

# Property Visit Report

ADDRESS :26 ORTS ROAD , READING , BERKSHIRE , RG1



PROPERTY VISIT DATE: 26-02-2016

PROPERTY INSPECTOR:

PROPERTY MANAGER:

CONTRACT REF:

Tenants Present	Yes	Evidence Of Animals in Property	No
Management Keys Held & Keys Checked	No	Permission Received & Pet Guarantee in Place	No
Alarm Code Checked/Changed	No	Are Animals Having Detrimental Effect	No
Is the Property supplied with gas	Yes	Evidence of Smoking in the Property	No
Are carbon monoxide detectors present / How many	Yes-1	Are smoke alarms present on each floor	No

## Internal Impression

Good and clean and tidy . Has a lot of mould.  
Only one smoke detector, needs a second upstairs.

## External Impression

Good

During this Tenancy the Property is managed by Agent

During normal office hours, please note the following contact details for all property maintenance issues.

Property Management telephone number:

Phone: 0118 934 1616

Fax :

Property Management email address:

info@adamsestates.net

- This report was undertaken by a representative of Adams Estates
- 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.**

**Please note:**

## **Disclaimer**

### **Basic Inventory Description & Layout**

This Inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damages or soiling.

This Inventory provides a fair and accurate detailed record of the contents of the property and their condition plus the internal condition of the property.

The person who compiled this Inventory is not an expert in fabrics, woods, materials, antiques, arts, colours etc. Nor are they a qualified surveyor. This Inventory should not be used as an accurate description of each and every piece of furniture and equipment, nor as a structural survey report.

### **Generalisations**

The following disclaimer covers items that are generally similar regardless of the property. Radiators all have thermostats and are painted white unless otherwise stated. Light switches, fittings, power points, smoke/heat detectors, telephone/television points are white plastic unless otherwise stated. Doors all have door frames unless otherwise stated. The quality of each individual item is assumed to be fair unless otherwise stated. The quantity of any particular item is assumed to be one unless otherwise stated.

### **Working Order**

This Inventory notes the presence of items of furniture, fixtures, furnishings, electrical equipment and appliances included in the tenancy. This Inventory is no guarantee of the adequacy, working order or safety of any item noted.

### **Structure and Fabric of the Property**

This Inventory is not intended to form any part of a survey and does not comment on the functionality of the property.

### **Descriptions**

The terms silver, chrome, brass, gold, aluminium, copper, pine, oak, etc. relate to the description of the colour and appearance of the item and not to the composition of the item.

### **Ancillary Rooms and Areas**

Any room that is excluded from the tenancy will not be noted on the Inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy. Property left in sheds and locked cupboards or rooms, which have not been Inventoried, are the sole responsibility of the Landlord.

### **Windows and Doors**

Whilst comment is made on windows and doors they are not tested to ensure that they are in working order.

### **Heavy Items**

Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc. will not be moved and no responsibility can be taken by the Inventory provider for areas or items that cannot be fully inspected.

### **Safety Disclaimer**

This Inventory relates only to the furniture, furnishings and all of the Landlords equipment and contents in the property. It is no guarantee of, or report on, the adequacy of, or safety of, any such equipment or contents. It is merely a record that such items exist in the property at the time of the Inventory and the condition perceived of it.

The heating system, gas or electrical appliances and any other fixtures and fittings in the property have not been tested for this Inventory and, therefore, no guarantees are given in

respect of them.

Furniture & furnishings (fire) (safety) regulations 1988-As amended 1994.

This Inventory may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire & safety and is attached to an item of furniture. It is not a guarantee that the specified furniture complies to any current legislation. If not recorded on the Inventory, identification was not visible or present.

### **Health and Safety**

In order for the property to be inspected it must be deemed fit for use and safe to enter. The Landlord/Agent must inform the Inventory Clerk of any tenant issues, violent history, health and safety concerns, structural issues and any pertinent information prior to entering the property. All Inventory Clerks have public liability, legal cover and professional indemnity insurance in place. Copies of these may be viewed on request.

### **Confidentiality**

As per the Data Protection Act, we are entrusted with our client's confidential information and promise to use and secure all information in an ethical fashion. All data, including video capture is held offline hard drives, all personal data which is no longer required is disposed of responsibly, and all correspondence is treated as strictly confidential. Under no circumstances will customer information be passed to any other organisation without express permission from the client in question.

You are reminded that it is your responsibility at the start of the tenancy to point out any specific discrepancies on the Inventory. If no comment is made on this Inventory it is assumed that the item is on the standard as stated in the notes relating to the property.

At the end of the tenancy no dispute regarding the contents or description contained within the Inventory will be taken into account unless noted at the beginning of the tenancy.

### **Copyright**

All rights reserved; no part of this document may be photocopied, recorded or otherwise reproduced, stored in a retrieval system or transmitted in any form by any electrical or mechanical means, without prior permission of the copyright owners.

### **Disclaimer- Smoke and Carbon Monoxide alarms and detectors**

In accordance with the regulations dated October 2015 smoke alarms and CO detectors are to be tested by the landlord on the first day of the tenancy. If smoke alarms and carbon monoxide detectors are to be tested at time of check in by the Inventory Clerk this test will be for POWER ONLY. The test button will be pressed until a sound is emitted. This information will be recorded on the inventory document which will be signed by the tenant if present. This test does not certify that the alarm is in full or proper working order and that it will be working during the tenancy should any problem occur. The inventory clerk will not be held liable for any damage or malfunction occurring during the testing process. The client will be informed of any alarms tested that appear to be without power.

Please note that if a bathroom/en-suite is not fully tiled from ceiling to floor a shower hose attachment must not be used on the mixer tap as a stand-up shower as this will cause severe damage to the walls for which the tenants may well be liable. Mixer attachments are only designed for low level use. Young children can be strangled by loops in pull cords, chains, tapes & inner cords that operate the product. To avoid strangulation & entanglement keep cords out of reach of young children. Cords may become wrapped around a child's neck. Move beds, cots & furniture away from window covering cords. Do not tie the cords together. Make sure cords do not twist & contain a loop. A hook or cleat should be fitted.



Picture of Front of Property 1



Picture of Rear of Property 1

Property Visit Report  
ADDRESS :26 ORTS ROAD , READING , BERKSHIRE , RG1

PROPERTY VISIT DATE: 26-02-2016  
PROPERTY INSPECTOR:  
PROPERTY MANAGER:  
CONTRACT REF:

**General inspection**  
of the access to the property via communal areas  
Good

**Rooms/areas visited**

General impression	<input checked="" type="checkbox"/>		
Hallway	<input checked="" type="checkbox"/>	Dining Room	<input checked="" type="checkbox"/>
Lounge	<input checked="" type="checkbox"/>	Kitchen	<input checked="" type="checkbox"/>
Bathroom	<input checked="" type="checkbox"/>	Bedroom	<input checked="" type="checkbox"/>
Bedroom 2	<input checked="" type="checkbox"/>	Bedroom 3	<input checked="" type="checkbox"/>
Garden	<input checked="" type="checkbox"/>		

# Property Visit Report

ADDRESS :26 ORTS ROAD , READING , BERKSHIRE , RG1

PROPERTY VISIT DATE: 26-02-2016

PROPERTY INSPECTOR:

PROPERTY MANAGER:

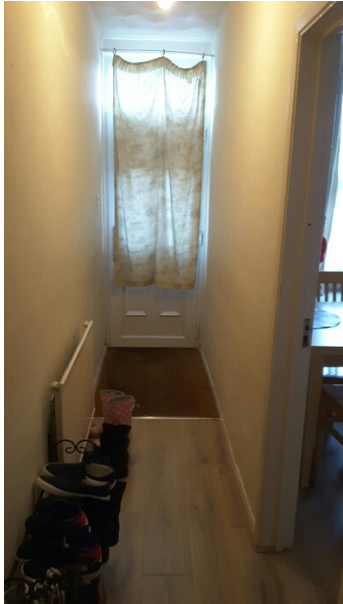
CONTRACT REF:

Key For Action Points <i>Action Points only to be completed where appropriate</i>	
A	Urgent Action Required
B	Room not presenting well, work may be needed at the end of the Tenancy
C	Untidy – not currently detrimental to the room
D	Block Management responsibility and action
E	For information only, no action taken at this time
F	Action required, Landlord's instructions sought
G	Agent to arrange work / Agency dealing
H	Cleaning required

Item	Condition / Comments	Action	Responsibility
<b>Hallway</b>			
	Good and clean . Cracking to ceiling (See photo 1 to 3)	E	
<b>Dining Room</b>			
	Good and clean. (See photo 4 to 7)		
<b>Lounge</b>			
	Good and clean (See photo 8 to 9)		
<b>Kitchen</b>			
	Washing machine door really hard to close. Freezer seal has gone, keeps filling up with Ice, tenant defrosting regularly. Good and clean. Carbon monoxide detector working. Smoke detector working (See photo 10 to 13)	F	LL
<b>Bathroom</b>			
	Light keeps staying on, difficult to turn off. Good and clean. Left wall lower level has black mould (See photo 14 to 18)	F	LL
<b>Bedroom</b>			
	Good and clean . Extensive mould to facing wall. (See photo 19 to 23)	F	LL
<b>Bedroom 2</b>			
	Good and clean . Mould to facing wall and below window. (See photo 24 to 28)	F	LL
<b>Bedroom 3</b>			

<b>Bedroom 3</b>			
	Good and clean . Extensive moguls to left wall and paper coming of. Numerous large cracks in ceiling and window wall. (See photo 29 to 33)	F	LL
<b>Garden</b>			
	Good seasonal (See photo 34 to 35)		





1. Hallway



2. Hallway



3. Hallway



4. Dining Room



5. Dining Room



6. Dining Room

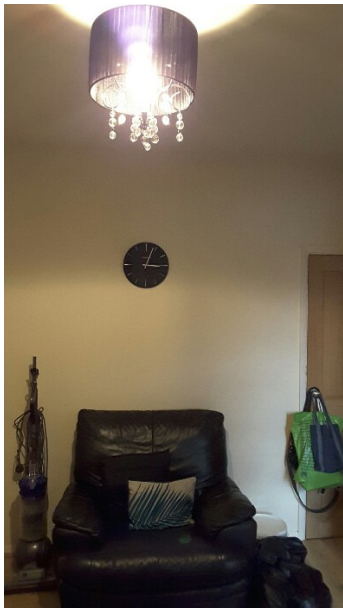




7. Dining Room



8. Lounge



9. Lounge



10. Kitchen



11. Kitchen



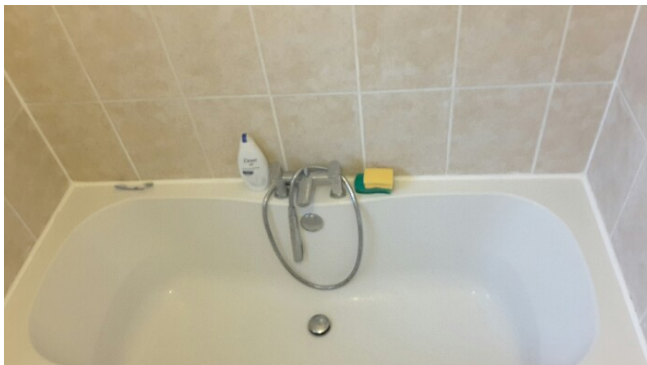
12. Kitchen



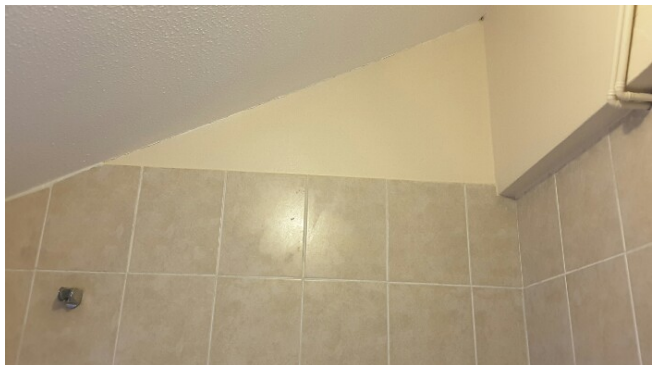
13. Kitchen



14. Bathroom



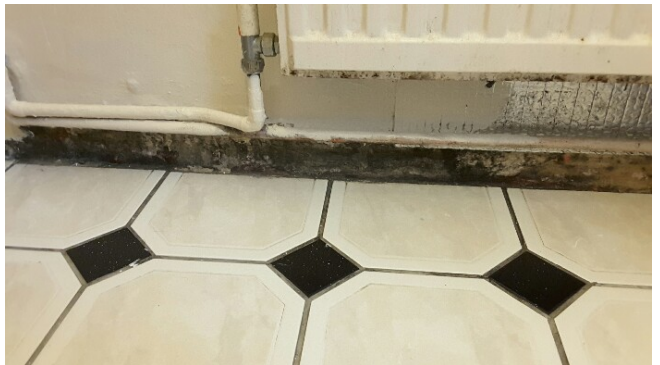
15. Bathroom



16. Bathroom



17. Bathroom



18. Bathroom





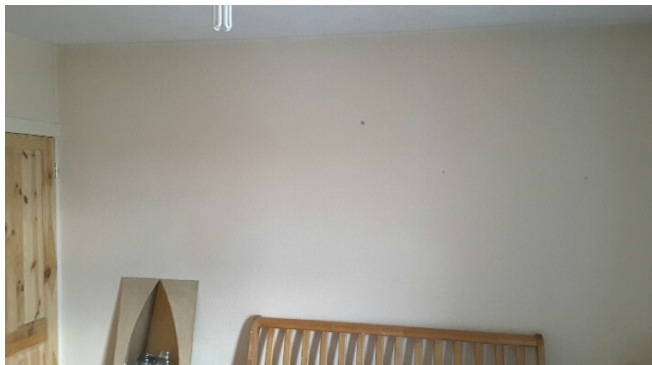
19. Bedroom



20. Bedroom



21. Bedroom



22. Bedroom



23. Bedroom



24. Bedroom 2



25. Bedroom 2



26. Bedroom 2



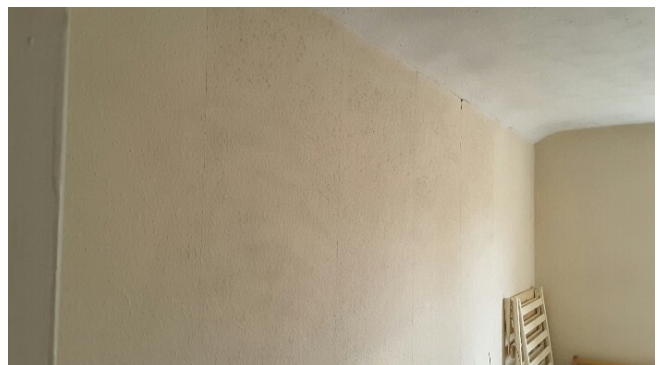
27. Bedroom 2



28. Bedroom 2



29. Bedroom 3



30. Bedroom 3





31. Bedroom 3



32. Bedroom 3



33. Bedroom 3



34. Garden



35. Garden