

Property Visit Report

ADDRESS: NOT SHOWN ON EXAMPLE

PROPERTY VISIT DATE: 05-02-2015
PROPERTY INSPECTOR: Sally Pearton



Tenants Present	☒ Yes	Evidence Of Animals in Property	☐ No
Management Keys Held	☒ Yes	Are Animals Having Detrimental Effect	☐ No
Alarm Code Checked/Changed	☒ No	Evidence of Smoking in the Property	☐ No

Overall Impression

The property is in good and clean order throughout.

There appears to be some issues with condensation in the property, and I have discussed with the tenant the requirement to ventilate adequately and to keep areas clean of condensation at all times.

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Item	Condition / Comments
Bedroom	
	Good condition Tenant has reported signs of a leak in corner of room on wall to left hand side of window We have asked your tenant to call out British Gas under your HomeCare 400 Policy to check for anything that may be causing the leak. If British Gas cannot resolve this issue,, we will instruct one of our contractors to investigate the guttering. Tenant ventilates and uses dehumidifiers on a constant basis. I have asked her to continue to do so, and to keep areas clear of condensation at all times (See photo 1 to 2)
Bathroom	
	Good condition (See photo 3)
Kitchen	
	Good condition (See photo 4)
Lounge	
	Good condition (See photo 5)
Hallway	
Smoke detector	Working
	Good condition upon entrance to the flat itself. Marks to ceiling upon entrance from the street door which may be due to a condensation problem (See photo 6 to 8)
Bedroom 2	
	Good order Washing drying on airer Room ventilated (See photo 9)

This report was undertaken by a representative of Maxine Lester Residential Lettings

The report takes into account the visible aspect of the property only.

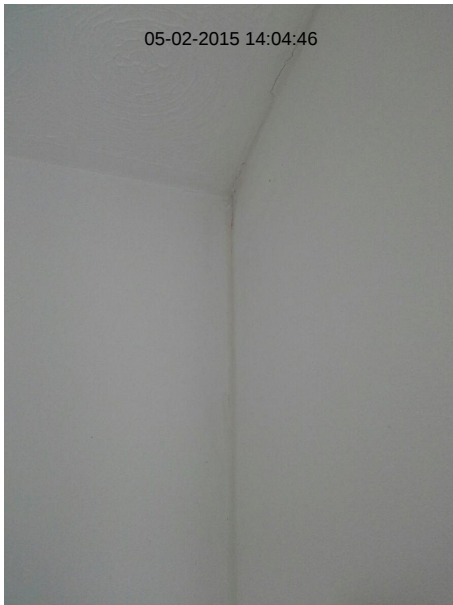
The report provides a guide to the condition of the property at the time of the visit and does not constitute a structural survey.

The property was visited with the tenant's goods and effects in situ and therefore the degree of observation is limited.

Whilst the entirety of the property has been visited, comments will only be made on rooms or areas which warrant action or need to be noted.

REPORT ON PROPERTY CONDITION

Maxine Lester Residential Lettings take the management of your investment very seriously and such have designed a report to update you, The aim of this report is to assist you with early identification of maintenance issues which may need attention and to inform your tenants of any issues which may have an adverse impact on the property on their deposit returned at the end of the tenancy. For your information the report is not meant to reflect a full inventory check or structural survey



1. Bedroom



2. Bedroom



3. Bathroom



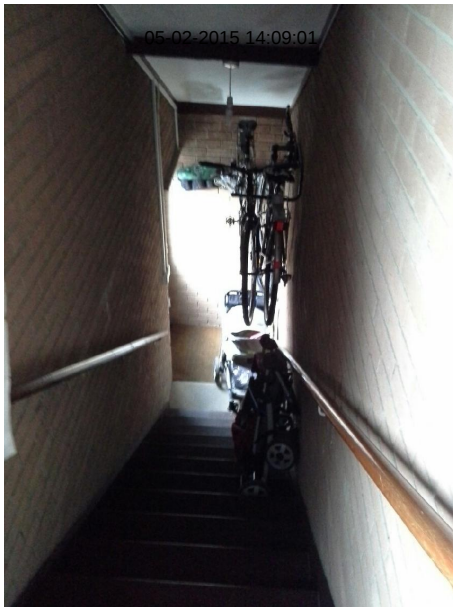
4. Kitchen



5. Lounge

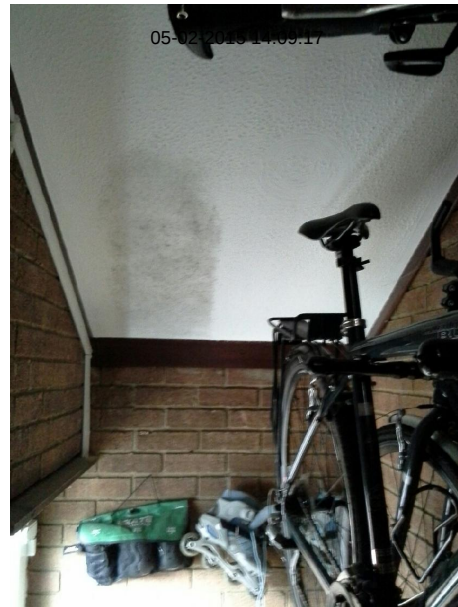


6. Hallway

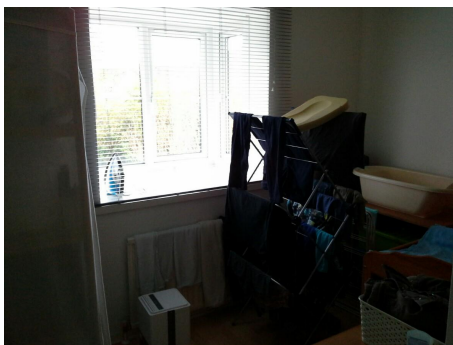


7. Hallway

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8. Hallway



9. Bedroom 2