



Address

123
London
IG1 3DF

Agency

12 Station Road
St Ives
Cambridge
PE27 5BH



Maxine Lester
Lettings and Property Management

Inspected by

Date

February 21 2024

Signature:

Safety Compliance Visit

Contents

Contents	2
Property Details	3
Checklist	3
Items	13
Entrance	14
Entrance Hallway	14
Stairs	15

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		
EICR (Electrical Safety)	22/02/2024		
PAT test Owners items	23/02/2024		
Legionella Check	24/02/2024		
EPC (Energy)	25/02/2024		

Compliance and safety: Safety items

Smoke Alarm Floor 1	Yes		See photos 1 to 2
Smoke Alarm Floor 2	No		See photo 3
Smoke Alarm Floor 3	Not Applicable		See photo 3
Smoke Alarm Floor 4	Yes		See photo 3
Smoke Alarm Floor 5	No		
C02 detector – Boiler/ heater	Not Applicable		
C02 detector - gas oven	No		See photo 3
C02 detector - fire	No		
All blinds/ curtains have safety or secured cords?	Yes		
Bathroom extractor 1	No		
Bathroom extractor 2	None Present		
Cooker hood working	Yes		
Window material	UPVC		
Window type	Single		

Compliance and safety: Safety items

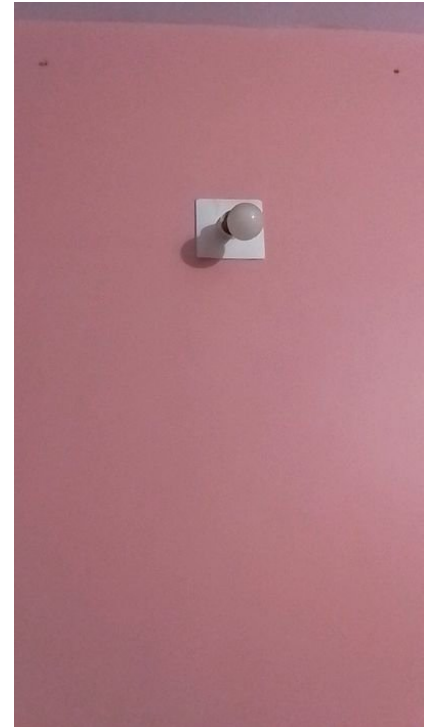
Window decor	OK		
Ground floor windows lock on latch?	Yes		
Ground floor windows trickle vents?	No		
Upper floor windows lock on latch?	Yes		
Upper floor windows trickle vents?	No		
Gutters appear OK and secure	Not Applicable		
Roof appears in good order	Not Applicable		



1. Compliance and safety: Safety items Photo



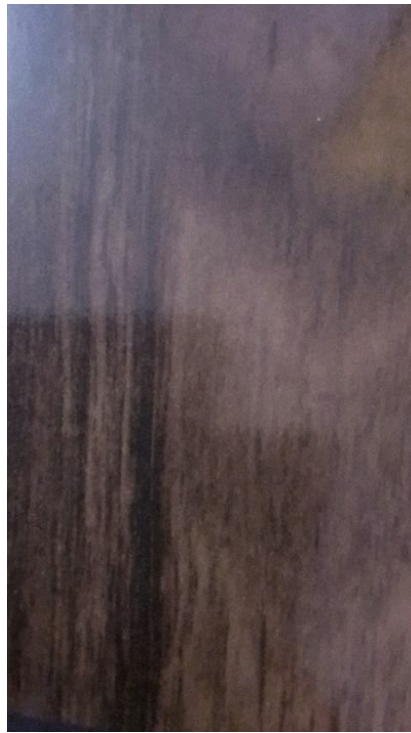
2. Compliance and safety: Safety items Photo



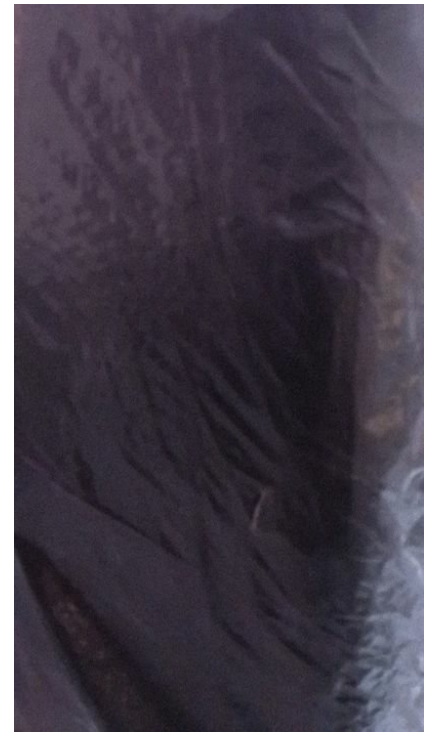
3. Compliance and safety: Safety items Photo



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



1. HHSRS: Damp and Mould Photo



2. HHSRS: Damp and Mould Photo



3. HHSRS: Damp and Mould Photo



4. HHSRS: Damp and Mould Photo



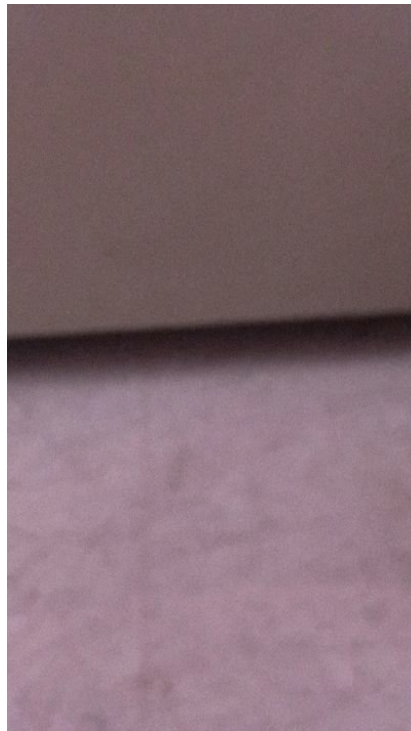
5. HHSRS: Damp and Mould Photo

HHSRS: Crowding and Space

Signs of more occupants than agreed?	No		
Volume of furniture/items hinder movement around the property?	Yes		See photo 1
Stairs and halls routes obstructed	No		See photo 1
Other issues?	Yes		See photo 1



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		
Problems locking windows - ground floor?	No		
Problems locking windows upper floors?	Yes		
Any windows/doors appear in poor condition?	No		See photo 1
Do boundary fences and gates appear in poor condition?	Yes		
Do any sheds appear in poor condition?	No		
Do any garages appear in poor condition?	Yes		
Other issues?	No		



1. HHSRS: Security Photo

HHSRS: Light and Noise			
Any window panes cloudy inside?	Yes		See photo 1
Insufficient light fittings?	No		
Any excess noise present?	Yes		
Any excess noise reported by residents?	No		
Other issues?	Yes		See photo 1



1. HHSRS: Light and Noise Photo



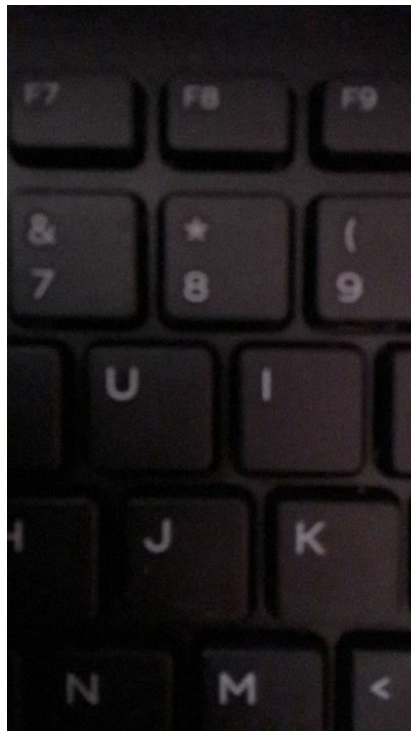
2. HHSRS: Light and Noise Photo

HHSRS: Hygiene, Food Safety & Sanitation

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



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



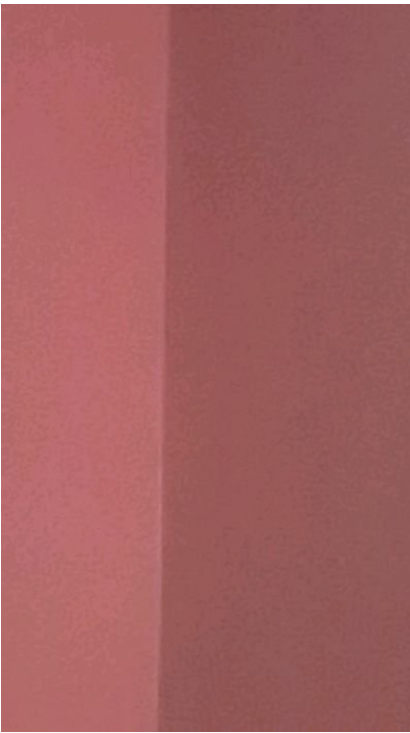
5. HHSRS: Hygiene, Food Safety & Sanitation Photo



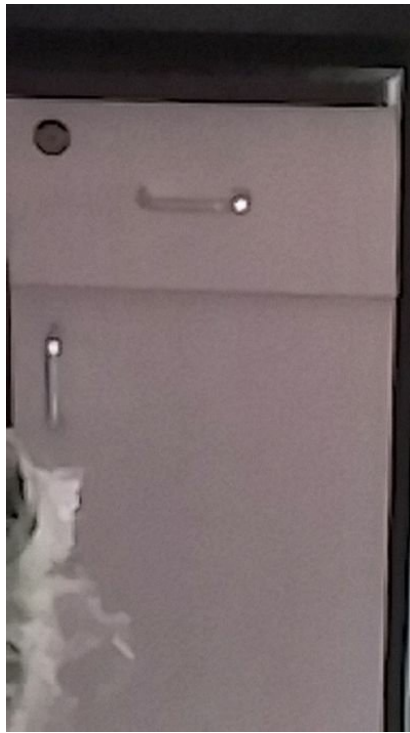
6. HHSRS: Hygiene, Food Safety & Sanitation Photo

HHSRS: Falls & General Safety

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



1. HHSRS: Falls & General Safety
Photo



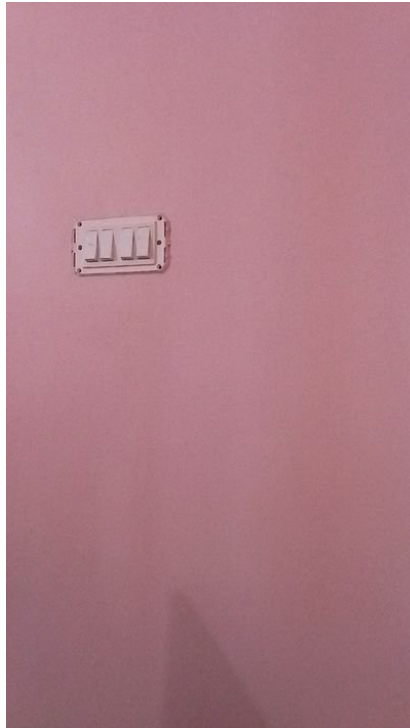
2. HHSRS: Falls & General Safety
Photo



3. HHSRS: Falls & General Safety
Photo



4. HHSRS: Falls & General Safety
Photo



5. HHSRS: Falls & General Safety
Photo



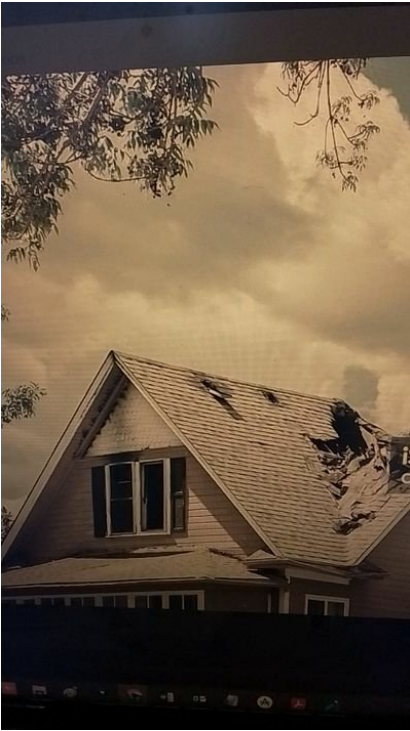
6. HHSRS: Falls & General Safety
Photo



7. HHSRS: Falls & General Safety
Photo

CHECKS RELATING TO COMPLIANCE WITH TENANCY: Item

Any signs of damage to the property	Yes		See photo 1
Any signs of smoking in the property?	No		See photo 1
Any signs of other breaches of tenancy?	Yes		See photo 1
Any signs resident may need adaptations for age/impairment?	No		



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