

Property Visit Report



HARTSWOOD

Lettings & Property Management

PROPERTY VISIT DATE: 01.04.2023
PROPERTY ADDRESS: W4
PROPERTY INSPECTOR: Stella
PROPERTY MANAGER: Stella

Tenants Present:	<u>Yes/No</u>
Communal Area (if applicable): Comments:	Poor / <u>Average</u> / Good Problems with communal door (see below)
External Condition (if applicable): Comments:	Poor / <u>Average</u> / Good N/A
Decorative Order: Comments:	Poor / Average / <u>Good</u> N/A
Cleanliness: Comments:	Poor / Average / <u>Good</u> N/A
Evidence of Animals in Property:	Yes/ <u>No</u>
Evidence of Smoking in the Property:	Yes/ <u>No</u>

- This report was undertaken by a representative of Hartswood
- The report takes into account the visible aspect of the property only
- The report provides a guide as 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

PROPERTY VISIT REPORT

Key for Action Points	<i>(Action Points only to be completed by Property Inspectors 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	No action required at this time
F	Action required, Landlord's instructions sought
G	Minor Maintenance Hartswood to arrange work

Item	Condition/Comments	Action	Responsibility
<p>Entrance</p> 	<p>Communal front door not closing properly.</p> <p>Needs self-closer fitted and edge of door shaved.</p>	D	Block Managers
<p>Reception Room</p> 		E	

Kitchen



Kitchen work top requires attention.
Spoke to James the carpenter about re-waxing the work top and he will come back with a quote for the Landlords approval.

F

<p>Bedroom (3)</p> 	<p>Spoke to the tenant about possibly changing the radiator in this room for a more modern convector type but it was agreed that the benefit would only be minimal as it is a cold room with three outside walls and a flat roof. The tenant has said she will continue to use an electric radiator when it gets particularly cold and she will look to purchase some thicker thermal curtains.</p>	<p>E</p>	
<p>Garden</p> 	<p>Front communal garden which our tenants have improved at their own cost.</p>	<p>E</p>	