condition as at the date of the same. The person undertaking the report is not an expert of fabrics, woods, materials, antiques, etc. nor a qualified surveyor or valuer, therefore it should not be construed as a valuation, a statement of authenticity or as a structural report.

Lofts and cellars and contents within are not included unless converted for habitation. Items in locked rooms, garages and sheds which have not been noted on the inventory are the sole responsibility of the landlord. Plants, consumables, books and magazines have not been individually listed.

The movement of heavy items of furniture or appliances will not be undertaken. Externals and gardens will be described in general terms only.

SAFETY DISCLAIMER

None of the gas or electrical appliances have been checked as to working order. This report relates only to the fittings, furnishings and all equipment and contents of the property. It is not a guarantee of, or safety of any such equipment and contents, merely a record that such items exist in the property as at the date of the report and superficial condition of same.

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on this inventory as 'fire safety label seen'.

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that these items comply with the above regulations, there will be no mention on the inventory of any fire safety label.

PHOTOS

All photos included in this document were taken at the time the report was prepared.

CONDITION

Brand new/ unused condition - Immaculate, appears unused or still within original packaging.w

Good condition - Signs of slight wear, generally worn

Fair condition - Signs of age, frayed, small light stains and marks, discolouration

Poor condition – Extensive signs of wear and tear, extensive stains/marks/tears/chips – but still functional

Very poor condition - Extensively damaged/faulty items, large stains, upholstery torn and/ or dirty, pet odours/hairs


SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

Whilst on site manual tests of all smoke detectors, heat detectors, and carbon monoxide detectors have been undertaken on behalf of the letting agent. It is not a guarantee of the safety of these items, or conclusive that those listed are the only detectors present. We are not experts in solid fuel heating systems and therefore cannot be liable for omissions relating to anything to do with carbon monoxide detectors.

1. VISIT INFORMATION

Ref	Name	Answer	Further information
1.1	Weather conditions on arrival at property	Sunny:-Dark:- Cloudy: Yes precipertating:-Frosty:-	
1.2	Time of Arrival	Arrival time 10.25 am	
1.3	Does the tenant agree to overview photographs?	Yes	
1.4	Was the tenant present for the visit?	Yes	
1.5	Was the property left secured upon exit?	N/A	

2. ALARMS


Ref	Name	Location	Test Result / Answer	Further information
2.1	Are smoke alarms present on each floor?		Answer Yes	
2.2	Are CO alarms present in all rooms with a Combustion Source/ appliance?		Answer Yes	
2.3 	Smoke Alarm (removed)	Entrance Hall Ceiling ground floor	Alarm tested for power only, audible alarm noted Out of date	Replacement date 06-11-2022

2. ALARMS (CONT.)

Ref	Name	Location	Test Result / Answer	Further information
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Ref # 2.3

2.4 	Smoke Alarm (removed)	Landing Ceiling 1st floor	Alarm tested for power only, audible alarm noted Out of date	Replacement date 06-11-2022
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2. ALARMS (CONT.)

Ref	Name	Location	Test Result / Answer	Further information
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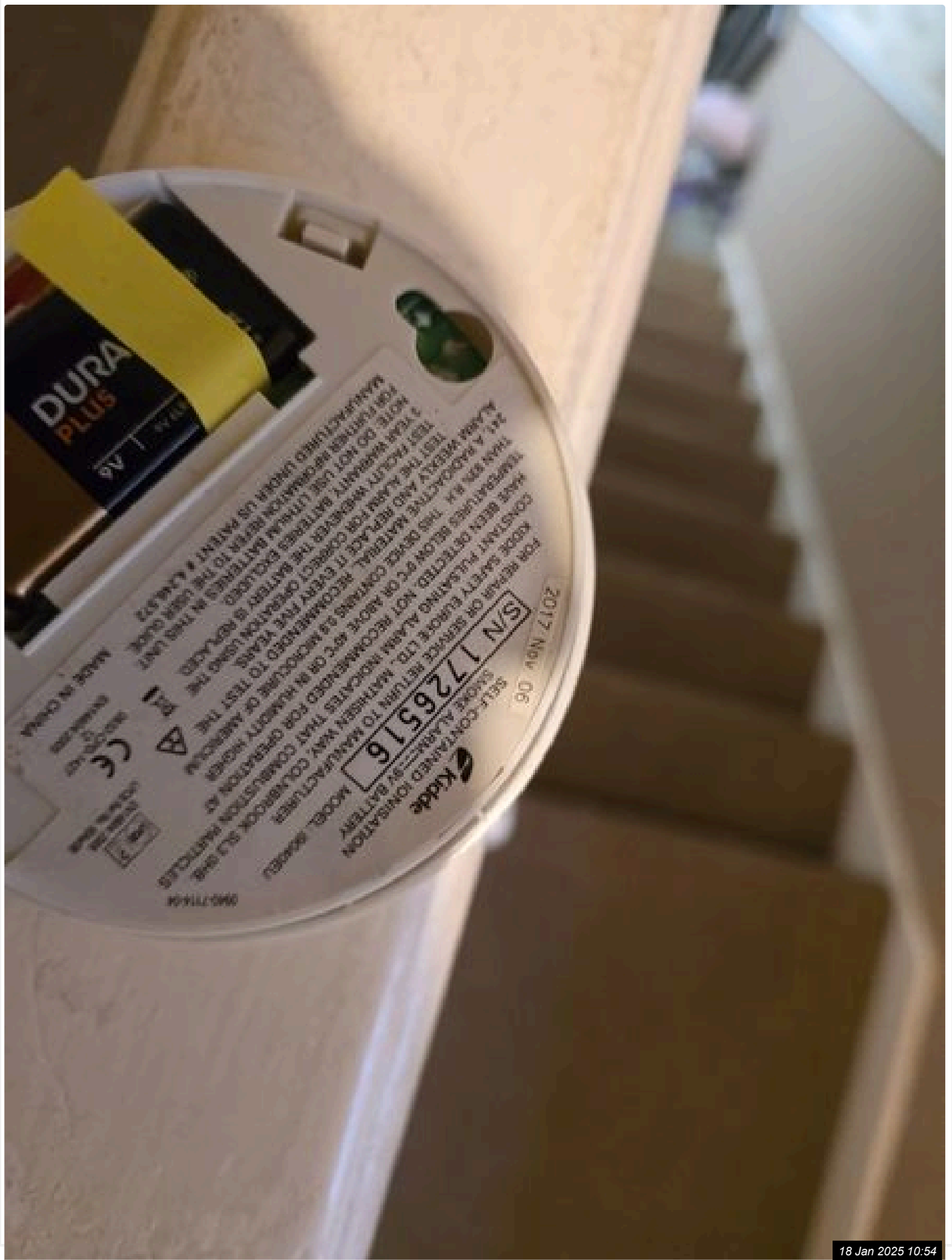


18 Jan 2025 10:53

Ref # 2.4


2. ALARMS (CONT.)

Ref	Name	Location	Test Result / Answer	Further information
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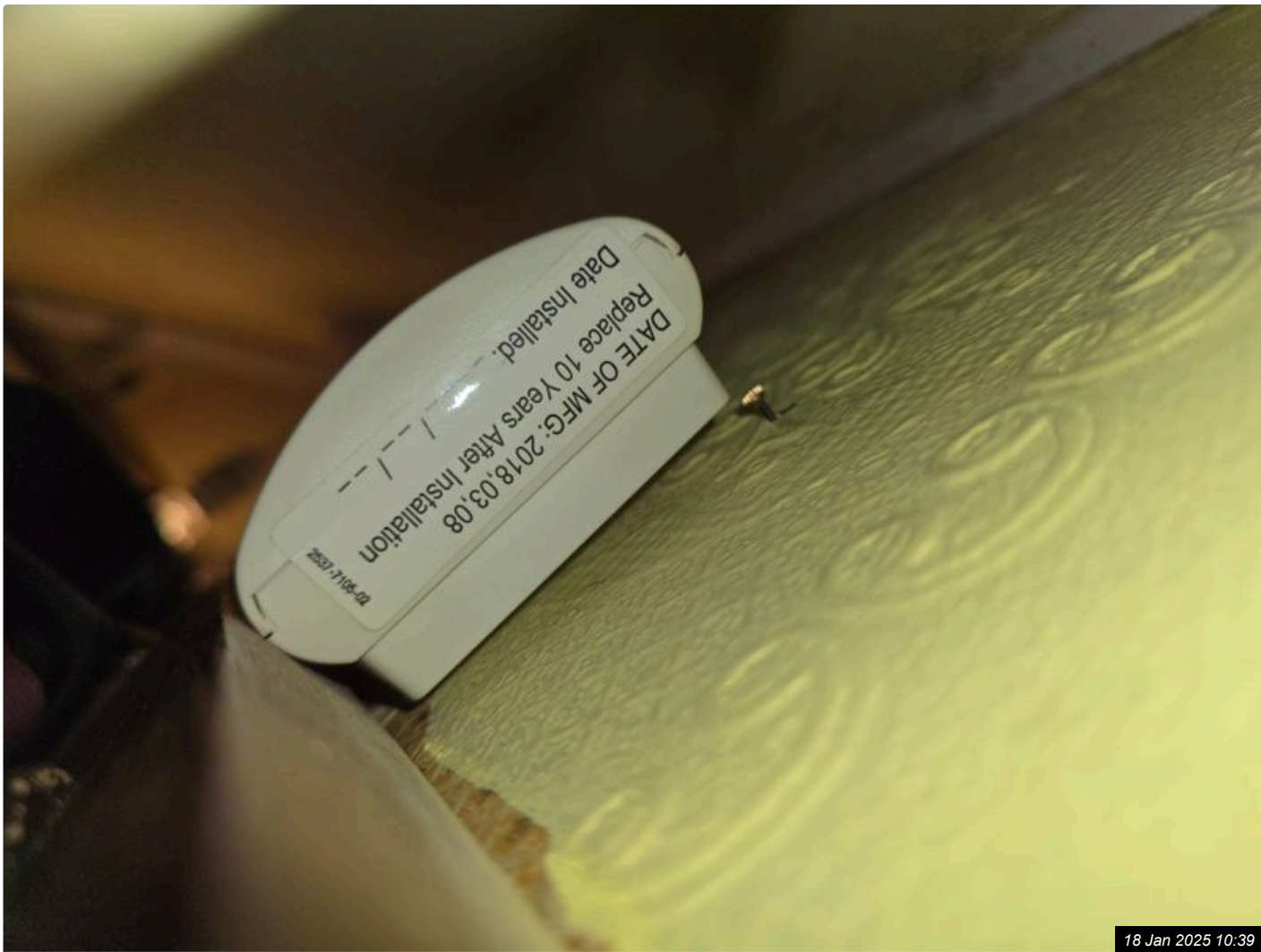



18 Jan 2025 10:54

Ref # 2.4

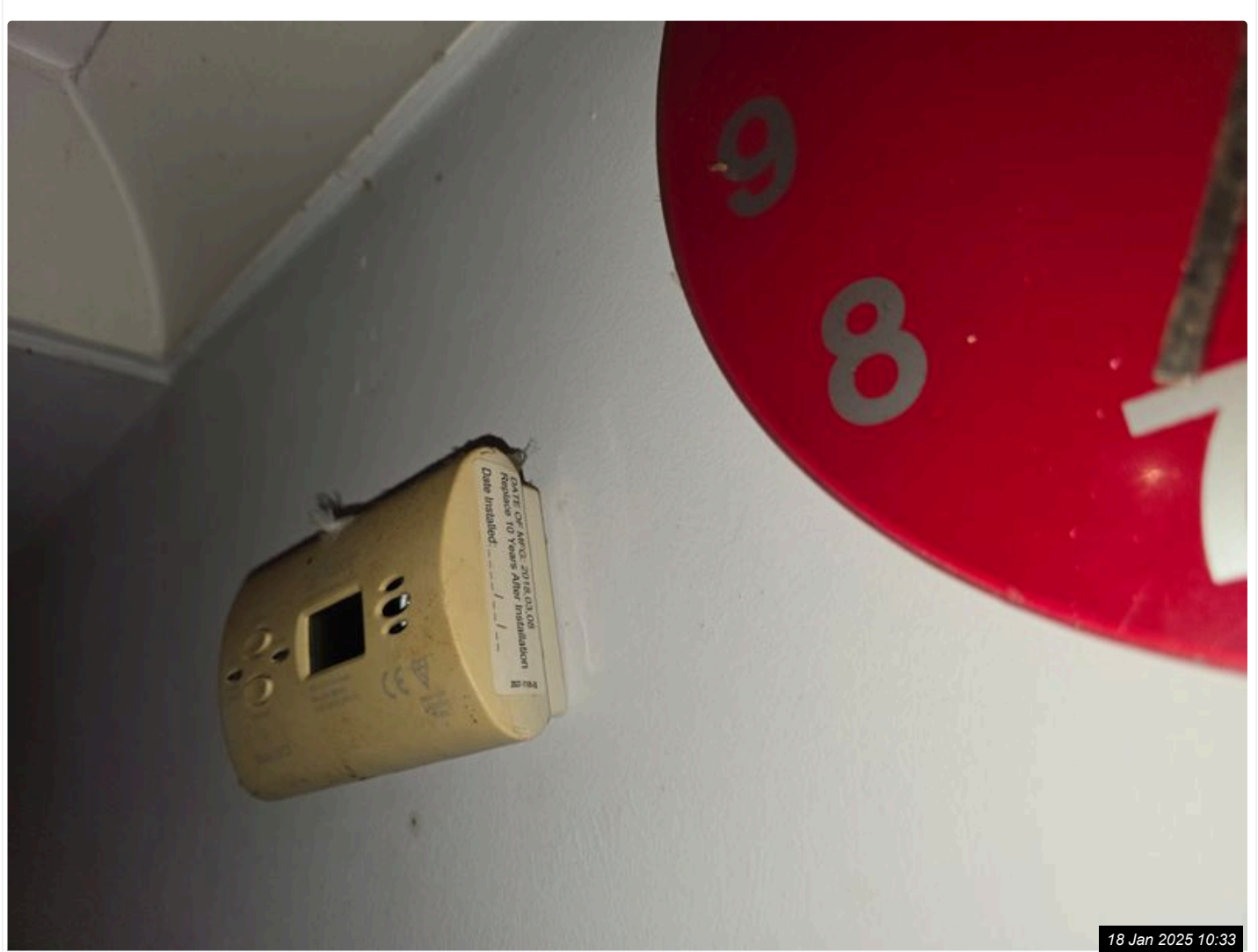
2. ALARMS (CONT.)				
Ref	Name	Location	Test Result / Answer	Further information
2.5 	Carbon Monoxide Alarm	Understairs cupboard entrance hall wall ground floor	Alarm tested for power only, audible alarm noted	Replacement date 06-11-2022




2. ALARMS (CONT.)				
Ref	Name	Location	Test Result / Answer	Further information
				
Ref # 2.5				
2.6 	Carbon Monoxide Alarm	Kitchen Wall ground floor	Alarm tested for power only, audible alarm noted	Replacement date 08-03-2028

2. ALARMS (CONT.)

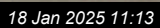
Ref	Name	Location	Test Result / Answer	Further information
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Ref # 2.6



2.7 	Smoke Alarm (new)	Entrance Hall Ceiling ground floor	Alarm tested for power only, audible alarm noted	Replacement date 08-03-2028
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Ref	Name	Location	Test Result / Answer	Further information
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Tenant Initials:

2. ALARMS (CONT.)				
Ref	Name	Location	Test Result / Answer	Further information
<div><div></div><div>Ref # 2.7</div></div>				
2.8 	Smoke Alarm (new)	Landing Ceiling 1st floor	Alarm tested for power only, audible alarm noted	Replacement date 01-08-2035

2. ALARMS (CONT.)

Ref	Name	Location	Test Result / Answer	Further information
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18 Jan 2025 11:14

Ref # 2.8


2. ALARMS (CONT.)

Ref	Name	Location	Test Result / Answer	Further information
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Ref # 2.8

3. OVERVIEW PHOTOGRAPHS

Ref	Name	Room Condition	Further information
3.1 	Entrance hall	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)



Ref	Name	Room Condition	Further information
<div><p>Ref # 3.1</p></div>			
3.2 	Hallway	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.2

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div>Ref # 3.2</div></div>			
3.3 	Kitchen	Good	Spotlight fitting is loose One is not working, tenant Unable to reach Needs Maintenance - Investigate

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.3

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.3



3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.3

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div>18 Jan 2025 10:55</div></div> <div>Ref # 3.3</div>			

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div><div>18 Jan 2025 10:55</div></div><div>Ref # 3.3</div></div>			
3.4 	Living room	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.4

3. OVERVIEW PHOTOGRAPHS (CONT.)



Ref	Name	Room Condition	Further information
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Ref # 3.4

3.5 📷	utility room	Good	
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3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
<div><div>Ref # 3.5</div></div> <div>18 Jan 2025 11:04</div>			
3.6 	toilet	Good	Heavy mould growth, not used by tenant Needs Maintenance - Landlord

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.6

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.6



3. OVERVIEW PHOTOGRAPHS (CONT.)



Ref	Name	Room Condition	Further information
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Ref # 3.6

18 Jan 2025 11:04

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div><div>Ref # 3.6</div></div></div>			
3.7 	stairs	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div>18 Jan 2025 10:41</div></div> <p>Ref # 3.7</p>			
3.8 	Landing	Good	


3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
			

Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.8

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div>Ref # 3.8</div></div>			
3.9 	Bathroom	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)

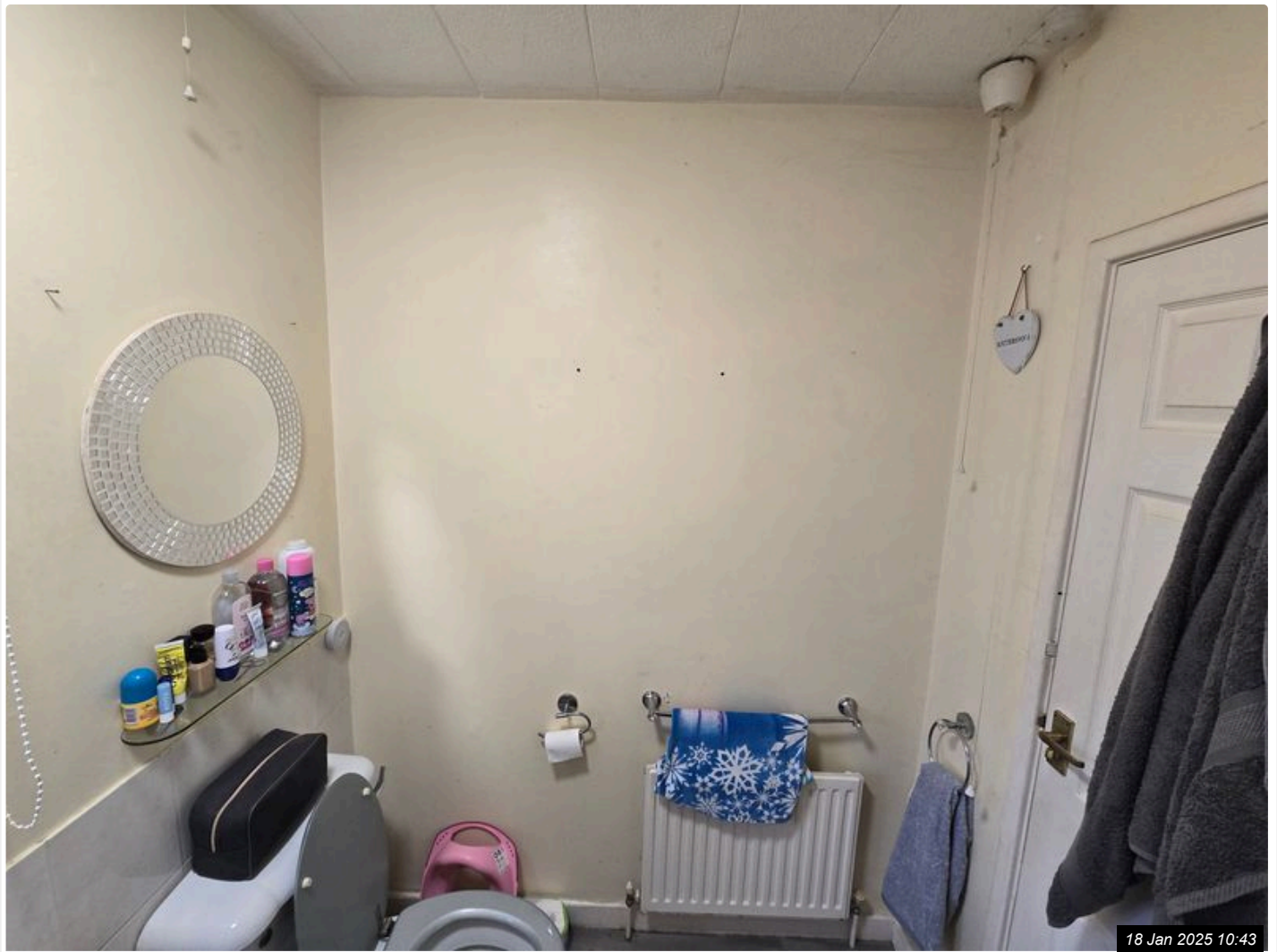
Ref	Name	Room Condition	Further information
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Ref # 3.9

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.9

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.9

3.10 📷	bedroom 1	Good	Water on sill from window condensation Information for landlord - Landlord
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3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.10

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.10

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div>Ref # 3.10</div></div>			



3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.10

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
<div><p>Ref # 3.10</p></div>			
3.11 	bedroom 2	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.11

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.11

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.11



3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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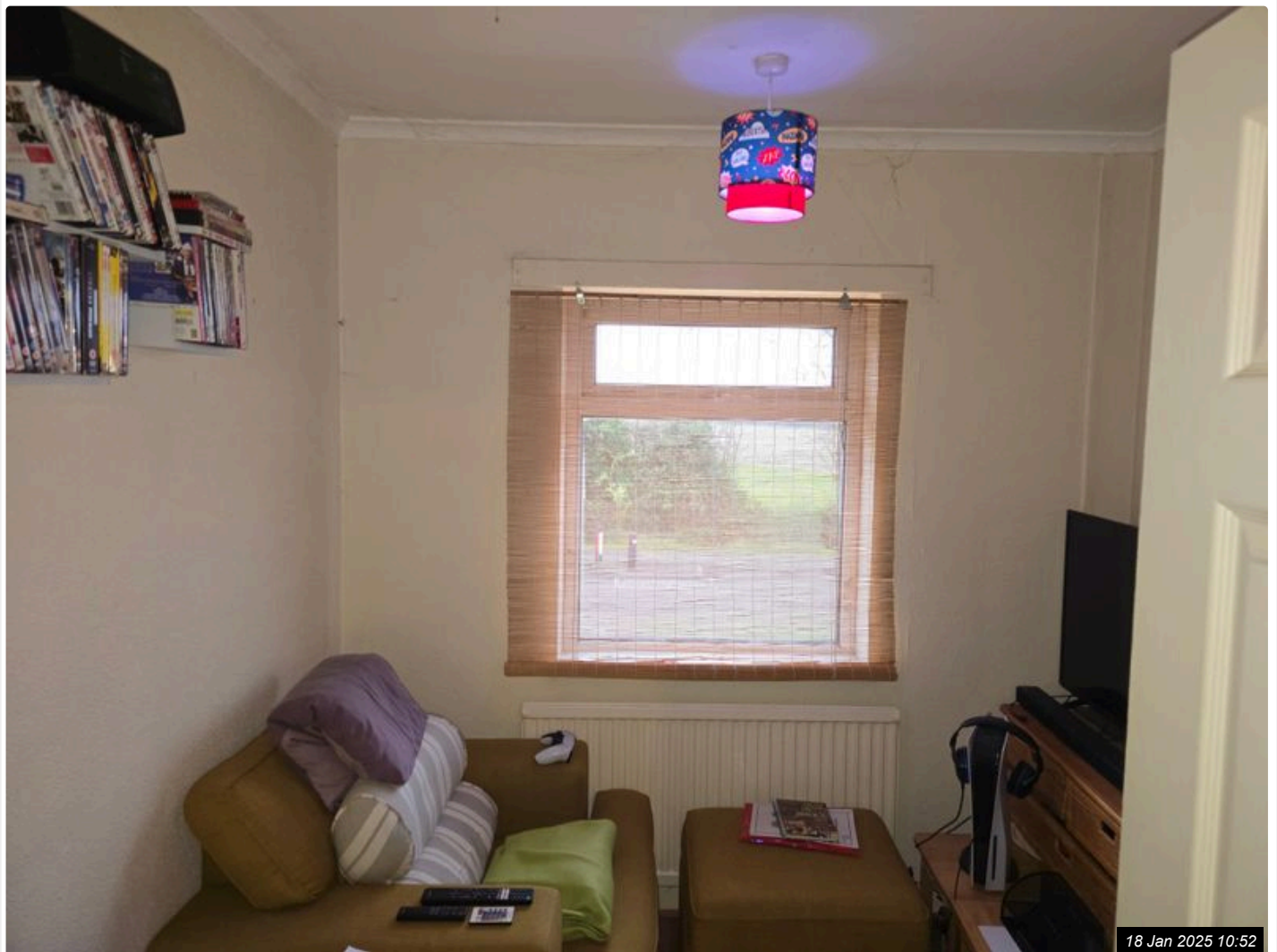
Ref # 3.11

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
<div><p>Ref # 3.11</p></div>			
3.12 	bedroom 3	Good	

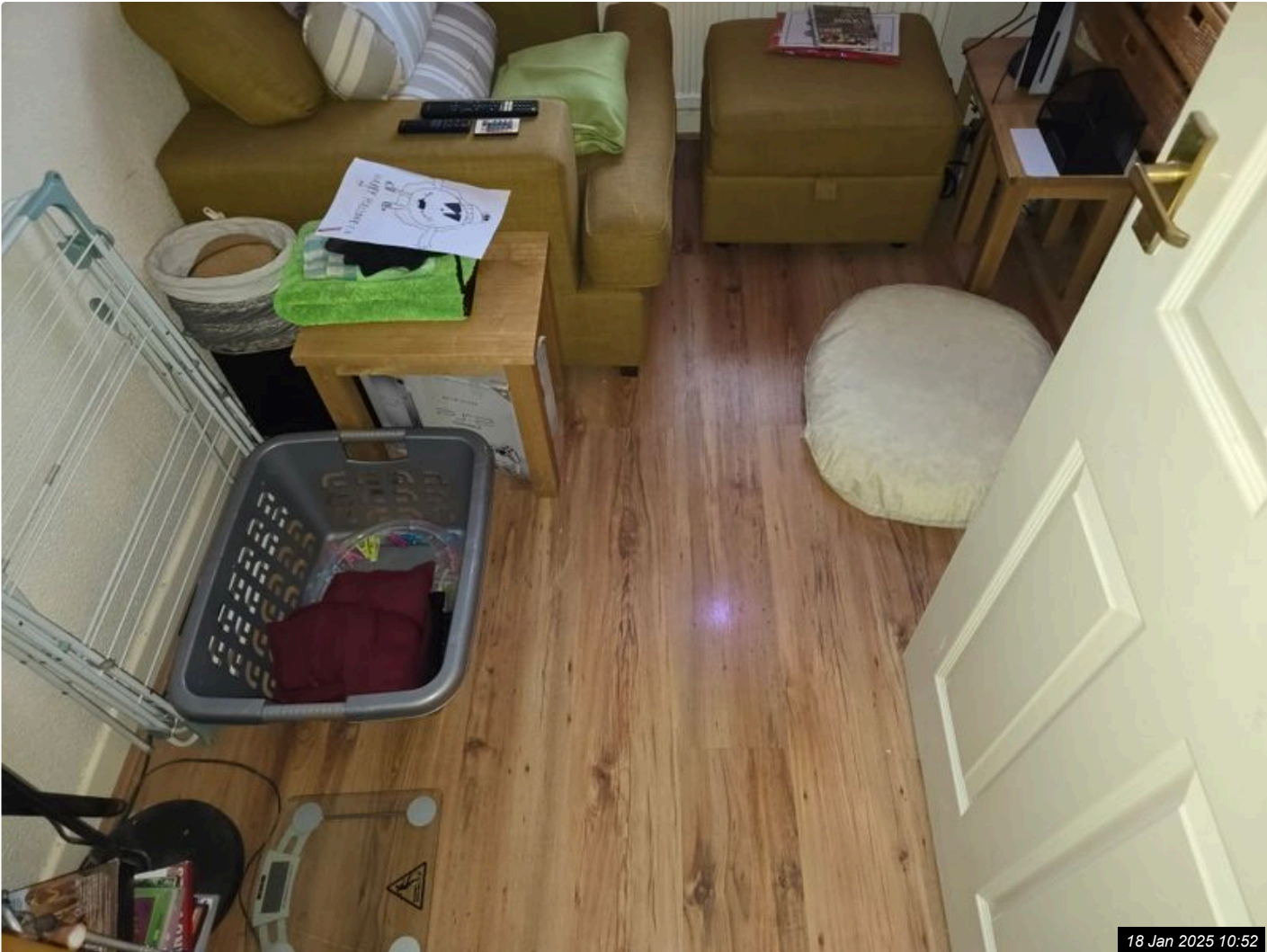

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.12

3. OVERVIEW PHOTOGRAPHS (CONT.)



Ref	Name	Room Condition	Further information
<div><p>Ref # 3.12</p></div>			
3.13 	front garden	Good	

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.13

3. OVERVIEW PHOTOGRAPHS (CONT.)			
Ref	Name	Room Condition	Further information
<div><div><div>18 Jan 2025 10:57</div></div><div>Ref # 3.13</div></div>			
3.14 	rear garden		Fencing down to LHS of garden, landlord aware, fix in process

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.14

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.14

3. OVERVIEW PHOTOGRAPHS (CONT.)

Ref	Name	Room Condition	Further information
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Ref # 3.14

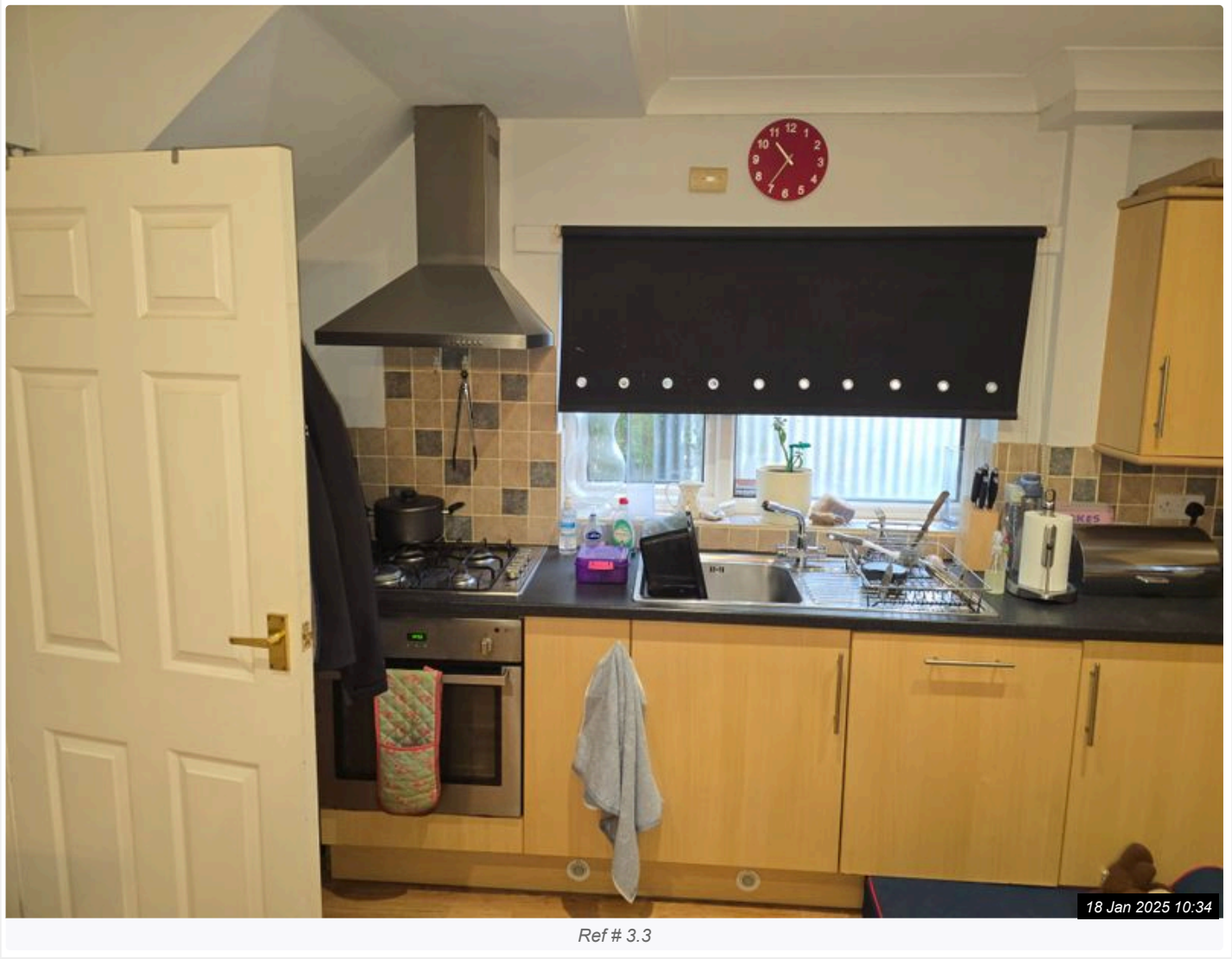
4. EXTERIOR

Ref	Name	Exterior	Further information
4.1	Condition of garden & grounds	Good	
4.2	Condition of Building exterior and Outbuildings	Good	
4.3	Any excessive rubbish or build up of items?	No	
4.4	Communal areas kept clear?	N/A	

5. INTERIOR			
Ref	Name	Interior	Further information
5.1	General Condition of Property	Good	
5.2	General Cleanliness of Property	Good	
5.3	Condition of grouting & sealant	Good	
5.4	Any limescale build up?	No	
5.5	Have any decorations been altered (via tenant)	No	
5.6	Any damage to the property or landlords possessions?	No	
5.7	Evidence of water leakage	No	
5.8	Evidence of damp/condensation type residue	Yes	Windows throughout property have blackening and spotting, it appears to be the edges of the fittings and the seals Information for landlord - Landlord
5.9	Any health & safety concerns	No	
5.10	Any evidence of pets?	No	1 bird 1 small dog
5.11	Any evidence of Smoking or illegal activity?	No	
5.12	Any signs of unauthorised or over-occupancy?	No	

Investigate Responsibilities		
Ref	Action Required	Comments
3.3 Overview photographs » Kitchen	Needs Maintenance	Spotlight fitting is loose One is not working, tenant Unable to reach

Investigate Responsibilities



Ref # 3.3

Investigate Responsibilities



Ref # 3.3

Investigate Responsibilities



Ref # 3.3

Investigate Responsibilities



Ref # 3.3

Investigate Responsibilities



Ref # 3.3

Landlord Responsibilities		
Ref	Action Required	Comments
3.6 Overview photographs » Toilet	Needs Maintenance	Heavy mould growth, not used by tenant

Landlord Responsibilities



Ref # 3.6

Landlord Responsibilities



Ref # 3.6

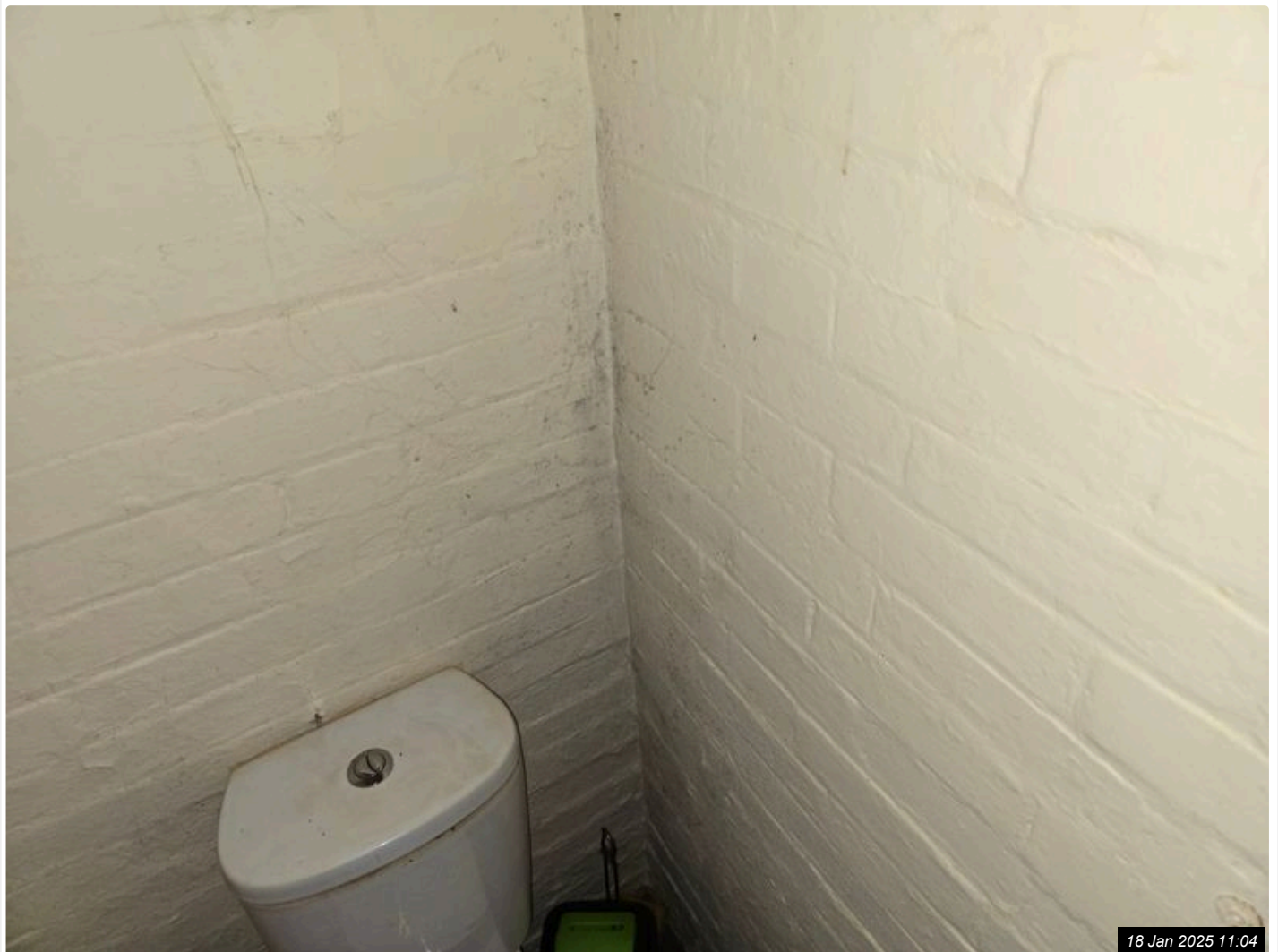
Landlord Responsibilities



18 Jan 2025 11:04

Ref # 3.6

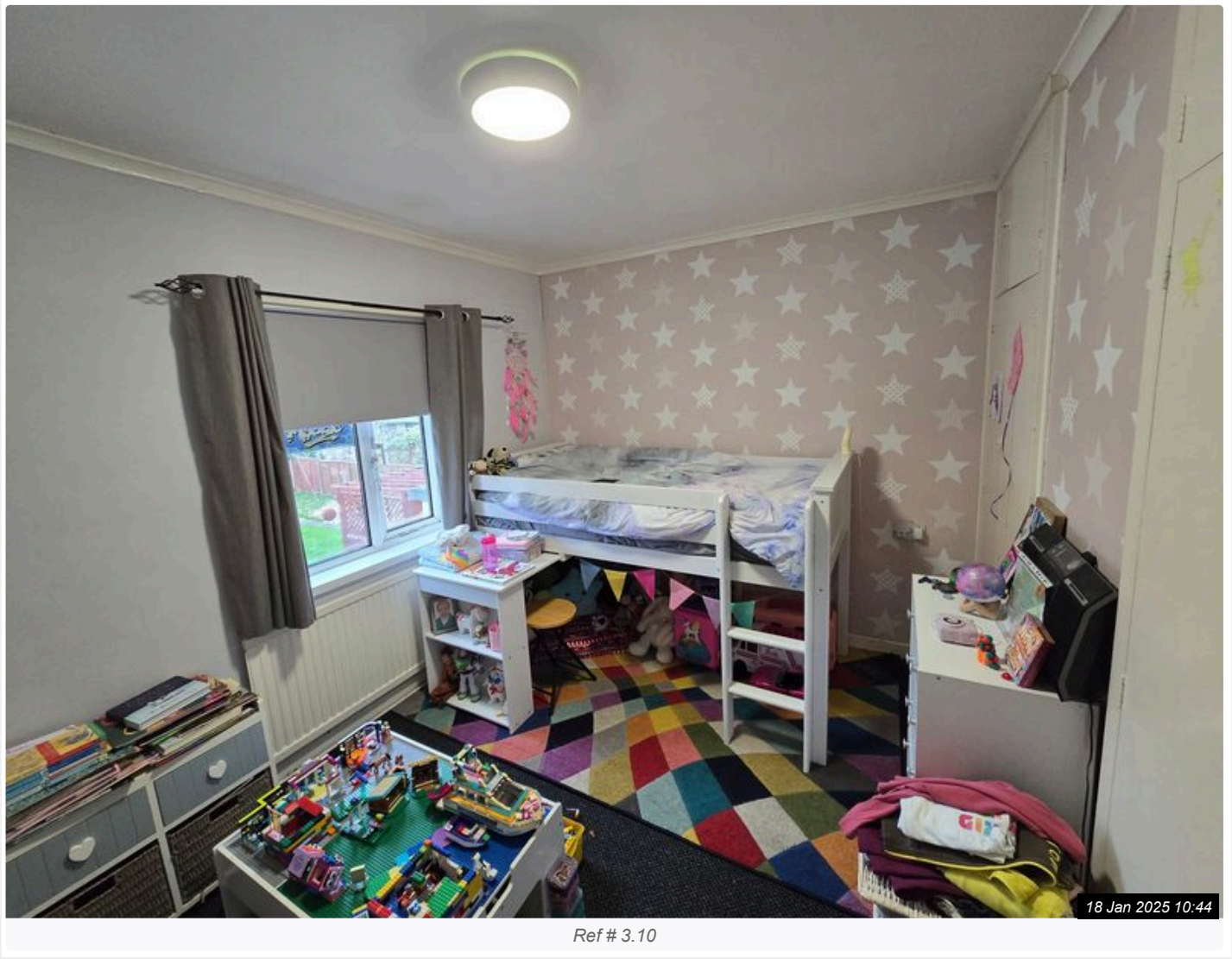
Landlord Responsibilities



Ref # 3.6

3.10 Overview photographs » Bedroom 1	Information for landlord	Water on sill from window condensation
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Landlord Responsibilities



Ref # 3.10

Landlord Responsibilities



Ref # 3.10

Landlord Responsibilities



Ref # 3.10

Landlord Responsibilities



Ref # 3.10

Landlord Responsibilities



Ref # 3.10

5.8 Interior » Evidence of damp/condensation type residue	Information for landlord	Windows throughout property have blackening and spotting, it appears to be the edges of the fittings and the seals
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Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Appendix

Ref	Room Name
1	Visit Information
2	Alarms
3	Overview photographs
4	Exterior
5	Interior