

The logo for Homebuild Property, featuring the word "HOMEBUILD" in a large, bold, sans-serif font above the word "PROPERTY" in a smaller, all-caps, sans-serif font. The text is centered within a dark grey rectangular box with a thin white border.

HOMEBUILD
PROPERTY

Quarterly Inspection Report

Property Address

Conducted on

22 Nov 2017 03:36 PM

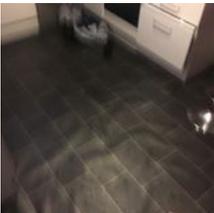
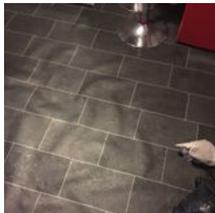
Prepared by

Nicholas Stott

Completed on

22 Nov 2017 04:15 PM

Audit

Question	Response	Details
Property		
Rooms		
Entrance		For the landlord's information (FYI)
		More paint is peeling off the walls. Tenant reporting items of clothing getting mouldy when left in here.
Living Room		LANDLORD REPAIR REQUIRED
		See front of property issue.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 1</p> </div> <div style="text-align: center;">  <p>Appendix 2</p> </div> </div>		
Dining Room		LANDLORD REPAIR REQUIRED
		See front of property issue.
Kitchen		LANDLORD REPAIR REQUIRED
		See front of property issue.
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Appendix 3</p> </div> <div style="text-align: center;">  <p>Appendix 4</p> </div> <div style="text-align: center;">  <p>Appendix 5</p> </div> <div style="text-align: center;">  <p>Appendix 6</p> </div> </div>		

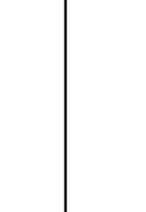
Question	Response	Details
Appliances		
Is the Oven (& hob) in full working order	Yes - The appliance is in full working order	
Is the Fridge (& freezer) in full working order?	The appliance is the Tenant's own	
Is the washing machine/washer-dryer in full working order?	The appliance is the Tenant's own	
Is the dishwasher in full working order?	N/A	
Bathroom/ W/C		
Bathroom / W.C.	No issues found on inspection, or reported by the Tenant, that require attention.	
Is there a sealed ('zoned') light fitting to keep moisture away from the electrical wiring?	No	
We recommend having a sealed light cover to prevent moisture affecting the electrics. These are approximately £84.00 supplied and fitted.		
 <p data-bbox="140 1921 256 1951">Appendix 7</p>		

Question	Response	Details
Is there a working, mechanical extractor fan to prevent excess condensation and mould growth?	Yes	
 <p>Appendix 8</p>		
Stairs & Landing	No issues found on inspection, or reported by the Tenant, that require attention.	
Bedrooms		
Bedroom 1	Condensation & black mould was noted. This is a Tenant's responsibility and will need to ensure that the property is being adequately ventilated by opening windows and ensuring extractor fans are on, No issues found on inspection, or reported by the Tenant, that require attention.	
	No black mould growth, but the tenant reports 'damp' dripping off the window sill. Advised that this is simply condensation and to ventilate accordingly.	
Bedroom 2	No issues found on inspection, or reported by the Tenant, that require attention.	
Bedroom 3	No issues found on inspection, or reported by the Tenant, that require attention.	
Bedroom 4	N/A	
General Safety & Compliance Checks		
Boiler checked?	Yes - Boiler pressure checked and fine (Between 1-bar & 2-bar)	
Smoke alarms present and fully working?	No Smoke alarms throughout	

Question	Response	Details
 <p>Appendix 9</p>		
<p>Carbon Monoxide alarm present and fully working?</p>		<p>No - There was no Carbon Monoxide Alarm present at the time of inspection. PLEASE NOTE - Landlords only need to install Carbon Monoxide Alarms in high-risk rooms (such as those with a gas fire, or a solid fuel heating system). However, as gas appliances can emit carbon monoxide, we encourage landlords to ensure that working Carbon Monoxide Alarms are installed in all properties. If you would like Homebuild to arrange for the supply and fitting of one of these then please let us know.</p>
<p>Security Alarm present and fully working?</p>		<p>N/A - There is no alarm present at the property</p>
<p>Fuse Board</p>		<p>The fuse board is being safely maintained</p>
<p>Are there any Fire escape windows (bottom-opening) on the 1st floor or higher?</p>		<p>Yes - Windows meet the current Building Regulations</p>
 <p>Appendix 10</p>		
<p>Do these windows have child-safe window restrictors?</p>	<p>Yes</p>	

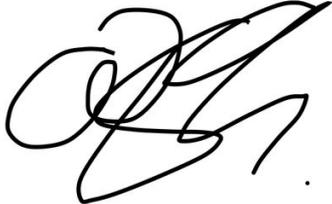
Question	Response	Details
 <p data-bbox="134 434 261 461">Appendix 11</p>		
Window Keys		<p data-bbox="715 524 1485 734">No - Tenant advises they have NOT been given/found any window keys. I have confirmed the TYPE OF KEY required from our master set, which we can post out to the tenant following this inspection. At least 1 window key is required by law, under the Landlord Licensing Conditions.</p>
Utility Meters		
Type of GAS Meter	Pre Paid Meter	
Photograph of meter reading & serial number (where possible)		
Where is the GAS meter?	In the living/front room	
Type of ELECTRICITY Meter	Pre Paid Meter	
Photograph of meter reading & serial number (where possible)		
Where is the ELECTRICITY meter?	In the living/front room	
Exterior		
Front & Rear of Property	LANDLORD REPAIR REQUIRED	

Question	Response	Details
		<p>DAMP: There has been an ongoing issue at this property with 'damp'.</p> <p>At a previous inspection, it was noted that there was standing water in the rear yard. At the front of the property, water was pouring onto the pavement from underneath the front yard.</p> <p>This issue is still ongoing and, if anything, has got worse.</p> <p>The tenant said that she has had United Utilities out to try and identify the cause. They put coloured dye down the internal drains but nothing entered the external drains, so that would suggest that this is an external issue.</p> <p>To the inside, the kitchen vinyl has blown and is now bobbled throughout the room.</p> <p>The laminate floor in the dining room - and through to the living room - has started to warp on the edges. Although this may have been caused by a wet mop, it may also be a sign of a leak beneath the floor.</p> <p>It is fairly common to have high water tables in this area which cause mean that the ground underneath the whole property is wet and, when it rains, large amounts of rainwater may be flowing underneath the whole house.</p> <p>Having had this happen to one of my own properties, I strongly recommend having this investigated thoroughly.</p> <p>Separately, an unrelated penetrating damp spot is occurring above the side elevation window in the kitchen. I suspect this is due to an unsealed waste pipe on the outside (coming from the bathroom).</p>

Question	Response	Details
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Appendix 12</p> </div> <div style="text-align: center;">  <p>Appendix 13</p> </div> <div style="text-align: center;">  <p>Appendix 14</p> </div> <div style="text-align: center;">  <p>Appendix 15</p> </div> <div style="text-align: center;">  <p>Appendix 16</p> </div> <div style="text-align: center;">  <p>Appendix 17</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;">  <p>Appendix 18</p> </div> <div style="text-align: center;">  <p>Appendix 19</p> </div> </div>		
Any destructive plants growing on the property?		No destructive plants at the time of inspection
Gutters checked		Appeared free from any weeds/blockages/issues
Chimney stack visually inspected		Yes - Chimney stack was visually inspected and appeared free from any weeds/plants
Closing Comments		
Where there any pets noted at the property?		No
Is the property being kept in an acceptable condition?		YES - The property is being kept in a good and acceptable condition

Question	Response	Details
		CONFIDENTIAL

Signatures

Tenant present at the time of inspection?	Yes	
	Nicholas Stott	22 Nov 2017 03:53 PM
		

Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



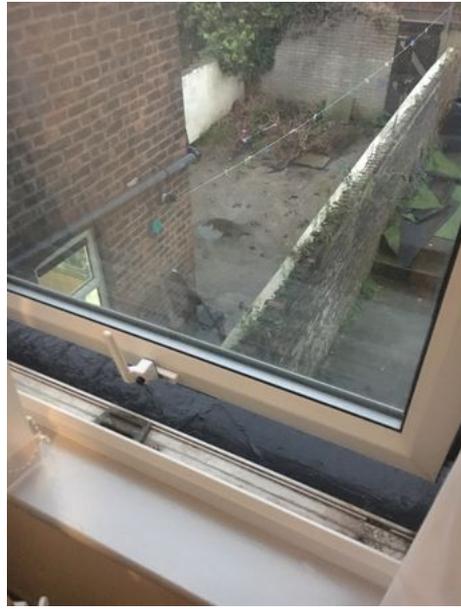
Appendix 7



Appendix 8



Appendix 9



Appendix 10



Appendix 11

Appendix 12



Appendix 13



Appendix 14

Appendix 15



Appendix 16



Appendix 17



Appendix 18



Appendix 19