



Your Company Name  
56 Orchard Street  
Weston-super-Mare  
Somerset  
BS23 1RL

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[www.kpr-uk.co.uk](http://www.kpr-uk.co.uk)

## Property Inspection Report

1 Keystone Road, Weston Super Mare, Somerset  
BS23 1RL



**Prepared by:** James Darlison  
Your Company Name

**Report date:** 27th April 2017

## Tenancy Details

**Address** 1 Keystone Road

**Postcode** BS23 1RL

**Tenants present?** Yes

## External Property Condition

**Roof and ridges, dormers, chimney** Good

**Soffits and fascias** Good

**Gutters / downpipes** OK

**Front/back & patio doors** Fair

Door handle is very wobbly

Photo code: 9sbs7obbq

**Windows, sills and frame** Good

**Property walls** Good

**Fencing, hedges & boundaries** Fair

**Lawn and borders** Good

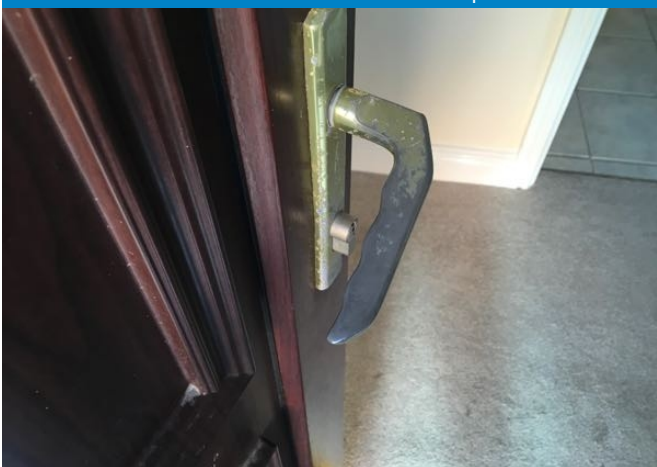
**Trees and shrubs** Good

**Pathways and patios** Good

**Shed and outbuilding** Good

**Evidence of cracking in masonry?** No

28-04-2017 09:02 / External Front Door / 9sbs7obbq



Door handle is very wobbly

## Living Area(s) Condition

## Lounge

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Fair
		Furniture marks	
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Fair
<b>Light and electrical fittings</b>	Fair	<b>Landlord's furnishings</b>	Fair
		Paint on roller blind	
<b>Leaks or leak damage?</b>	No	<b>Mould or damp?</b>	No
<b>Wall ventilation clear</b>	Ok		

28-04-2017 08:40 / Lounge Photo / la2f65uph



28-04-2017 08:40 / Flooring / 1awz49vee



28-04-2017 08:41 / Landlord Furnishings / 6w6h8b2tx



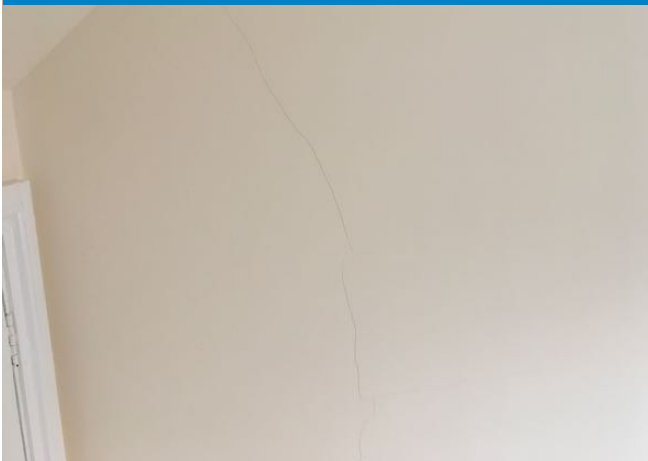
## Dining room

<b>Walls and ceiling</b>	Fair	<b>Flooring</b>	Fair
Plaster showing large cracks		Furniture marks	
Photo codes: fuxz3xezh, kga7yswpu			
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Landlord's furnishings</b>	Fair
		Blinds are showing signs of age	
<b>Leaks or leak damage?</b>	No	<b>Mould or damp?</b>	Yes
		Signs of damp to front door frame.	
<b>Wall ventilation clear</b>	Ok		

28-04-2017 08:45 / Dining Room Photo / Hld1gry7m

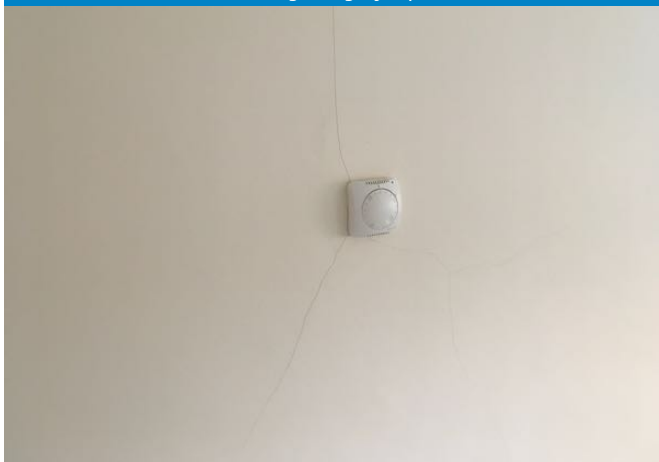


28-04-2017 08:42 / Walls Ceilings / Fuxz3xezh



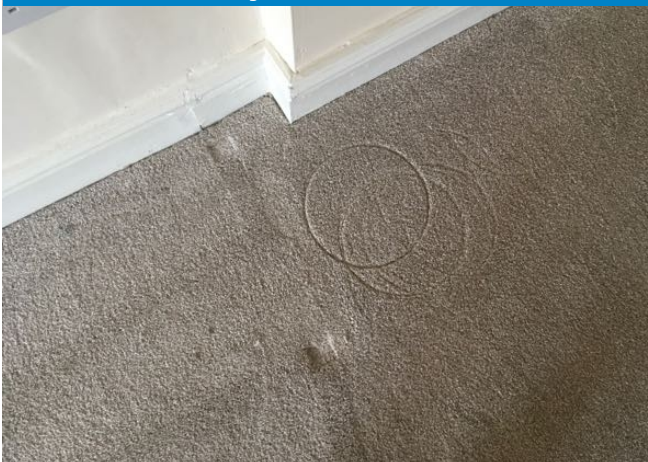
Plaster showing large cracks

28-04-2017 08:42 / Walls Ceilings / Kga7yswpu



Plaster showing large cracks

28-04-2017 08:43 / Flooring / J8ueh1klu



## Living Area(s) Condition continued

28-04-2017 09:49 / Property Mould Or  
Damp / 0irm96kg1



## Kitchen Area(s) Condition

### Kitchen Area(s) Condition general photos

28-04-2017 08:45 / Kitchen Condition / 0sk4qp6ai



#### Walls and ceiling

Good

#### Flooring

Fair

Paint mark

Photo code: k6b54wyts

#### Woodwork and doors

Good

#### Windows and sills

Good

#### Fitted units

Fair

#### Worktops

Good

Dirty marks

Photo code: exl4otvj2

#### Light and electrical fittings

Good

#### Leaks or leak damage?

No



## Kitchen Area(s) Condition continued

Mould or damp?

No

PAT testing required?

No

28-04-2017 08:44 / Flooring / K6b54wvts



28-04-2017 08:45 / Fitted Units / Exl4otvj2



## Bathroom(s) Condition

### Bathroom

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Sanitary ware</b>	Good
<b>Shower and attachments</b>	Fair	<b>Silicone seals</b>	Fair
Limescale damage to shower head		Mouldy shower seal	
Photo code: htde5ujn8		Photo code: p4ezqrjgr	
<b>Tiles and grout</b>	Good	<b>Extractor fan</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage</b>	No
<b>Mould or damp?</b>	No		

## Bathroom(s) Condition continued

28-04-2017 08:52 / Shower / Htde5ujn8



28-04-2017 08:52 / Silicone Seals / P4ezqrjgr



Mouldy shower seal

## Ensuite

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Fair
		Small tear by door.	
<b>Woodwork and doors</b>	Good	<b>Sanitary ware</b>	Good
<b>Shower and attachments</b>	Fair	<b>Silicone seals</b>	Good
Limescale on shower head			
<b>Tiles and grout</b>	Good	<b>Extractor fan</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage</b>	No
<b>Mould or damp?</b>	No		

28-04-2017 08:57 / Bathroom Flooring / Arxyurt7v



## Bedroom(s) Condition

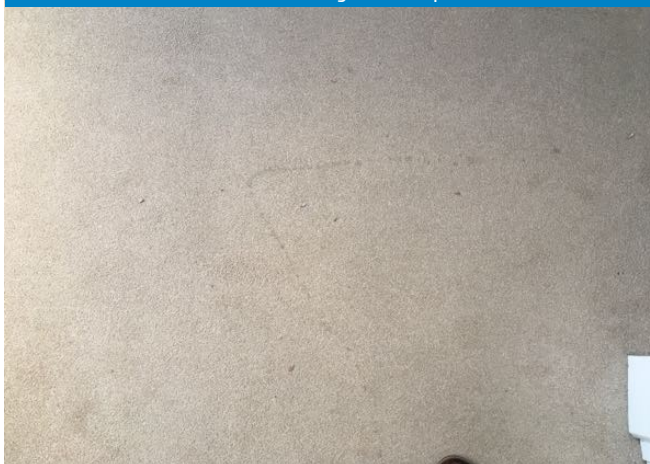
### Master bedroom

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Fair
		Slight staining	
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Mould or damp?</b>	No	<b>Wall ventilation clear</b>	Ok
<b>Landlord's furnishings</b>	Good		

28-04-2017 08:54 / Master Bedroom Photo / 3p5dc99nx



28-04-2017 08:53 / Bedroom Flooring / Gdu41qee5



### Bedroom 2 - Left at top of stairs

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Fair
		Photo code: dd27bbwfv	
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Mould or damp?</b>	No	<b>Landlord's furnishings</b>	Good



## Bedroom(s) Condition continued

28-04-2017 08:56 / Bedroom 2 - Left At Top Of Stairs Photo / 51k45689v



28-04-2017 08:55 / Bedroom Windows Sills / Dd27bbwfv



## Bedroom 3 - Right at top of stairs

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Fair
		Burn marks	
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Mould or damp?</b>	No	<b>Landlord's furnishings</b>	Good

28-04-2017 08:56 / Bedroom 3 - Right At Top Of Stairs Photo / 8rn92dyle



28-04-2017 08:56 / Bedroom Flooring / Pehtm59yp



## Health and safety checks

<b>Property security and locks?</b>	OK	<b>Boiler housing clear?</b>	Yes
<b>Carbon monoxide detector?</b>	Not required	<b>Heat detector?</b>	Yes
		<b>Type</b>	Mains
		<b>Tested?</b>	Yes
<b>Smoke detectors on each floor?</b>	Yes		
<b>Smoke Detector on Floor 1?</b>	Yes	<b>Smoke Detector on Floor 2?</b>	Yes
<b>Type</b>	Mains	<b>Type</b>	Mains
<b>Tested?</b>	Tested	<b>Tested?</b>	Tested
Photo code: yz0vcvyki		Photo code: m748hhegw	
<b>Fire extinguisher in property?</b>	Not visible	<b>Fire blanket in property?</b>	Not visible
<b>Blind pull cords have wall cleats?</b>	No		
Photo codes: f5cmu6cw6, 35hte bkk5			
<b>Gas check up to date?</b>	Yes	<b>Electric check up to date?</b>	Yes
<b>Legionella report up to date?</b>	Yes	<b>Animal / insect infestation?</b>	No

28-04-2017 08:58 / Smoke Detector Floor2 / M748hhegw



28-04-2017 08:59 / Smoke Detector Floor1 / Yz0vcvyki

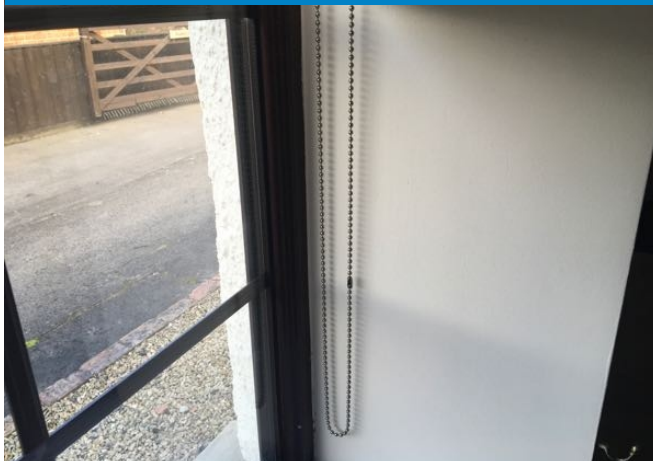


## Health and safety checks continued

28-04-2017 08:59 / Blind Pull Cords Wall Cleats / F5cmu6cw6



28-04-2017 09:00 / Blind Pull Cords Wall Cleats / 35hte bkk5



## General Observations

Ambient odour?	No	Pets?	No
Hoarding?	No	Smoking?	No
Business activity?	No	Malicious damage?	No
Attic inspected?	No		

## Conclusion

Tenant(s) present at inspection?	Yes	Condition & cleanliness of property?	Good
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### Final comments

Overall the tenants are looking after the property, and want to renew for another 6 months.

## Signatures

### Clerk Signature

**Name** James Darlison  
**Date** 27th April 2017

## Disclaimer

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

**A representative of Keystone Property Reports 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:**