



Square Peg Property Solutions
22 Green Road
Leeds
LS6 4JP

07714502510
enquiries@sp-ps.co.uk
www.squarepegpropertysolutions.com

Property Visit Report

10 Example Road, Leeds, West Yorkshire LS5 6WS



Head tenant:	Joe Blogs
Prepared by:	Paul Richmond Square Peg Property Solutions
Report date:	11th August 2019

Tenancy Details

Address	10 Example Road	Postcode	Ls5 6WS
Tenant(s)	Joe Blogs		
Tenants present?	No		

Living Area(s) Condition

Entrance and hallway

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good		

Entrance and hallway - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Mould or damp?	No		

Lounge

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good

Lounge - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No

Kitchen Area(s) Condition

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Fitted units	Good	Worktops	Good
Sink and taps	Good	Appliances	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Kitchen Area(s) - Habitation Checks

Mould or damp?	No	Food preparation facilities?	Good
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Bathroom(s) Condition

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Sanitary ware	Good	Shower and attachments	Good
Silicone seals	Good	Tiles and grout	Good
Extractor fan	Good	Light and electrical fittings	Good
Leaks or leak damage	No	Heating	Good

Bathroom(s) - Habitation Checks

Mould or damp?	No		
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Bedroom(s) Condition

Master bedroom

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Master bedroom – Habitation Checks

Mould or damp?	No		
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Bedroom 2

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Bedroom 2 – Habitation Checks

Mould or damp?	No		
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Bedroom 3

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good		

Bedroom 3 – Habitation Checks

Mould or damp?	No		
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Health and safety checks

Property security and locks?	OK	Boiler housing clear?	Yes
Solid burning fuel source / fixed combustion appliance in property?	Yes		
Carbon monoxide detector?	Yes	Heat detector?	Yes
		Tested?	Yes
Smoke detectors on each floor?	Yes		
Smoke Detector on Floor 1?	Yes	Smoke Detector on Floor 2?	Yes
Tested?	Tested	Tested?	Tested
Fire extinguisher in property?	Yes	Fire blanket in property?	Yes

General Observations

Ambient odour?	No	Pets?	No
Hoarding?	No	Smoking?	No
Business activity?	No	Malicious damage?	No
Evidence of sub-letting?	No	Attic inspected?	No

Conclusion

Tenant(s) present at inspection?	No	Condition of property?	Good
Cleanliness of property?	Good		

Disclaimer

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Square Peg Property Solutions who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

USING THE INVENTORY

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room.

Multiple items may be grouped together and may require locating.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

At the point of check in the inventory will be recorded in correspondence to the fair wear and tear guide and the descriptions detailed below:

Signatures

This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations.

Tenant signature(s)

Clerk Signature

A handwritten signature in black ink, appearing to be 'Paul Richmond', written over a horizontal line.

Name	Paul Richmond
Date	11th August 2019
