



Maxine Lester
Lettings and Property Management

Address

123
London
IG1 3DF

Inspected by

Date

February 21 2024

Agency

12 Station Road
St Ives
Cambridge
PE27 5BH

Signature:

Safety Compliance Visit

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Address 123,London ,IG1 3DF**Date** February 21 2024**Inspector** **E-mail****Resident's Name**

Here are our findings and recommendations from visiting your property. the property is occupied, it is only possible to check what is visible without moving items. you have any queries or comments, please let us know.

Compliance and safety: Safety certificates

Gas Safety Certificate	21/02/2024	ffddv4r	Testing rthte
EICR (Electrical Safety)	22/02/2024	ff53g53g3	Testing tebg54
PAT test Owners items	23/02/2024		Tested
Legionella Check	24/02/2024		Testing
EPC (Energy)	25/02/2024		Testing

Compliance and safety: Safety items

Smoke Alarm Floor 1	Yes	43v4grv4	See photos 1 to 2 Testing 3ee
Smoke Alarm Floor 2	No	ccd	See photo 3 noted fff
Smoke Alarm Floor 3	Not Applicable		See photo 3 Tested
Smoke Alarm Floor 4	Yes		See photo 3 Working
Smoke Alarm Floor 5	No		Repeated
C02 detector – Boiler/ heater	Not Applicable		Checked
C02 detector - gas oven	No		See photo 3 Fair
C02 detector - fire	No		Not working
All blinds/ curtains have safety or secured cords?	Yes		No
Bathroom extractor 1	No		Present
Bathroom extractor 2	None Present		Working
Cooker hood working	Yes		Good
Window material	UPVC		Metal

Compliance and safety: Safety items

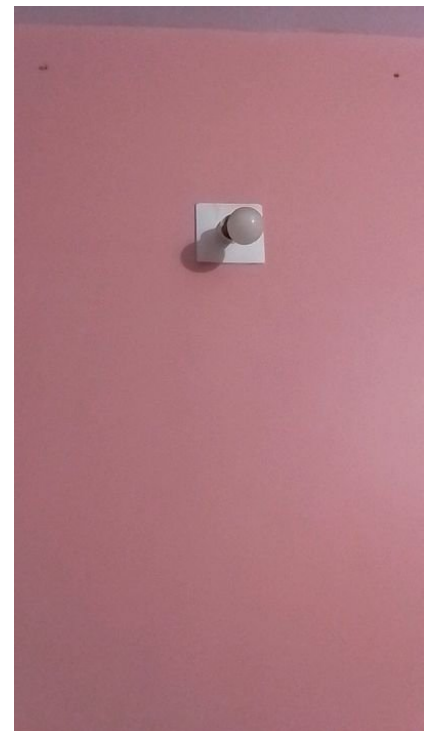
Window type	Single		Working
Window decor	OK		Good
Ground floor windows lock on latch?	Yes		Fair
Ground floor windows trickle vents?	No		Working
Upper floor windows lock on latch?	Yes		Testing
Upper floor windows trickle vents?	No		Good
Gutters appear OK and secure	Not Applicable		Secured
Roof appears in good order	Not Applicable		Roof



1. Compliance and safety: Safety items Photo



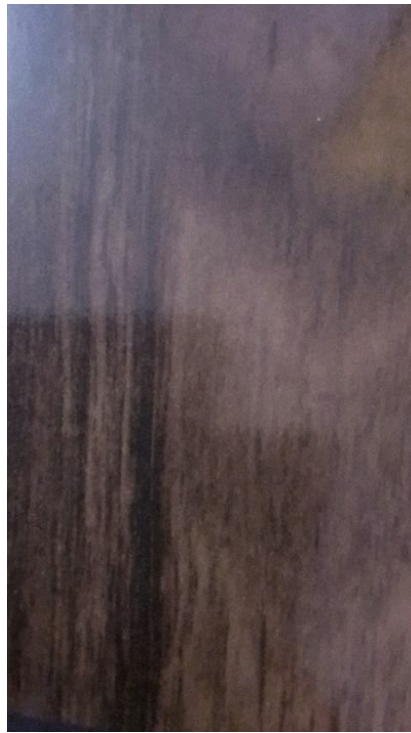
2. Compliance and safety: Safety items Photo



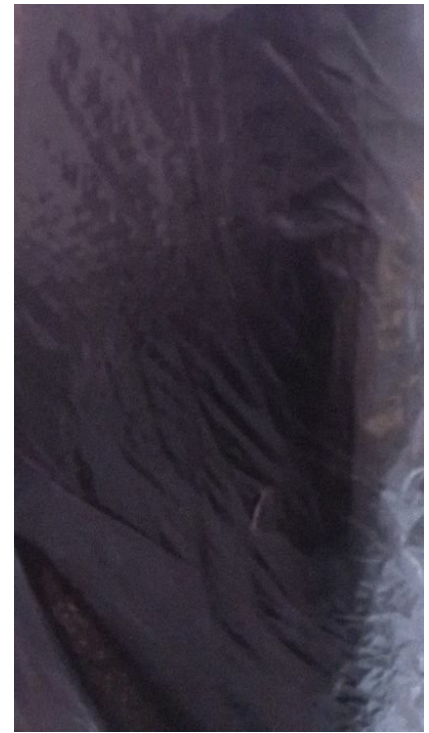
3. Compliance and safety: Safety items Photo



4. Compliance and safety: Safety items Photo



5. Compliance and safety: Safety items Photo



6. Compliance and safety: Safety items Photo

HHSRS: Damp and Mould

Mould present around windows?	Yes		See photo 1 Good
Mould present on walls or ceilings?	No		See photo 1 Fair
Is mould present in the bathroom?	Yes		See photo 1 Good
Signs of condensation?	No		See photo 1 Fair
Is the house very hot?	Yes		Good
Is the house very cold?	No		Fair
Property appears inadequately ventilated?	Yes		Good
Signs washing dried inside without ventilation?	No		Fair
Other issues?	Yes		See photo 1 Good



1. HHSRS: Damp and Mould Photo



2. HHSRS: Damp and Mould Photo



3. HHSRS: Damp and Mould Photo



4. HHSRS: Damp and Mould Photo



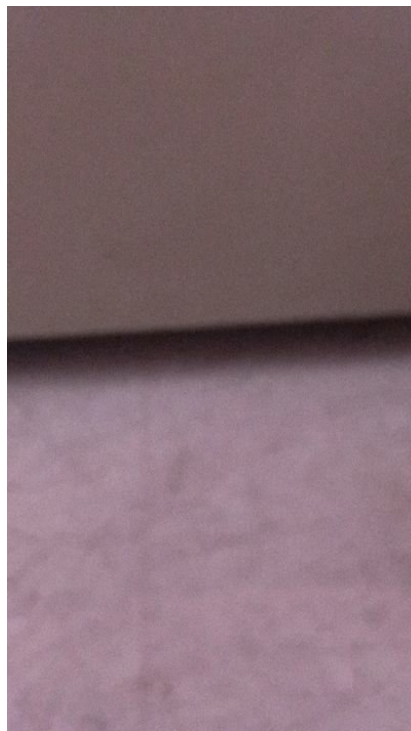
5. HHSRS: Damp and Mould Photo

HHSRS: Crowding and Space

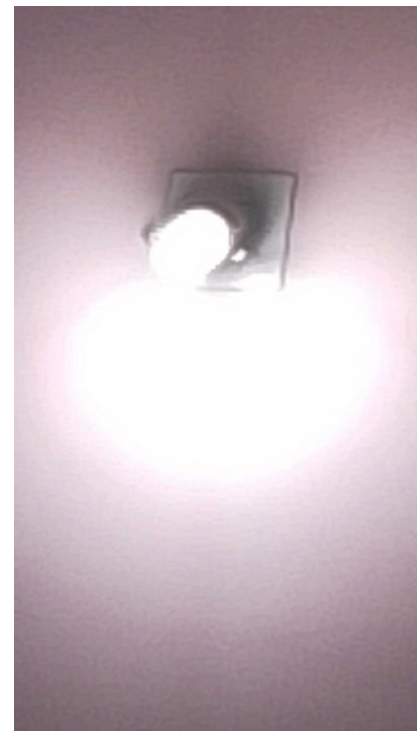
Signs of more occupants than agreed?	No		Working
Volume of furniture/items hinder movement around the property?	Yes		See photo 1 Not working
Stairs and halls routes obstructed	No		See photo 1 Good
Other issues?	Yes		See photo 1 Fair



1. HHSRS: Crowding and Space
Photo



2. HHSRS: Crowding and Space
Photo



3. HHSRS: Crowding and Space
Photo

HHSRS: Security

Problems with door locks?	Yes		required a new lock
Problems locking windows - ground floor?	No		Not working
Problems locking windows upper floors?	Yes		Working
Any windows/doors appear in poor condition?	No		See photo 1 Fair
Do boundary fences and gates appear in poor condition?	Yes		Not good
Do any sheds appear in poor condition?	No		Remarks
Do any garages appear in poor condition?	Yes		Notes
Other issues?	No		Notes



1. HHSRS: Security Photo

HHSRS: Light and Noise			
Any window panes cloudy inside?	Yes		See photo 1 Testing
Insufficient light fittings?	No		Checking
Any excess noise present?	Yes		Testing
Any excess noise reported by residents?	No		Verifying
Other issues?	Yes		See photo 1 Notes are being tested



1. HHSRS: Light and Noise Photo



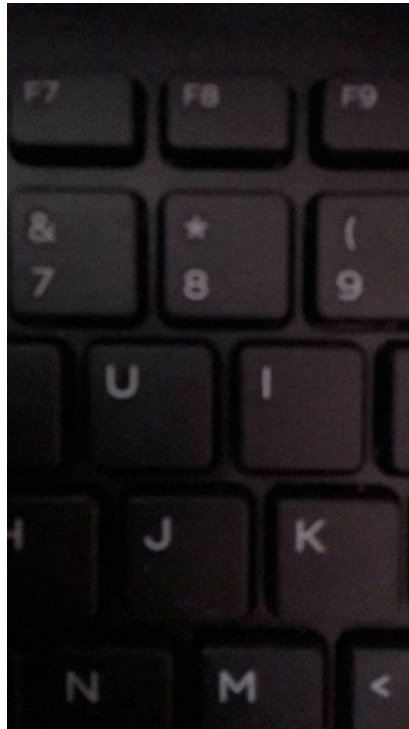
2. HHSRS: Light and Noise Photo

HHSRS: Hygiene, Food Safety & Sanitation

Problems with waste handling?	Yes		Testing
Is waste handling likely to attract vermin?	No		See photo 1 Checking
Food storage or preparation likely to attract vermin?	Yes		See photo 1 Manual testing
Hygiene risks with condition of kitchen worktops?	No		See photo 1 Testing
Hygiene risks with condition of kitchen sinks?	Yes		See photo 1 Checking
Signs of problems with drainage?	Yes		See photo 1 Notes checking
Hygiene risks with condition of bathrooms?	No		Testing
Any cause for concern about resident personal hygiene or safety?	Yes		Verifying
Other issues?	No		See photo 1 No issue found



1. HHSRS: Hygiene, Food Safety & Sanitation Photo



2. HHSRS: Hygiene, Food Safety & Sanitation Photo



3. HHSRS: Hygiene, Food Safety & Sanitation Photo



4. HHSRS: Hygiene, Food Safety & Sanitation Photo



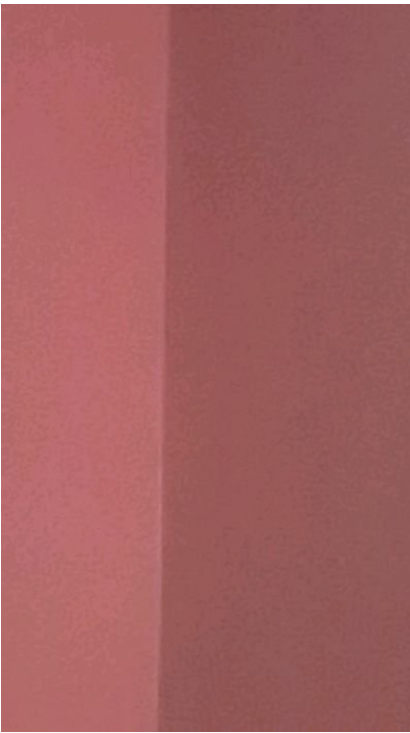
5. HHSRS: Hygiene, Food Safety & Sanitation Photo



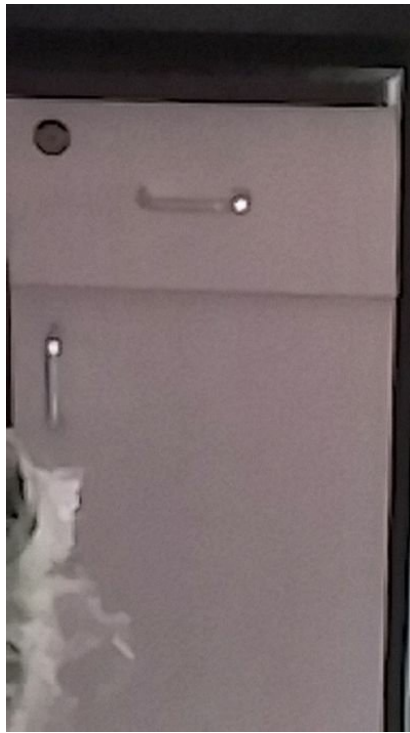
6. HHSRS: Hygiene, Food Safety & Sanitation Photo

HHSRS: Falls & General Safety

Risks of falls from upper windows?	No		See photo 1 Testing
Safety problems with any balcony?	Yes		See photo 1 Testing
Trip risks from any high steps /thresholds?	No		See photo 1 Testing
Trip risks from any irregular paths?	Yes		Testing
Safety problems with any banisters or handrails?	No		See photo 1 Checking
Any obvious electrical hazards?	Yes		See photo 1 Testing
Any other obvious hazards?	No		See photo 1 checking
Other issues?	Yes		See photo 1 Testing



1. HHSRS: Falls & General Safety
Photo



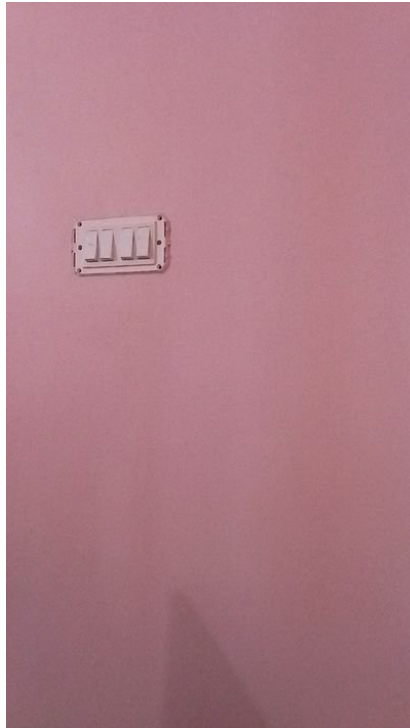
2. HHSRS: Falls & General Safety
Photo



3. HHSRS: Falls & General Safety
Photo



4. HHSRS: Falls & General Safety
Photo



5. HHSRS: Falls & General Safety
Photo

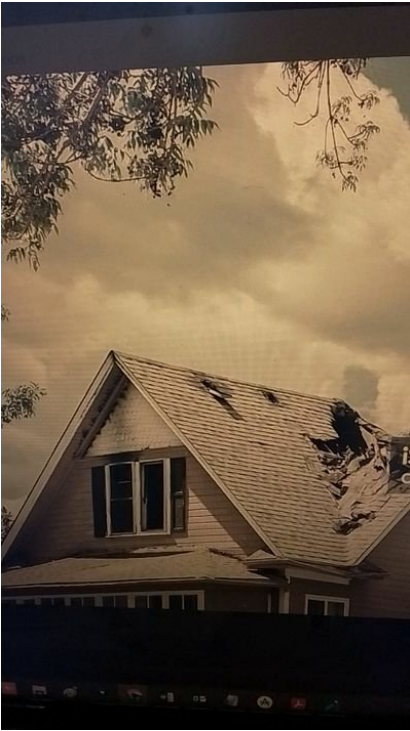


6. HHSRS: Falls & General Safety
Photo



7. HHSRS: Falls & General Safety
Photo

CHECKS RELATING TO COMPLIANCE WITH TENANCY: Item			
Any signs of damage to the property	Yes		See photo 1 Property damaged
Any signs of smoking in the property?	No		See photo 1 Smoking
Any signs of other breaches of tenancy?	Yes		See photo 1 Tenancy
Any signs resident may need adaptations for age/impairment?	No		Residency impairment



1. CHECKS RELATING TO
COMPLIANCE WITH TENANCY:
Item Photo



2. CHECKS RELATING TO
COMPLIANCE WITH TENANCY:
Item Photo



3. CHECKS RELATING TO
COMPLIANCE WITH TENANCY:
Item Photo

Ref	Item	Condition
Entrance		
1	Overview/Photo	Condition is not being saved See photo 1
2	Doors/Door Type	
3	Doors/Frame	
4	Walls/Decor	



1. Overview Photo

Ref	Item	Condition
Entrance Hallway		
5	Overview/Photo	Save button is required See photo 2
6	Doors/Door Type	
7	Doors/Frame	
8	Ceiling/Fire and Safety	
9	Walls/Decor	
10	Walls/Heating	



2. Overview Photo

Ref	Item	Condition
Stairs		
11	Overview/Photo	See photo 3
12	Ceiling/Fire and Safety	
13	Walls/Decor	



3. Overview Photo