

Routine Property Inspection

Please confirm the VV Appointment Number

VV123456

Property Address

Example, Example
Example, Example, Example

Visit Date

Wednesday, March 18, 2020 10:00

Photograph of Property Exterior (Front)



Disclaimer

Routine Inspection Report: The Viewber will conduct a review of the property and produce a report including photos.

Report Limitations: It should be noted that any Reports produced do not constitute as a structural survey of the property.

Photographic Evidence: All Reports include digital photographic records. The number of photographs will depend upon the size and condition of the property. A maximum of 25 photographs are included in each report.

Exterior and External Areas: Should a Viewber be required to visit a property outside of daylight hours, the exterior of the property and any external areas will not be 'inspected' and we will not look to arrange a complimentary revisit of the property on behalf of our Client.

Room Exclusions: Reports do not include an inspection of lofts/attics, cellars, inaccessible rooms, rooms housing a potentially dangerous animal or poorly lit rooms.

Item Exclusions: Viewbers are not permitted to move heavy, bulky or awkward items of furniture and/or appliances. Observations may therefore be restricted / excluded where such items restrict full view.

The Electrical Equipment (Safety) Regulations 1994: The Plugs & Sockets (Safety) Regulations 1994; Where a Report notes that such certificates have been seen, this should not be interpreted to mean that the record has been authenticated by us, nor is it a statement that the items(s) can be considered to comply with the required regulations.

The Gas Safety (Installation and Use) Regulations 1994 as amended: Where a Report notes that such certificates have been seen, this should not be interpreted to mean that the record has been authenticated by us, nor is it a statement that the item(s) can be considered to comply with the required regulations.

Furniture & Furnishings (Fire) (Safety) Regulations 1988 as amended: Where a Report notes that a Fire Safety label has been seen, this should not be interpreted to mean that the item has been stated as compliant by us, nor is it a statement that the item(s) can be considered to comply with the required regulations.

Testing of Appliances and Services: Fire alarms/equipment, security systems, electrical items, gas appliances, plumbing systems, circuits, radiators/storage heaters, lights or water appliances, will not be tested by us under any circumstances. Any reference made to these appliance and/or services are for reference purposes only, and we make not statement or representation that such items are working, fit for purpose, or safe.

Viewbers will seek to confirm whether smoke alarms and/or carbon monoxide alarms generate an audible noise when 'tested' and will confirm this within the Report. Confirmation of an audiblesound does not provide any guarantee by us that such alarms are working, fit for purpose, or safe. Where alarms are situated outside of normal reach for an Agent, regrettable an 'audible noise test' will not be possible.

Health and Safety Considerations: The safety of our Viewbers is of utmost importance at all times. If any Viewber feels threatened or un-safe at any time when carrying out their duties, for whatever reason, they reserve the right to leave the property immediately and abandon the appointment. By providing us with instructions to visit a property, the Client confirms that the property is safe to be visited and will warn the Viewber of any known potential hazards located in and around the property at the time of providing instructions and/or collecting the keys.

Addendum's to Reports: Whilst every care is taken to ensure all Reports are accurate, it is recognised that in some instances there may be a requirement for amendments and/or additions to be made to a Report. In these circumstances, a request must be made in writing by the Client to us, within seven days of the Report date for an addendum to be added to the Report. In order to look to validate this addendum, it is highly recommended that the Client seek the signatures of all parties concerned to confirm acceptance of the same.

Section 1: General

1.1 Was there anyone present at the time of the inspection?

Yes

Please provide full details here

Charlotte her husband Richard and their three month old baby

1.2 Were there any signs of over occupancy at the time of the inspection?

No

1.3 Were there any signs of pets at the time of the inspection?

No

1.4 Were there any signs of smoking at the time of the inspection?

No

1.5 Were there any signs of condensation at the time of the inspection?

No

Section 2: Hallway & Landing

2.1 Overview photograph(s) of the Hallway & Landing



[236_324_Placeholder_7844_2772.png](#)



[324_Placeholder_7844_4905.png](#)

2.2 Is the Hallway and Landing in a clean and tidy condition?

Yes

2.3 Were there any signs of damage or areas of concern within the Hallway & Landing?

No

Section 3: Kitchen/Diner & Utility Room

3.1 Two overview photographs of the Kitchen/Diner & Utility Room



[248_324_Placeholder_7844_8049.png](#)



[324_Placeholder_7844_5977.png](#)

3.2 Is the Kitchen/Diner & Utility Room in a clean and tidy condition?

Yes

3.3 Were there any signs of damage or areas of concern within the Kitchen/Diner & Utility Room?

No

Section 4: Living Room

4.1 Overview photograph of the Living Room



[242_324_Placeholder_7844_8915.png](#)

4.2 Is the Living Room in a clean and tidy condition?

Yes

4.3 Were there any signs of damage or areas of concern within the Living Room?

No

Section 5: Bathrooms

5.1 Overview photograph of Main Bathroom



[311_324_Placeholder_7844_1818.png](#)

5.1.1 Is the Main Bathroom in a clean and tidy condition?

Yes

5.1.2 Were there any signs of damage or areas of concern within the Main Bathroom?

No

5.2 Does the property have any Additional Bathrooms (including En-Suites & Cloakrooms)?

Yes

5.2.1 Overview photograph of the Bathroom/En-Suite/Cloakroom



359_324_Placeholder_7844_457.png

5.2.2 Is the Bathroom/En-Suite/Cloakroom in a clean and tidy condition?

Yes

5.2.3 Were there any signs of damage or areas of concern within the Bathroom/En-Suite/Cloakroom?

No

5.3 Does the property have any further Additional Bathrooms (including En-Suites & Cloakrooms)?

No

Section 6: Bedrooms

6.1 Overview photograph of Bedroom One



[351_324_Placeholder_7844_4533.png](#)

6.1.1 Is Bedroom One in a clean and tidy condition?

Yes

6.1.2 Were there any signs of damage or areas of concern within the Bedroom One?

No

6.2 Does the property have a Second Bedroom?

Yes

6.2.1 Overview photograph of Bedroom Two



[317_324_Placeholder_7844_7615.png](#)

6.2.2 Is Bedroom Two in a clean and tidy condition?

6.2.3 Were there any signs of damage or areas of concern within the Bedroom Two?

6.3 Does the property have a Third Bedroom?

6.3.1 Overview photograph of Bedroom Three



[324_324_Placeholder_7844_5240.png](#)

6.3.2 Is Bedroom Three in a clean and tidy condition?

6.3.3 Were there any signs of damage or areas of concern within the Bedroom Three?

6.4 Does the property have a Fourth Bedroom?

Section 7: Safety Alarms

7.1 Do all Smoke Alarms provide an audible noise when the test button is pushed

Yes

7.1.1 Photographs of Smoke Alarms



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7.2 Do all Carbon Monoxide Alarms provide an audible noise when the test button is pushed

Yes

7.2.1 Photographs of Carbon Monoxide Alarms



[419_324_Placeholder_7844_1495.png](#)

Section 8: Additional Rooms

8.1 Does the property have any Additional Rooms?

Yes

8.1.1 Overview photograph of Additional Room One



[386_324_Placeholder_7844_1529.png](#)

8.1.2 What is the description of this room, e.g. Study, Conservatory

Conservatory

8.1.3 Is Additional Room One in a clean and tidy condition?

Yes

8.1.4 Were there any signs of damage or areas of concern within the Additional Room?

No

8.2 Does the property have any further Additional Rooms?

No

Section 9: Front Garden

9.0 Is the front lawn in good seasonal order?

Yes

9.0.1 Overview photograph of front garden



444_324_Placeholder_7844_2398.png

9.1 Are the front lawn plant/trees/shrubs in good seasonal order?

Yes

9.2 Are any of the gates, fences, walls broken or damaged?

No

9.3 From the front gardens at ground level, could you identify any missing roof tiles or blocked gutters?

No

Section 10: Rear/Side Gardens

10.0 Is the rear/side lawn in good seasonal order?

Yes

10.0.1 Overview photograph(s) of rear/side garden



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10.1 Are the rear/side lawn plant/trees/shrubs in good seasonal order?

Yes

10.2 Are any of the gates, fences, walls broken or damaged?

No

10.3 From the rear/side gardens at ground level, could you identify any missing roof tiles or blocked gutters?

No

Section 11: Tenant Comments

11.0 Did the tenant bring to your attention any issues of concern or maintenance issues which they would like to be addressed?

No