

# PROPERTY INSPECTION REPORT

*Student  
Housing*

PROPERTY ADDRESS

**20 Sewells Walk**

Lincoln, LN5 7TF

INSPECTION DATE

**Friday, 13 March 2026**

SUMMARY

**15**

Rooms

**249**

Photos

**55**

Defects

**2**

Meters

CONDITIONS



**6**

Fair



**2**

Poor



**1**

Very Poor

Inspection Report Created by Harry Conti at 12:52, 13 March 2026

Generated by Harry Conti at 09:20, 2 April 2026

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OBSERVATIONS

# Room Notes & Summary

## Kitchen

Poor

Pages 8-10 • 31 photos • 4 defects

The kitchen exhibited an unsatisfactory level of cleanliness, with accumulated debris and residue present. The dishwasher appeared functional, closing correctly upon inspection despite tenant concerns. Several appliances, including the freezer which requires defrosting, were observed to be uncleaned.

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## Bedroom 1

Fair

Pages 11-12 • 18 photos

The overall condition of Bedroom 1 is fair. The room is generally presentable, though some surfaces would benefit from cleaning.

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## Bedroom 2

Fair

Pages 13-14 • 22 photos • 8 defects

The overall condition of Bedroom 2 is satisfactory. However, the carpets in this room exhibit numerous marks and staining, and the wall surfaces show significant signs of marking and scuffing throughout.

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## Bedroom 3

Fair

Pages 15-17 • 29 photos • 3 defects

Bedroom 3 is in fair condition with observed wear consistent for its age and use. The attached bathroom requires deep cleaning to improve its overall appearance and sanitation.

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## Bedroom 4

Fair

Pages 18-19 • 20 photos • 5 defects

The overall cleanliness of Bedroom 4 is fair, primarily due to the presence of dirt and clutter. Prior to occupancy, it is recommended that the room undergo a professional cleaning service and be cleared of all personal belongings.

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## Bedroom 5

Fair

Pages 20-22 • 27 photos • 6 defects

A strong, distinct odor resembling cannabis was present in Bedroom 5 at the time of the inspection. The source of this odor was not determined.

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## Bathroom 1

Poor

Pages 23-24 • 21 photos • 10 defects

Bathroom 1 is in poor condition. The room exhibits a significant accumulation of dirt and debris. This level of uncleanliness may have resulted in permanent damage to some of the fixtures and surfaces within the room.

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## Room Notes & Summary (continued)

### Hallway

Very Poor

Pages 29-31 • 30 photos • 6 defects

The hallway exhibits substantial deterioration, requiring comprehensive cleaning and significant repairs. The overall condition is considered very poor.

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### Garden

Fair

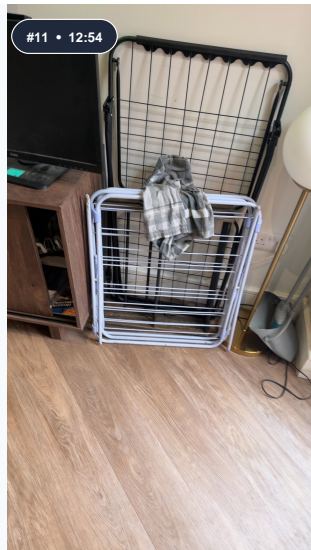
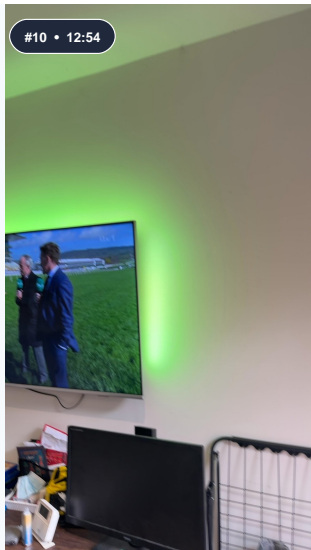
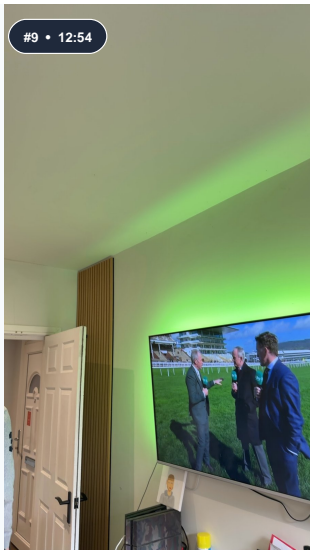
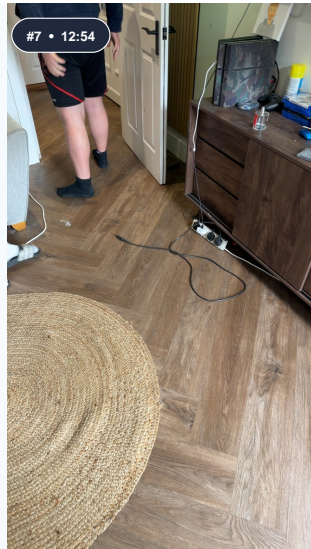
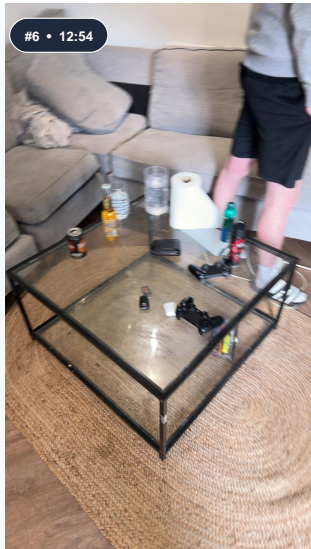
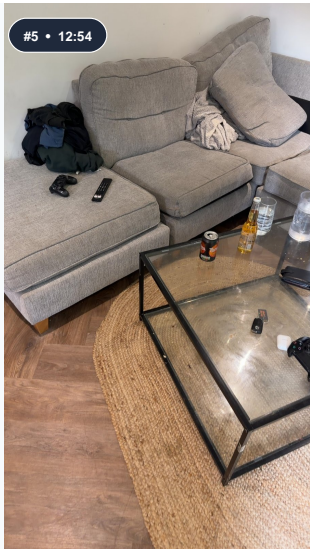
Pages 32-33 • 19 photos • 3 defects

The garden is generally presentable; however, areas of ground cover and borders require weeding. Ongoing tenant maintenance would improve the overall appearance of the landscaping.

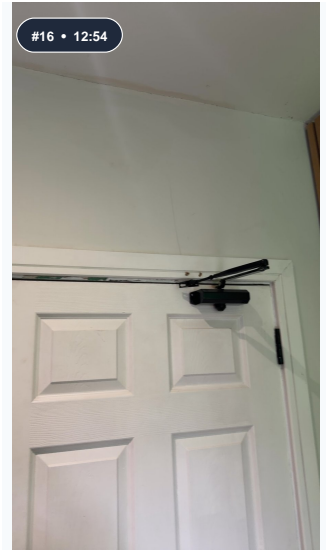
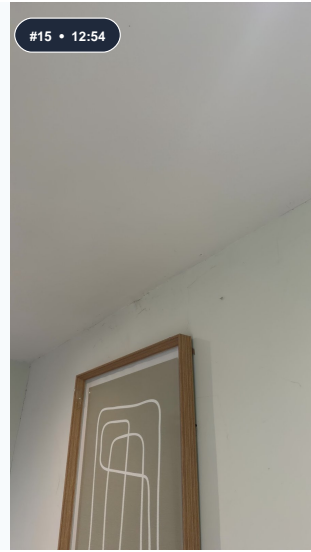
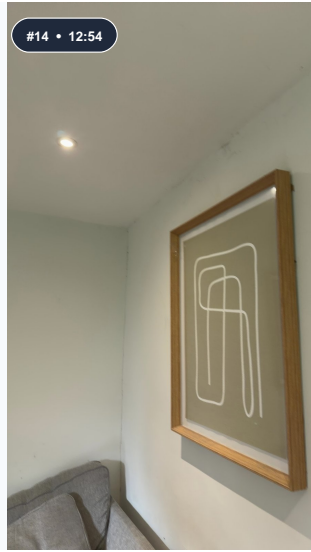
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# Living Room

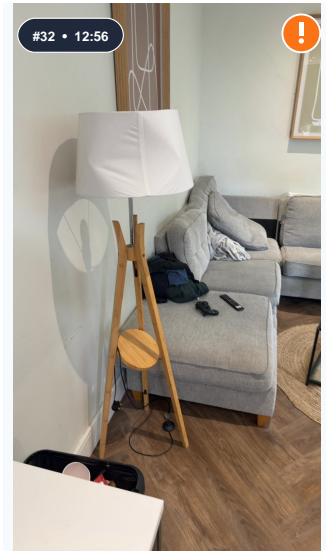
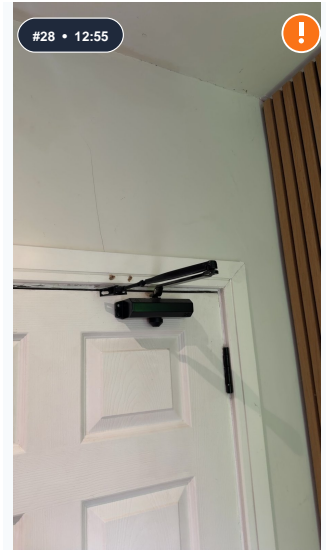
Unknown Condition



Living Room (continued)

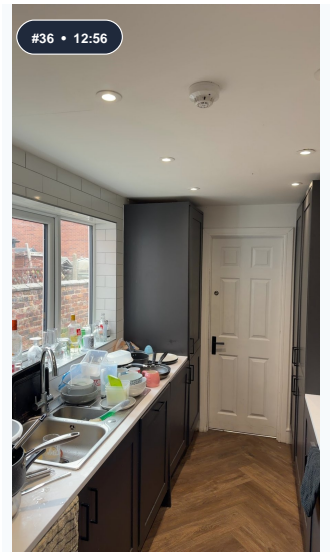


Living Room (continued)

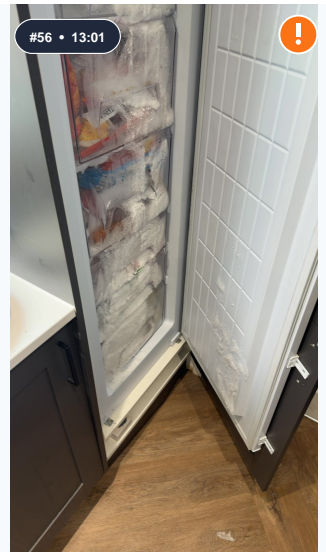
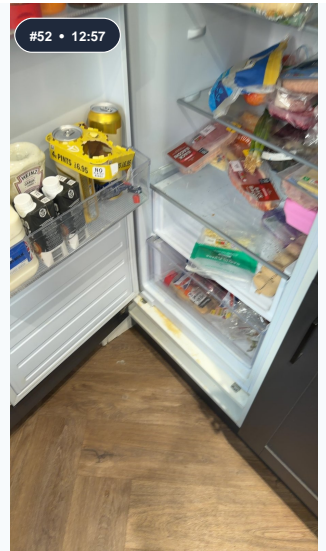


# Kitchen

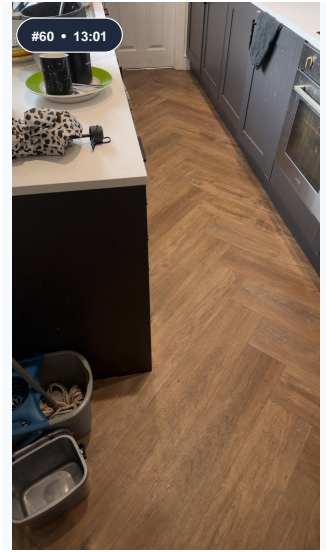
Poor Condition



Kitchen (continued)

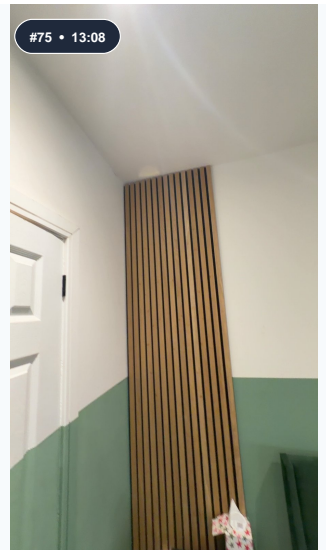
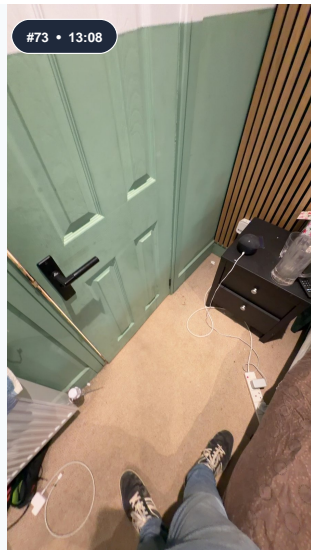
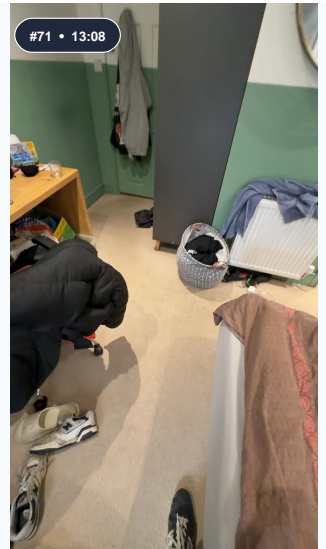
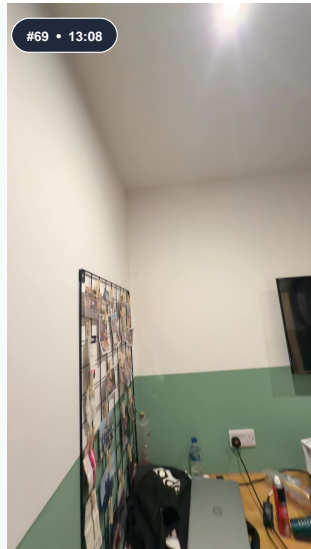
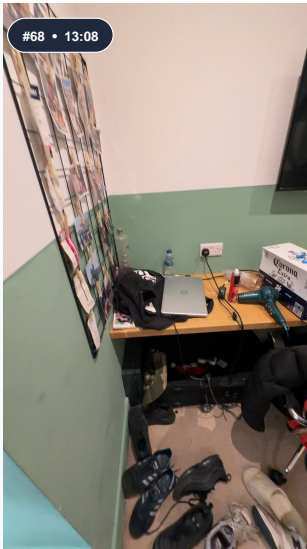
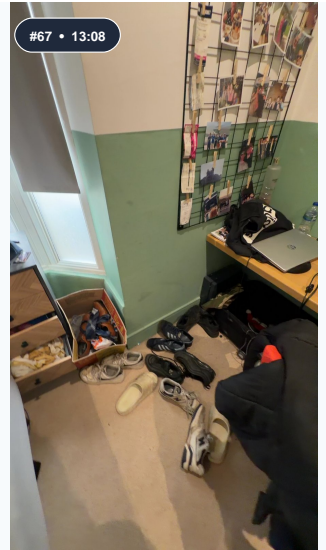
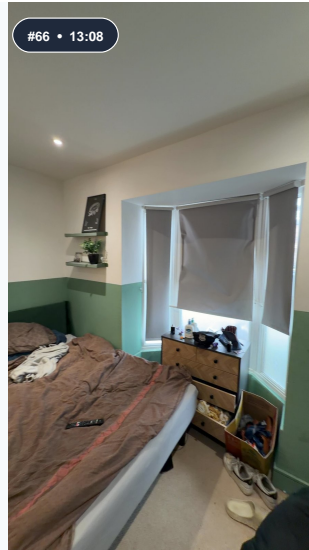


Kitchen (continued)



# Bedroom 1

Fair Condition

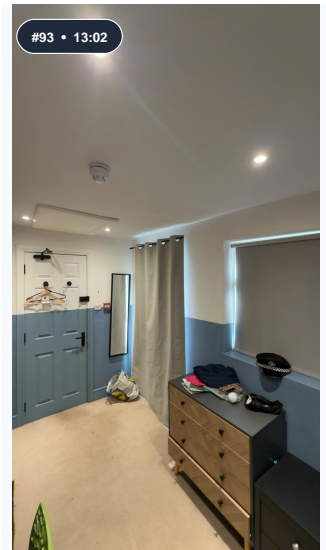
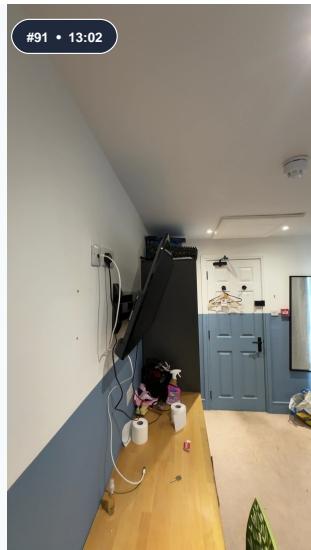
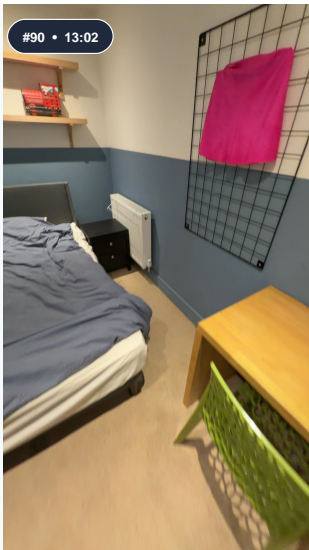
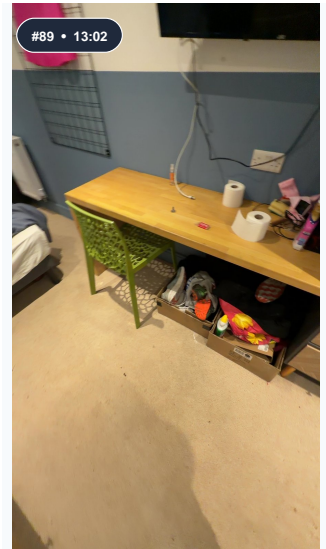
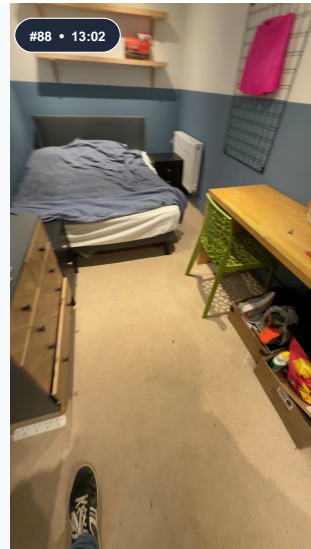
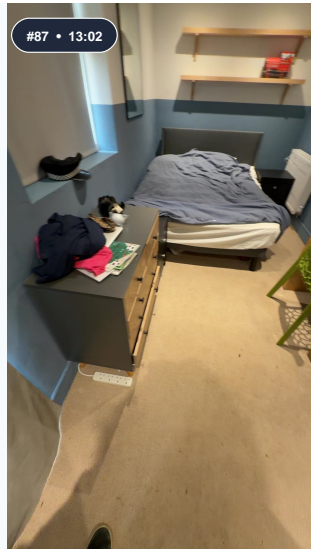
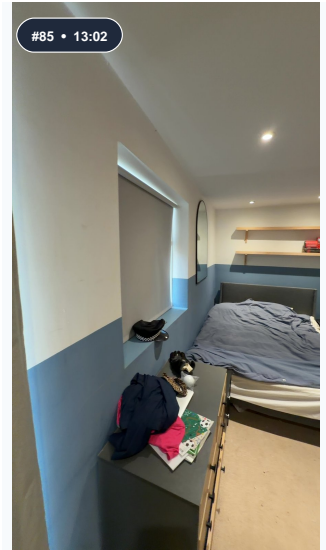


Bedroom 1 (continued)

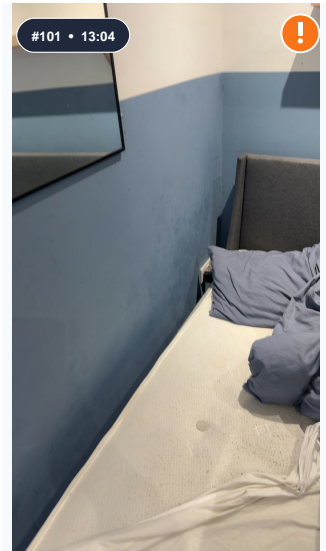
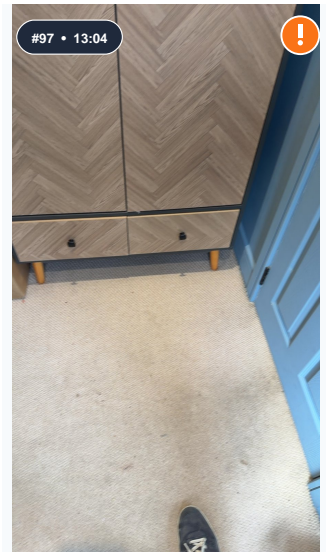
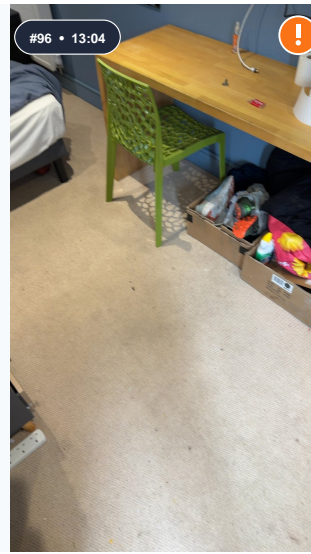


# Bedroom 2

Fair Condition

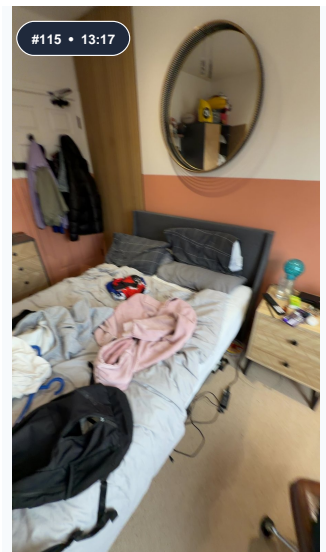
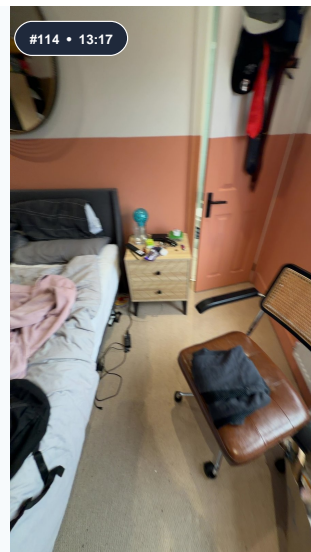
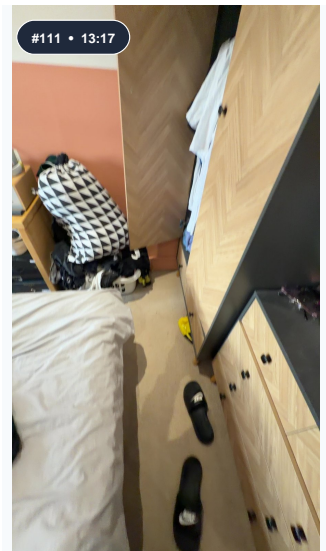
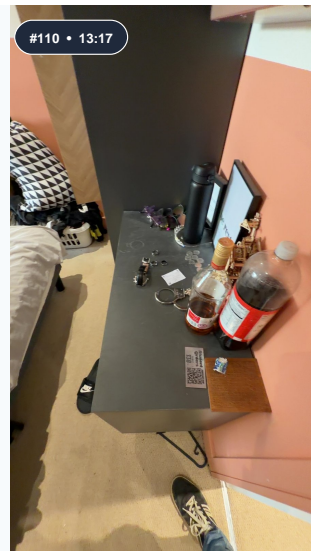
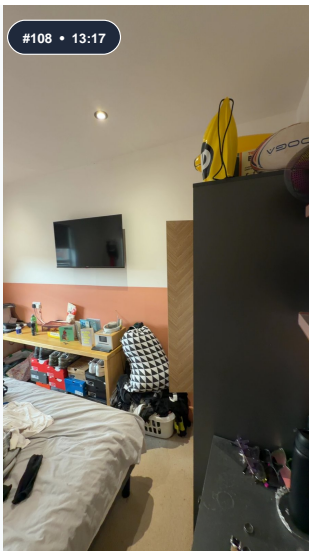
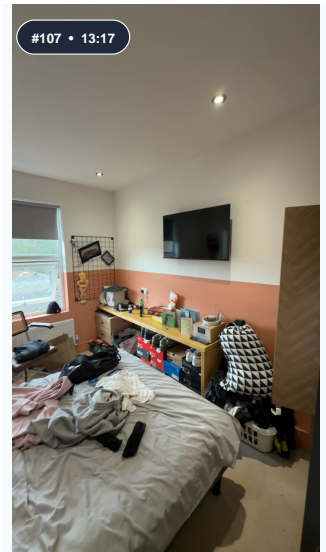
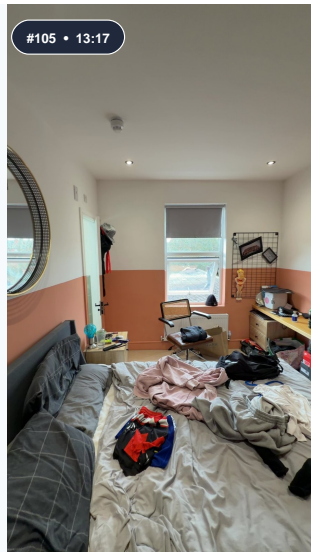


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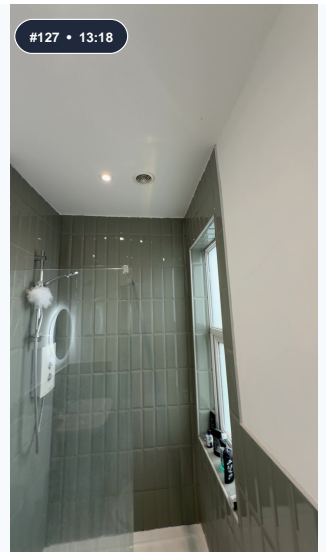
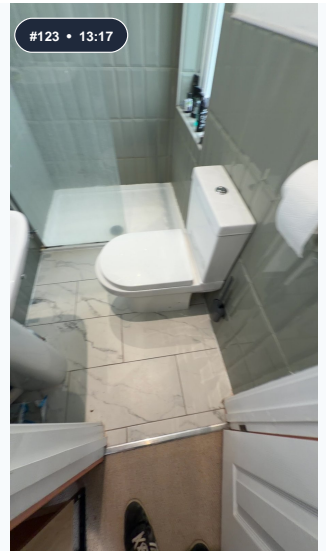
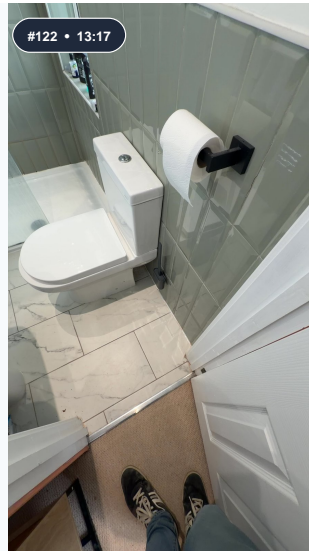
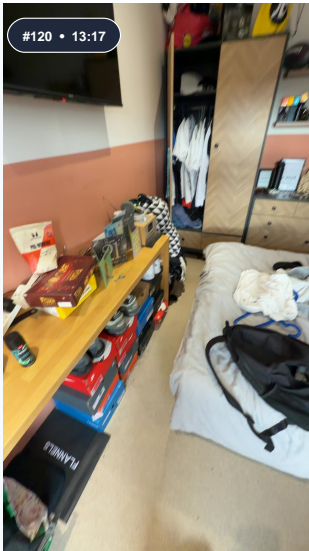
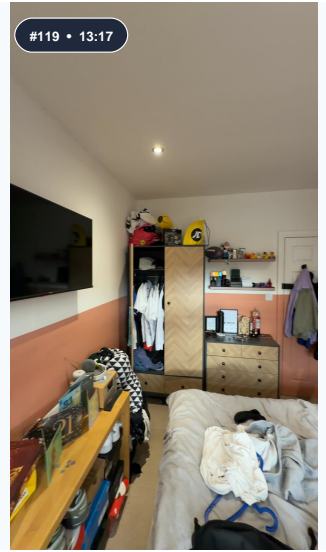
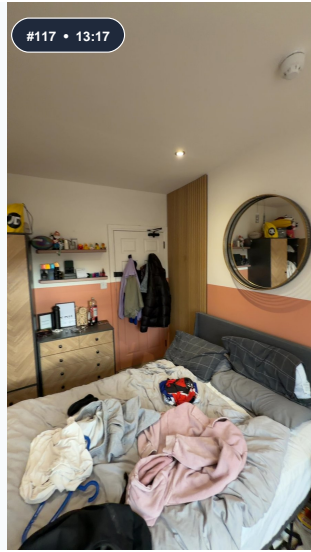


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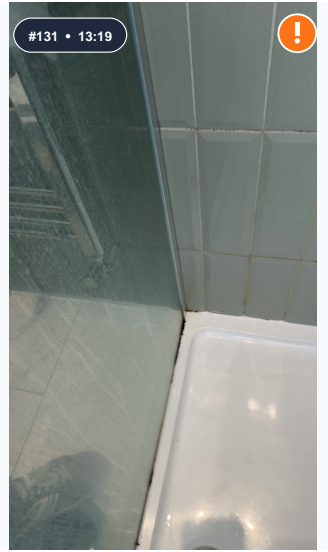
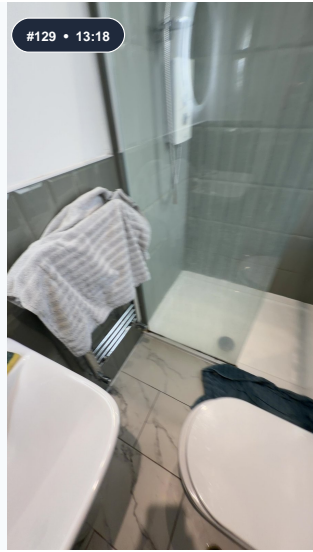
Fair Condition



Bedroom 3 (continued)

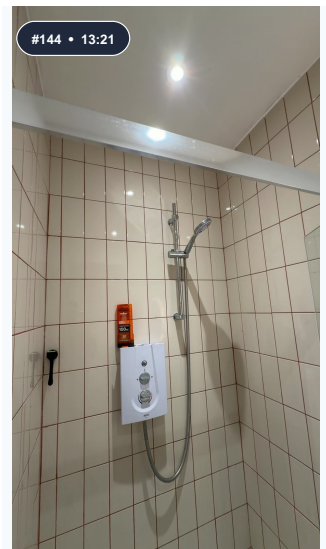
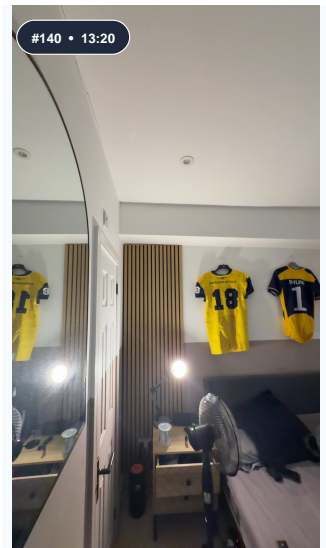
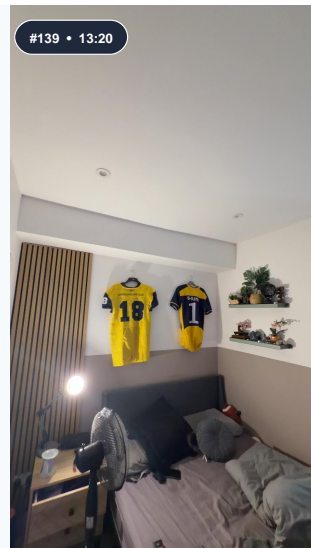
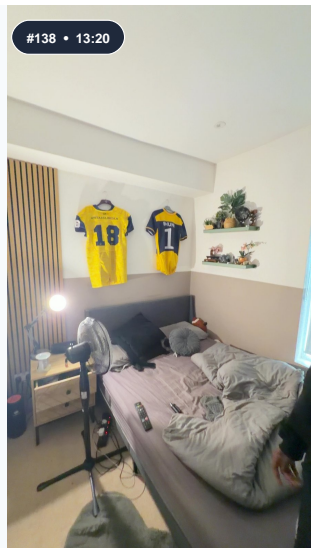
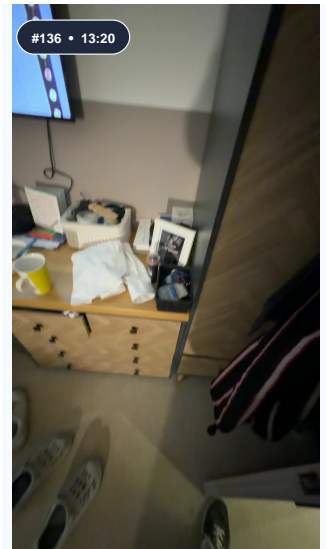


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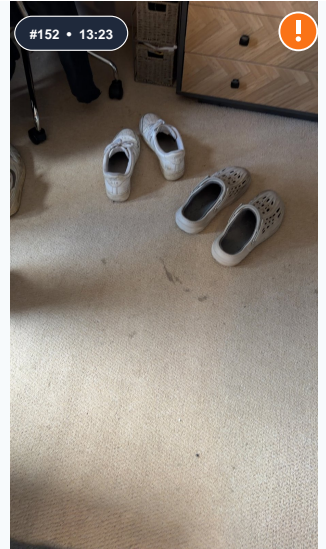
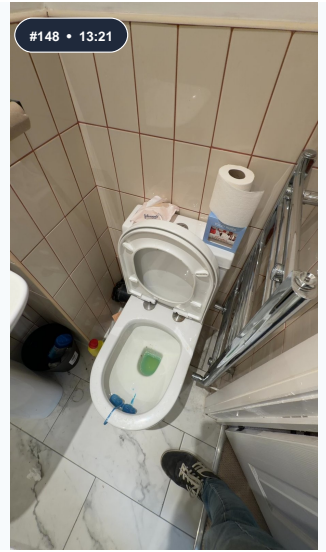


# Bedroom 4

Fair Condition

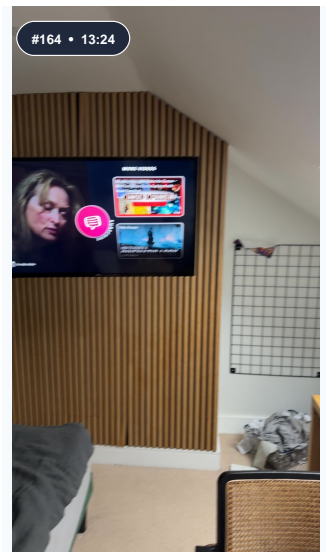
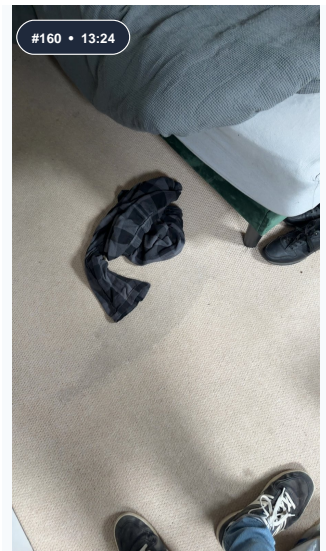
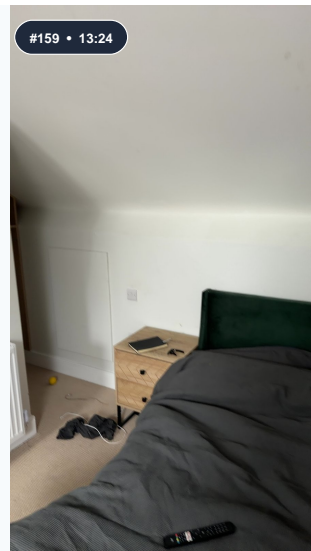
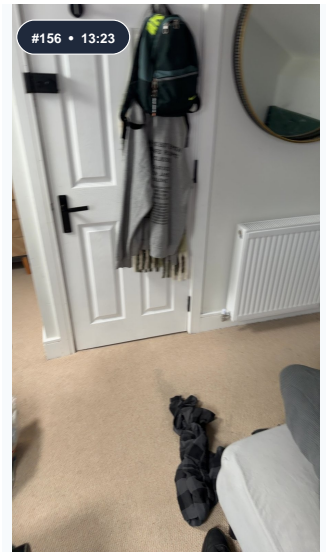
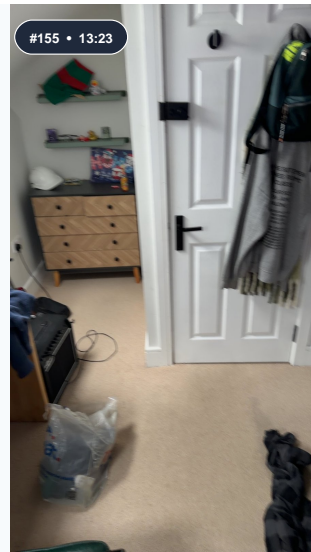


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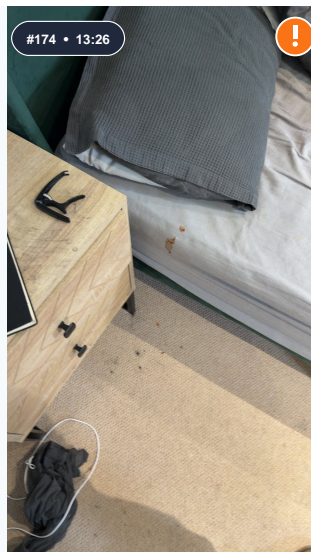
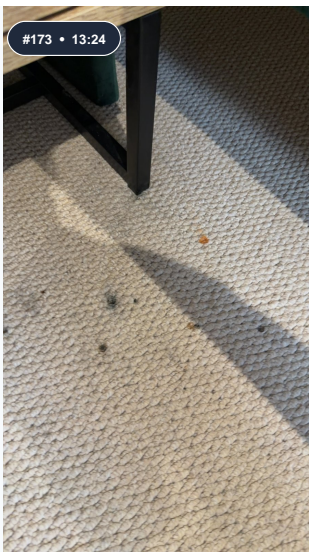
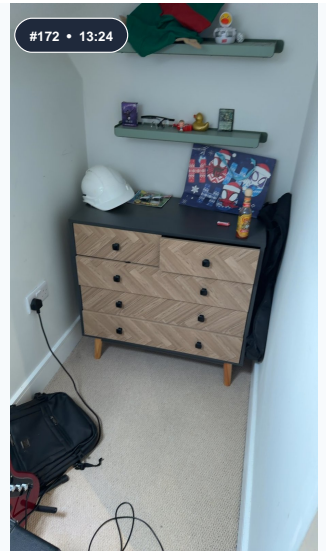
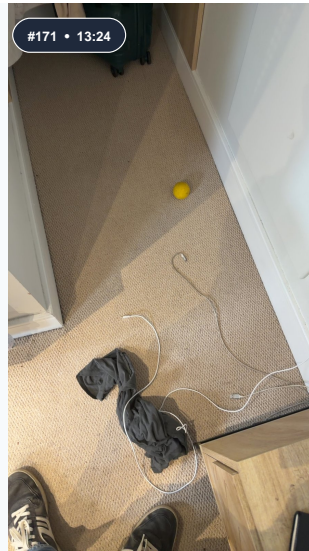
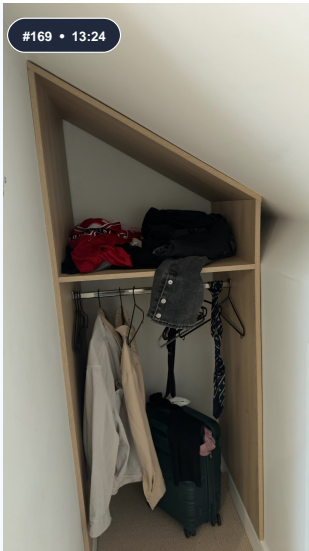
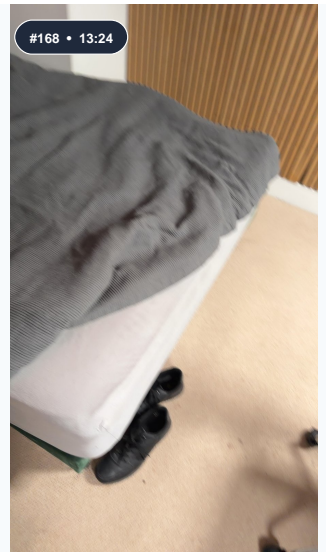
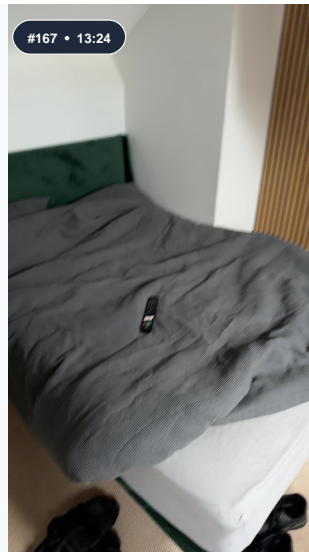
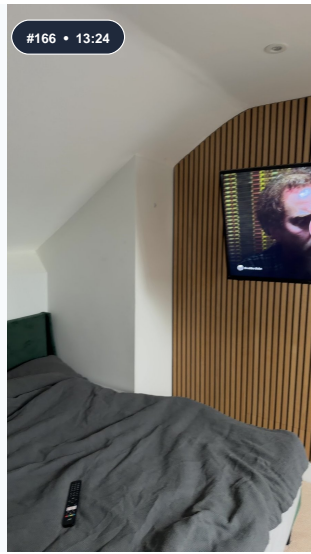
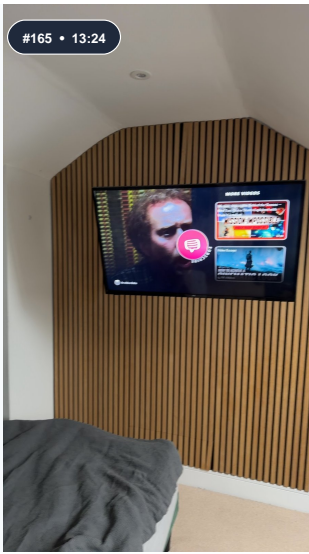


# Bedroom 5

Fair Condition



Bedroom 5 (continued)



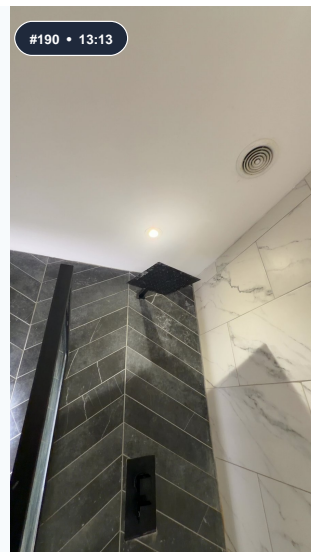
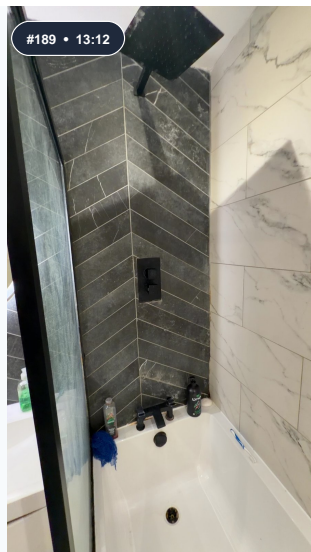
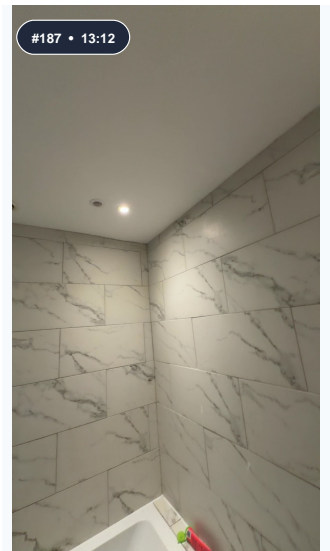
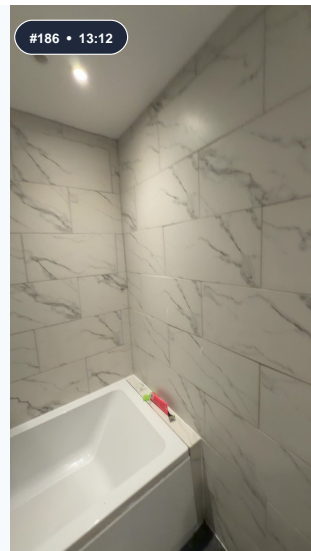
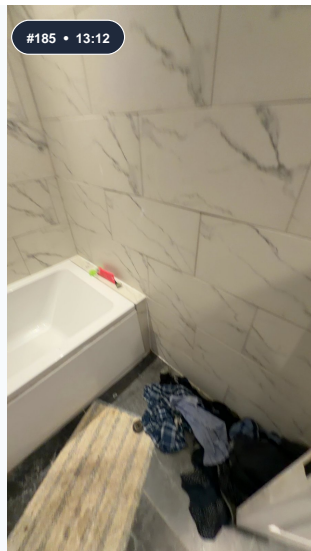
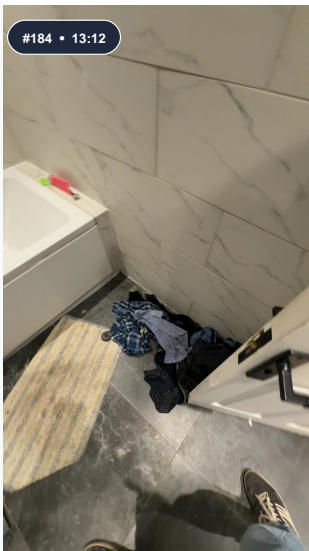
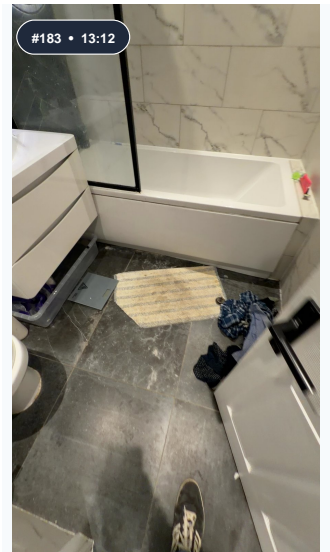
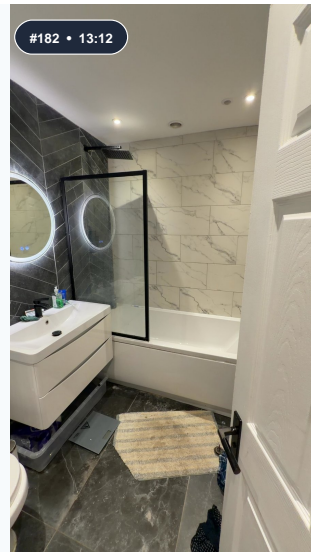
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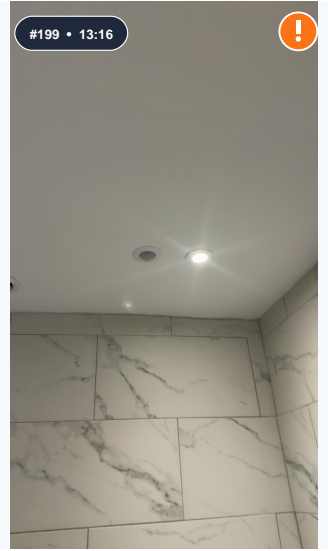
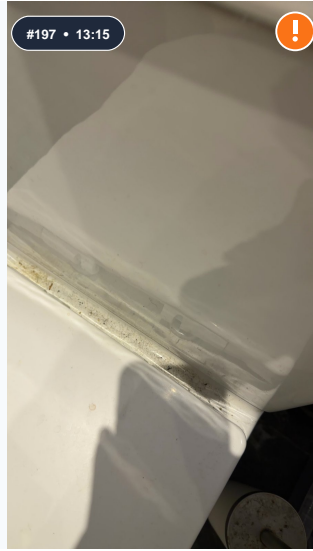
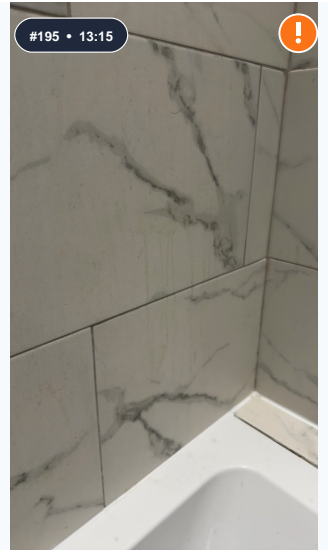
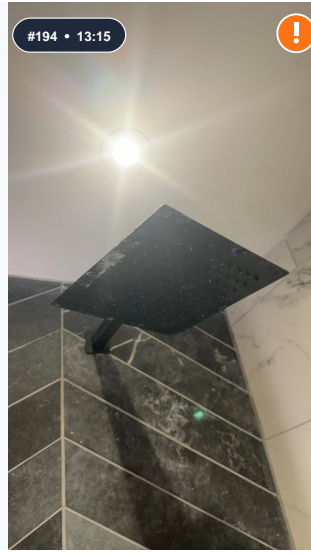


# Bathroom 1

Pool Condition



Bathroom 1 (continued)



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ROOM 9 OF 15

# Bathroom 2

Unknown Condition

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No photos captured for this room

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ROOM 10 OF 15

# Bathroom 3

Unknown Condition

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No photos captured for this room

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ROOM 11 OF 15

# Bathroom 4

Unknown Condition

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No photos captured for this room

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ROOM 12 OF 15

# Bathroom 5

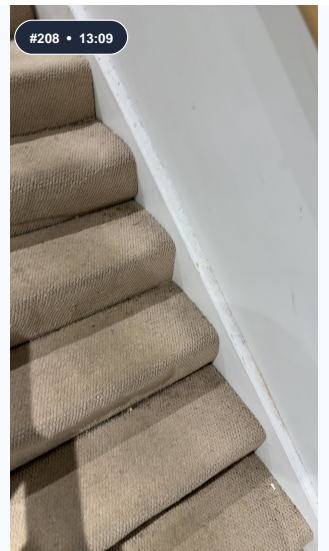
Unknown Condition

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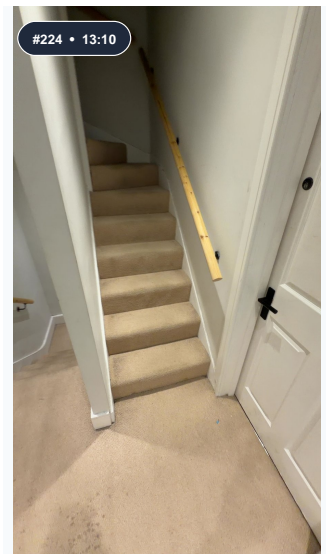
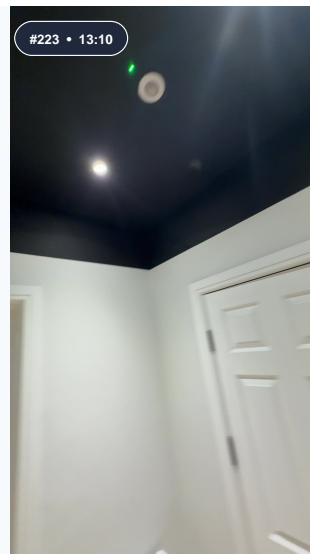
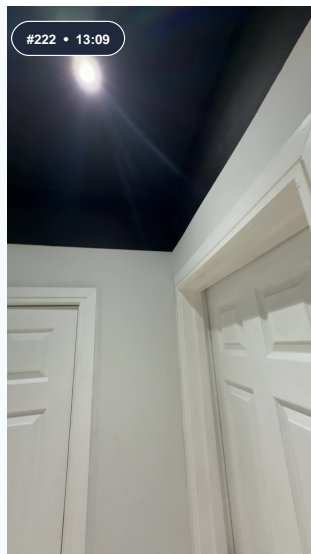
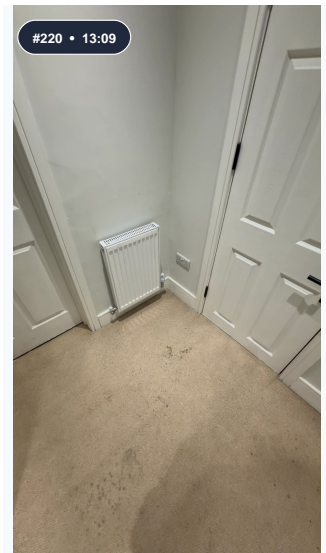
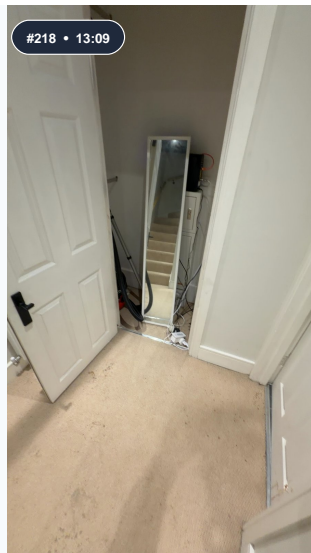
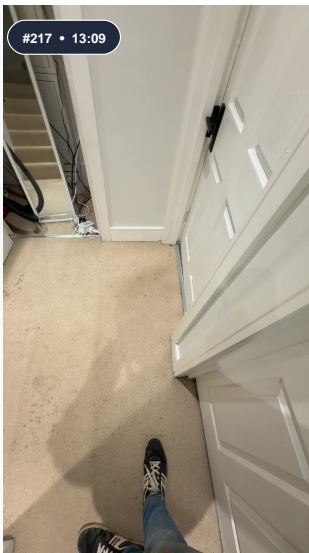
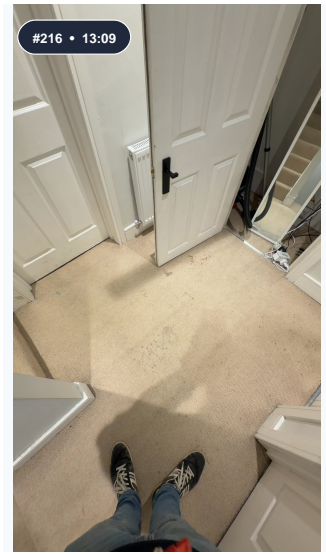
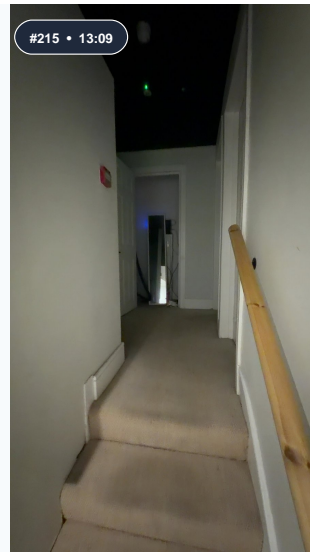
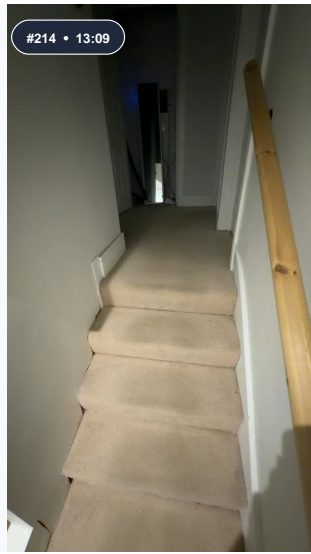
No photos captured for this room

# Hallway

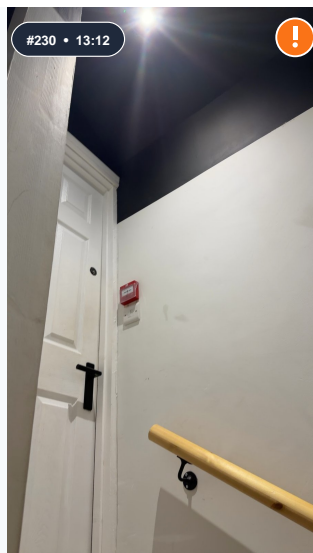
Very Poor Condition



Hallway (continued)

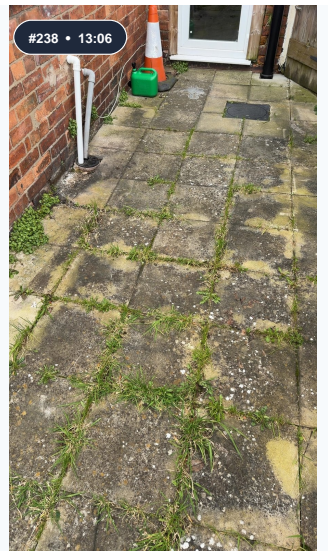


Hallway (continued)

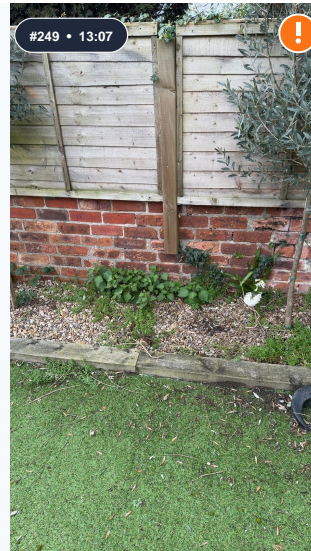


# Garden

Fair Condition



Garden (continued)



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ROOM 15 OF 15

# Stairs & Landing

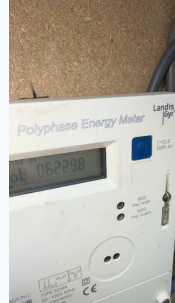
Unknown Condition

---

No photos captured for this room

# Meter Readings

**Electricity 1**  
**062298 kWh**



**Gas**  
**04321 m<sup>3</sup>**



# Defects & Observations

DEFECT 1 | Living Room

● General Observation



**Description:**

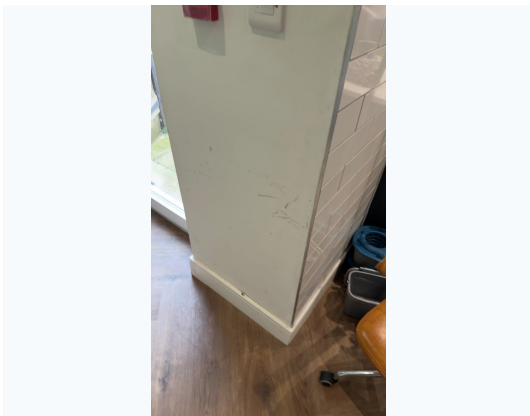
Marked walls

Captured: 13 Mar 2026, 12:55

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 2 | Living Room

● General Observation



**Description:**

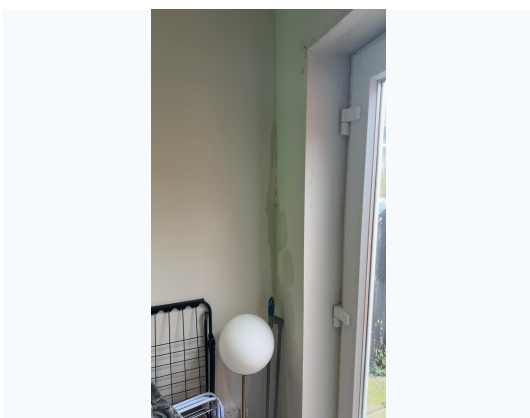
Marked walls

Captured: 13 Mar 2026, 12:55

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 3 | Living Room

● General Observation



**Description:**

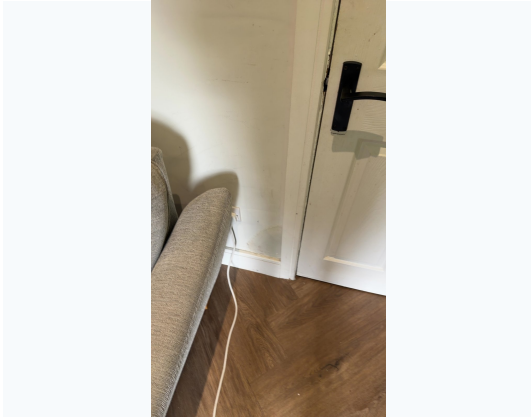
Possible damp / water ingress

Captured: 13 Mar 2026, 12:55

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 4 | Living Room

● General Observation



**Description:**

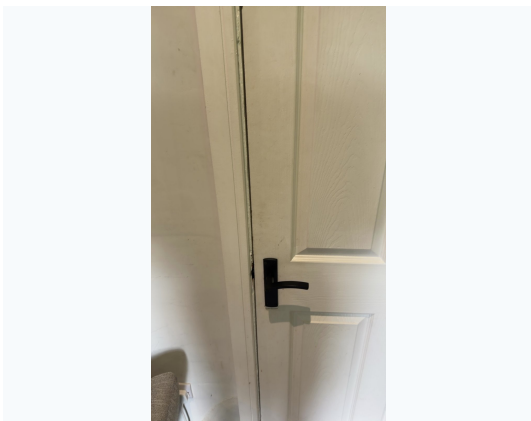
Marks to walls

Captured: 13 Mar 2026, 12:55

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 5 | Living Room

● General Observation



**Description:**

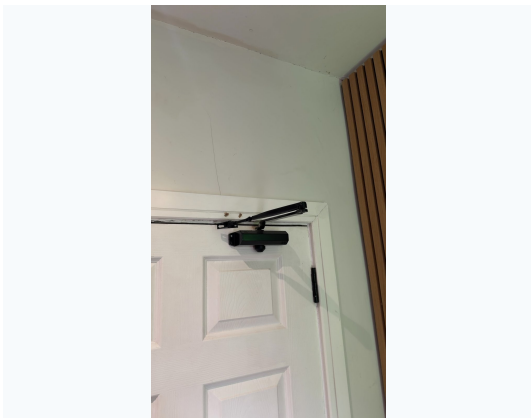
Marks to door

Captured: 13 Mar 2026, 12:55

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 6 | Living Room

● Needs Repair



**Description:**

Door closer has been removed.

Captured: 13 Mar 2026, 12:55

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 7 | Living Room

● General Observation



**Description:**

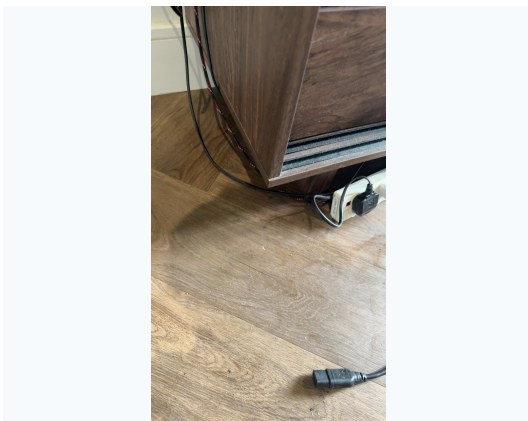
Floor is lifting. Looks like le it's got wet some how

Captured: 13 Mar 2026, 12:56

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 8 | Living Room

● General Observation



**Description:**

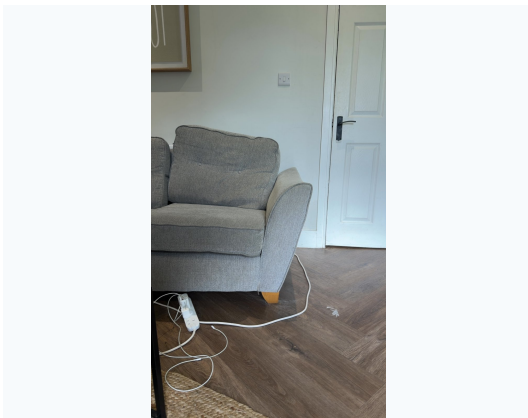
Marks on floor from water.

Captured: 13 Mar 2026, 12:56

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 9 | Living Room

● Needs Repair



**Description:**

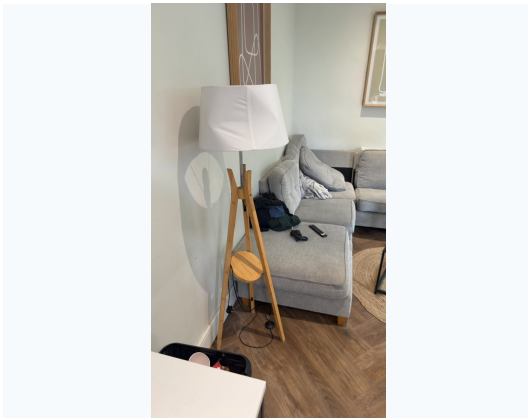
Potential damage to sofa arm

Captured: 13 Mar 2026, 12:56

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 10 | Living Room

● General Observation



**Description:**

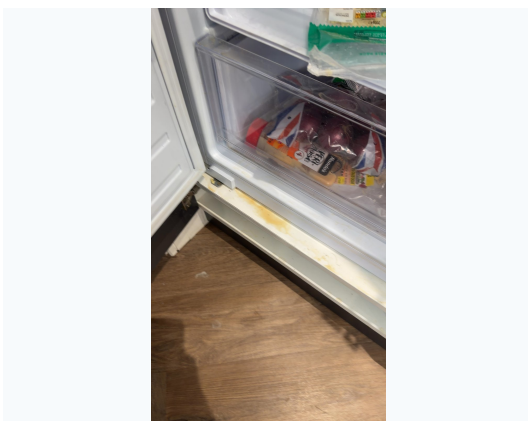
Lamp has been damaged.

Captured: 13 Mar 2026, 12:56

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 11 | Kitchen

● General Observation



**Description:**

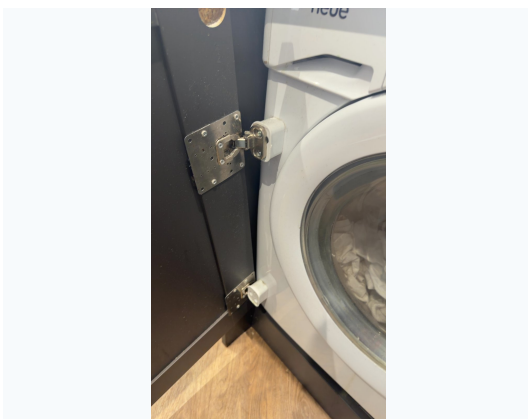
Needs cleaning

Captured: 13 Mar 2026, 13:01

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 12 | Kitchen

● Needs Repair



**Description:**

Door hinge is broken

Captured: 13 Mar 2026, 13:01

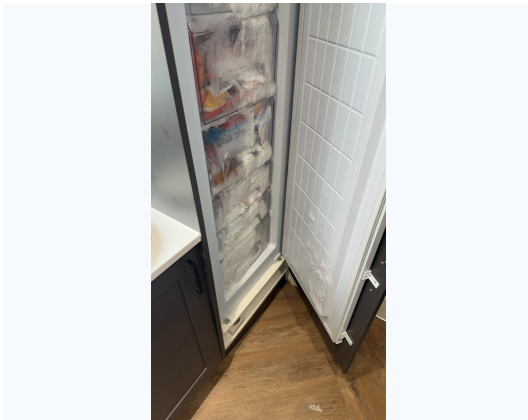
**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

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Defects & Observations (continued)

DEFECT 13 | Kitchen

● General Observation



**Description:**

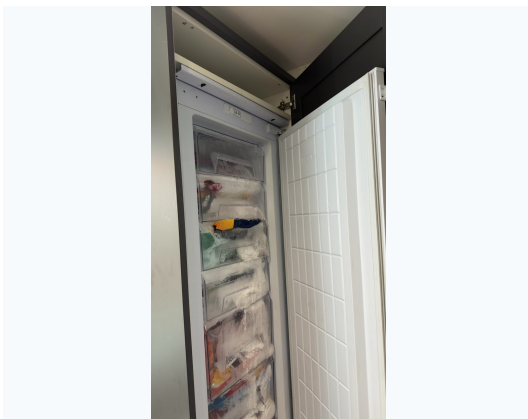
Needs defrosting

Captured: 13 Mar 2026, 13:01

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 14 | Kitchen

● General Observation



**Description:**

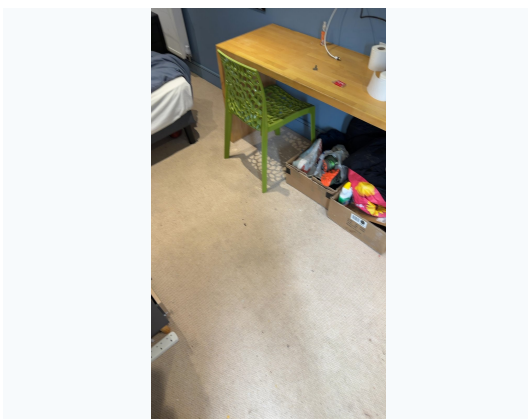
Needs defrosting

Captured: 13 Mar 2026, 13:01

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 15 | Bedroom 2

● General Observation



**Description:**

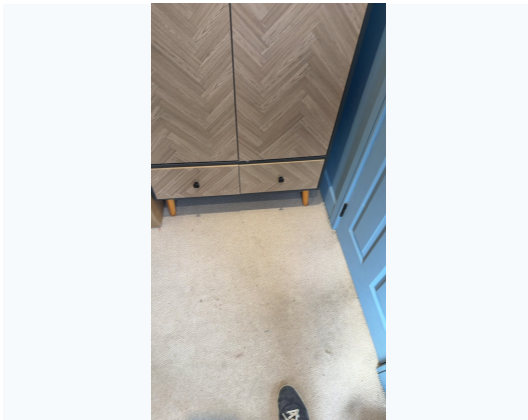
Floor is heavily worn

Captured: 13 Mar 2026, 13:04

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 16 | Bedroom 2

● General Observation



**Description:**

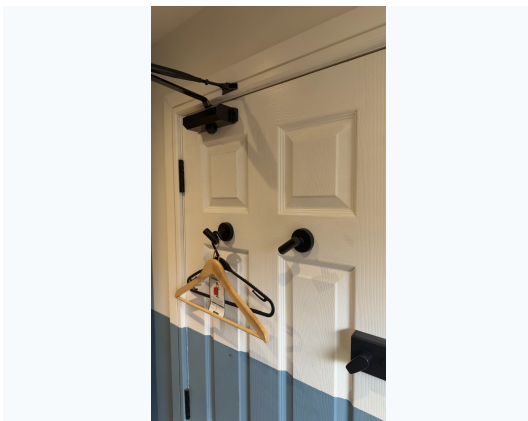
Carpet needs cleaning

Captured: 13 Mar 2026, 13:04

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 17 | Bedroom 2

● Needs Repair



**Description:**

Hooks are broken and need repair

Captured: 13 Mar 2026, 13:04

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 18 | Bedroom 2

● General Observation



**Description:**

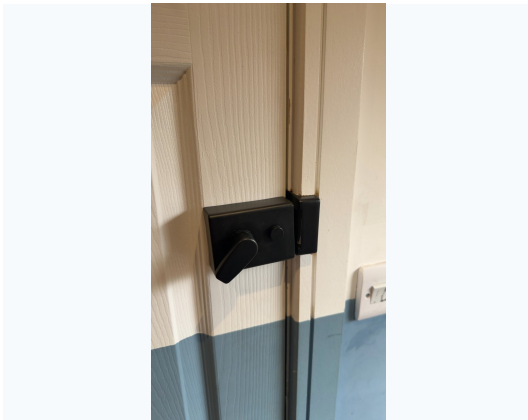
Marks to walls

Captured: 13 Mar 2026, 13:04

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 19 | Bedroom 2

Needs Repair



**Description:**

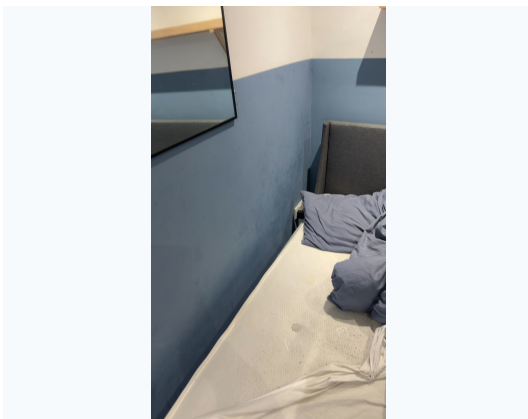
Needs tightening

Captured: 13 Mar 2026, 13:04

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 20 | Bedroom 2

General Observation



**Description:**

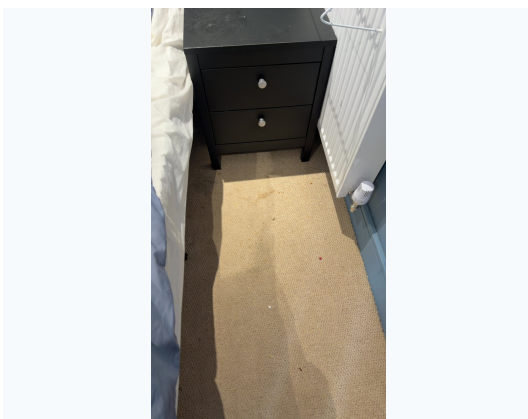
Lots of marks to paintwork. Will require redecoration

Captured: 13 Mar 2026, 13:04

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 21 | Bedroom 2

General Observation



**Description:**

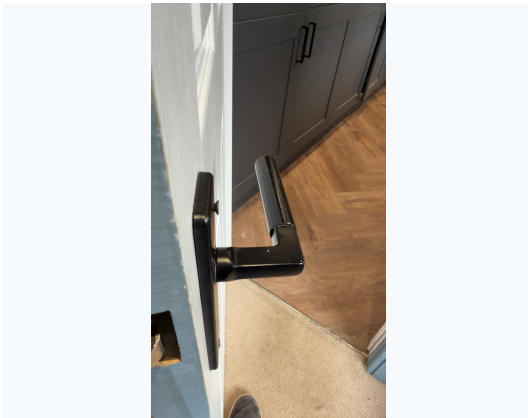
Marks and stains to carpets

Captured: 13 Mar 2026, 13:04

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 22 | Bedroom 2

● General Observation



**Description:**

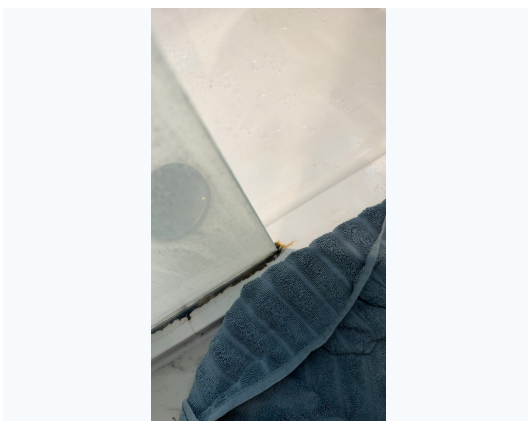
Door handle needs tightening

Captured: 13 Mar 2026, 13:05

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 23 | Bedroom 3

● General Observation



**Description:**

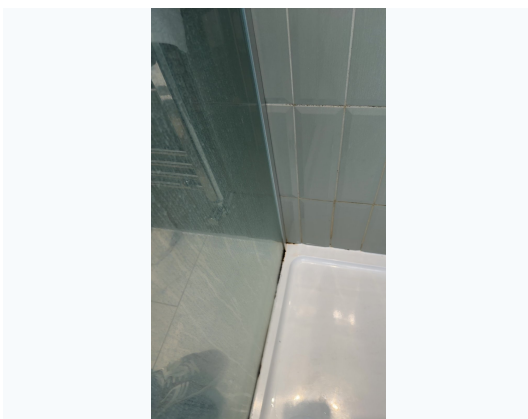
Needs cleaning

Captured: 13 Mar 2026, 13:19

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 24 | Bedroom 3

● General Observation



**Description:**

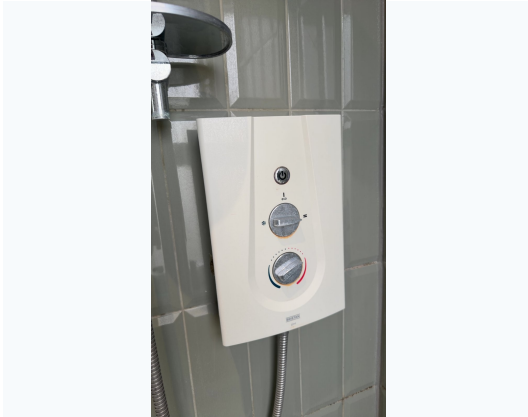
Significant mould growth is present on the silicone sealant along the base of the shower screen and where the screen meets the tiled wall. The shower screen itself is heavily soiled with visible watermarks and grime.

Captured: 13 Mar 2026, 13:19

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 25 | Bedroom 3

● General Observation



**Description:**

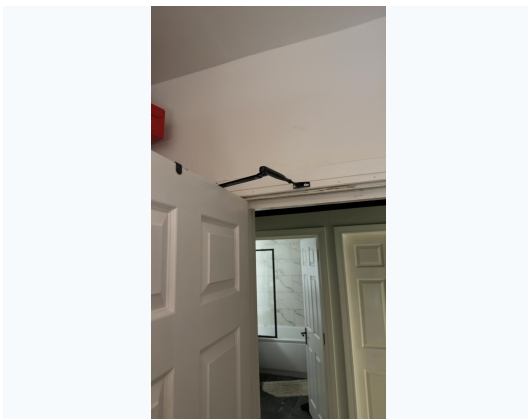
Dust and debris accumulation observed on the surface of the Bristan electric shower unit and surrounding wall tiles, indicating a need for routine cleaning.

Captured: 13 Mar 2026, 13:19

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 26 | Bedroom 4

● Needs Repair



**Description:**

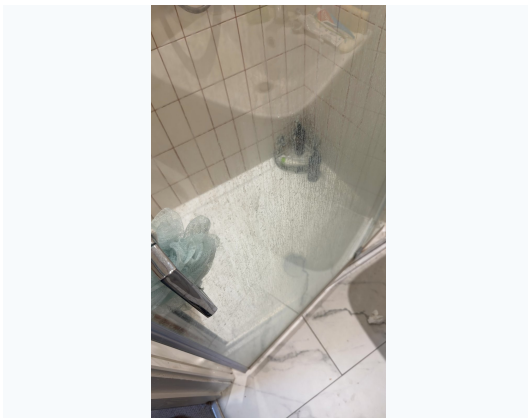
Door slams

Captured: 13 Mar 2026, 13:20

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 27 | Bedroom 4

● General Observation



**Description:**

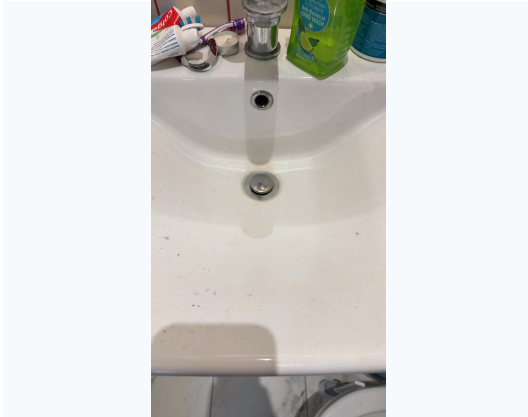
The shower screen exhibits significant limescale accumulation and water staining across its full glazed area, diminishing its transparency and aesthetic appearance.

Captured: 13 Mar 2026, 13:23

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 28 | Bedroom 4

● General Observation



**Description:**

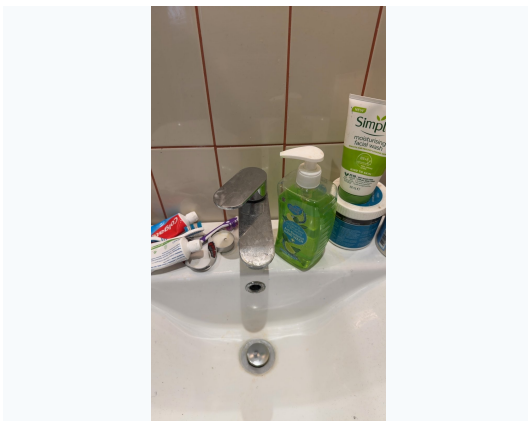
Needs cleaning

Captured: 13 Mar 2026, 13:23

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 29 | Bedroom 4

● General Observation



**Description:**

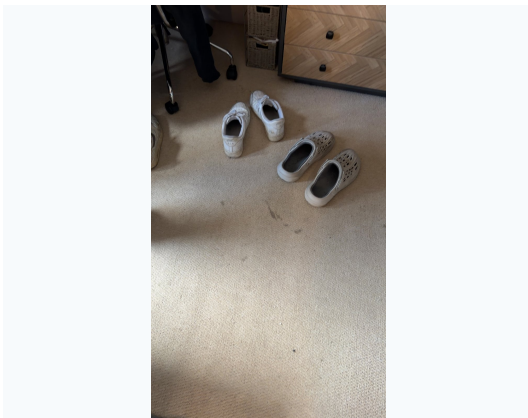
Needs cleaning

Captured: 13 Mar 2026, 13:23

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 30 | Bedroom 4

● General Observation



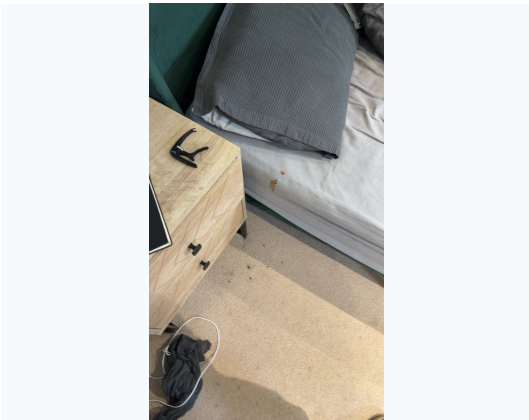
**Description:**

Multiple dark stains visible on the carpet in the mid-ground.

Captured: 13 Mar 2026, 13:23

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

**DEFECT 31 | Bedroom 5** ● General Observation



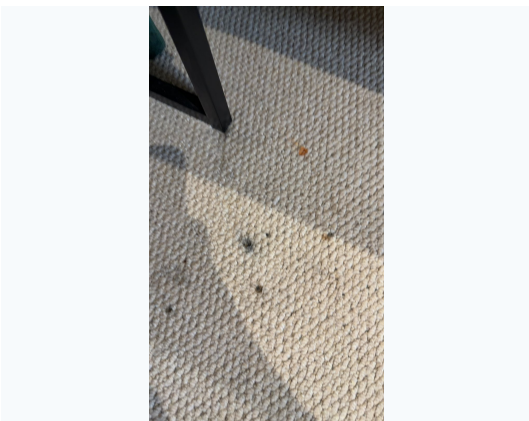
**Description:**

Minor burn marks are noted on the carpet between the bedside cabinet and the bed, consistent with carelessly discarded smoking materials.

Captured: 13 Mar 2026, 13:26

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

**DEFECT 32 | Bedroom 5** ● General Observation



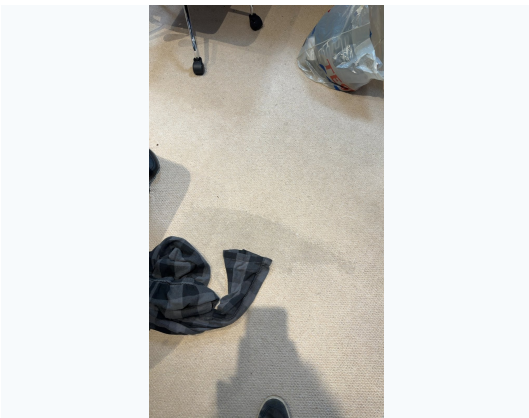
**Description:**

Multiple burn marks are present on the carpet, varying in size, as observed in the area visible in the photograph.

Captured: 13 Mar 2026, 13:26

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

**DEFECT 33 | Bedroom 5** ● General Observation



**Description:**

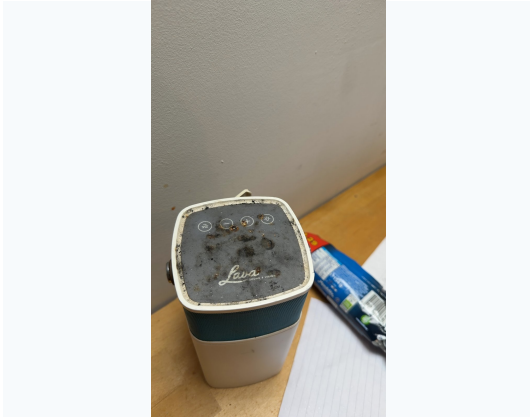
Localised staining observed on the carpeted floor surface in the central area.

Captured: 13 Mar 2026, 13:26

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 34 | Bedroom 5

● General Observation



**Description:**

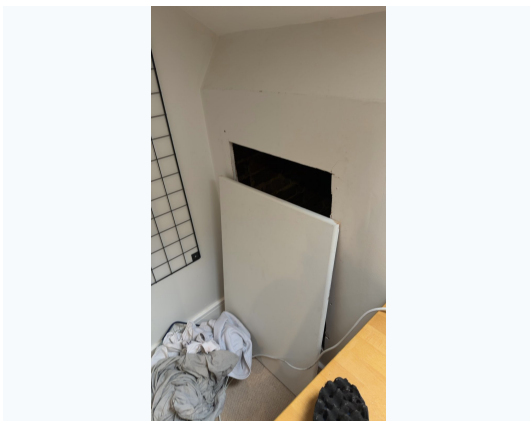
Evidence of ash and cigarette debris noted on the surface of the electronic device, suggesting use as an ashtray, which indicates smoking has occurred within the property. Further examination may be required to ascertain the extent of smoking residue on

Captured: 13 Mar 2026, 13:26

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 35 | Bedroom 5

● Needs Repair



**Description:**

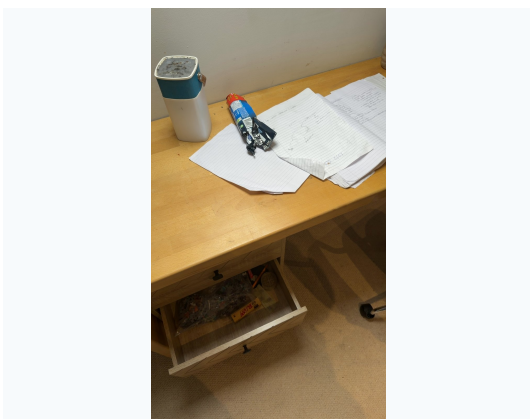
Panel needs re-fitting

Captured: 13 Mar 2026, 13:26

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 36 | Bedroom 5

● General Observation



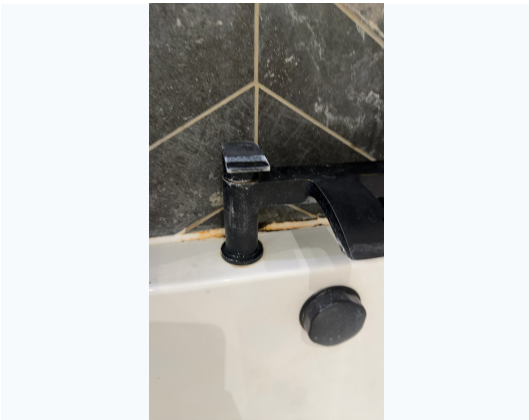
**Description:**

Needs cleaning.

Captured: 13 Mar 2026, 13:27

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

**DEFECT 37 | Bathroom 1** ● Condition Noted



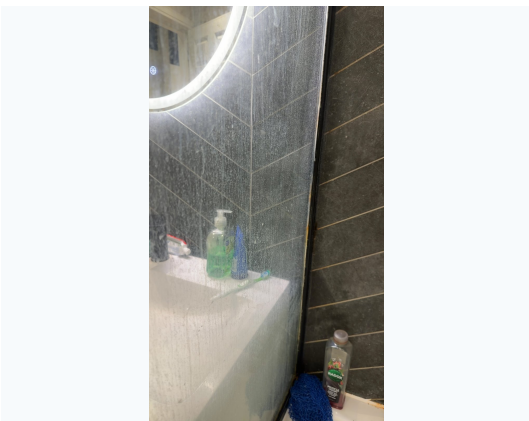
**Description:**

The bath tap and surrounding sealant exhibit heavy limescale and water staining.

Captured: 13 Mar 2026, 13:15

**Condition Noted:** A factual note of the visible condition at the time of inspection.

**DEFECT 38 | Bathroom 1** ● Condition Noted



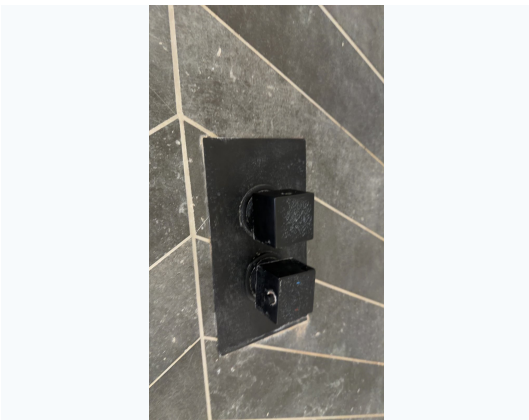
**Description:**

Extensive water staining is apparent on the glass shower screen and adjacent wall tiles, indicating hard water residue buildup.

Captured: 13 Mar 2026, 13:15

**Condition Noted:** A factual note of the visible condition at the time of inspection.

**DEFECT 39 | Bathroom 1** ● General Observation



**Description:**

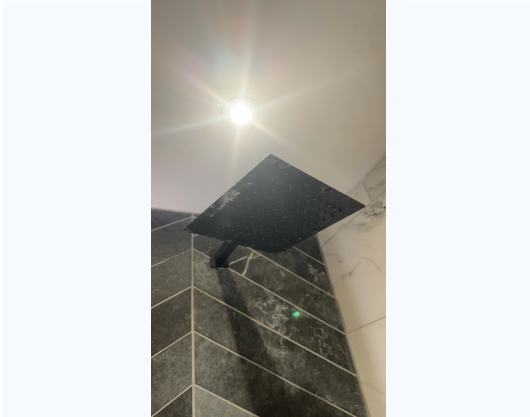
Heavy limescale and water staining are present on the black shower mixer plate and controls.

Captured: 13 Mar 2026, 13:15

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 40 | Bathroom 1

● Condition Noted



**Description:**

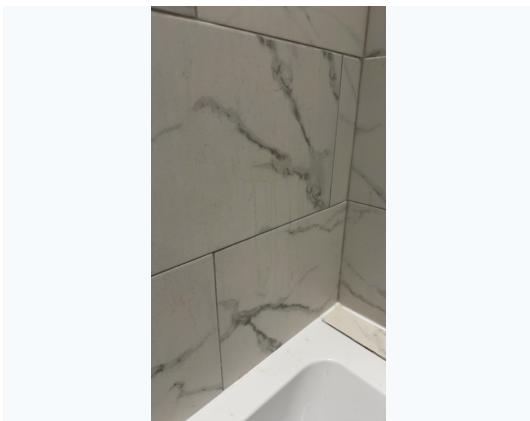
The showerhead is heavily stained with visible limescale and watermarks across its entire surface.

Captured: 13 Mar 2026, 13:15

**Condition Noted:** A factual note of the visible condition at the time of inspection.

DEFECT 41 | Bathroom 1

● General Observation



**Description:**

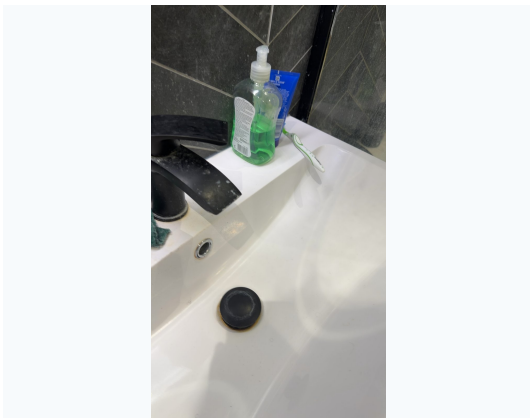
Tiled walls above the bath exhibit significant staining and residue, presenting as vertical drip marks and general surface discoloration across multiple tiles.

Captured: 13 Mar 2026, 13:15

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 42 | Bathroom 1

● General Observation



**Description:**

The general cleanliness of the sink area is poor. Evidence of limescale and water marking is visible on the tap, alongside residual soap and grime within the basin, indicating a need for cleaning.

Captured: 13 Mar 2026, 13:15

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

**DEFECT 43 | Bathroom 1** ● Condition Noted



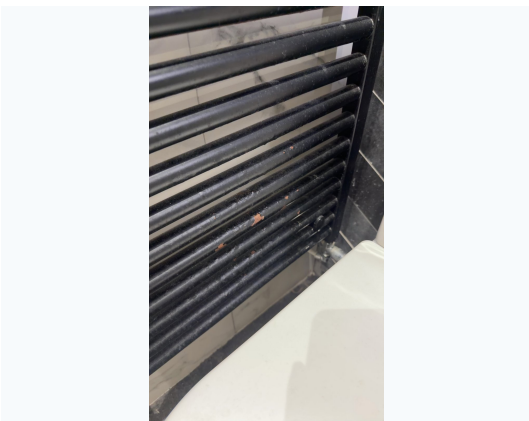
**Description:**

Mould growth and debris are present along the sealant and edges of the shower screen or bath enclosure, indicating a need for cleaning.

Captured: 13 Mar 2026, 13:15

**Condition Noted:** A factual note of the visible condition at the time of inspection.

**DEFECT 44 | Bathroom 1** ● Condition Noted



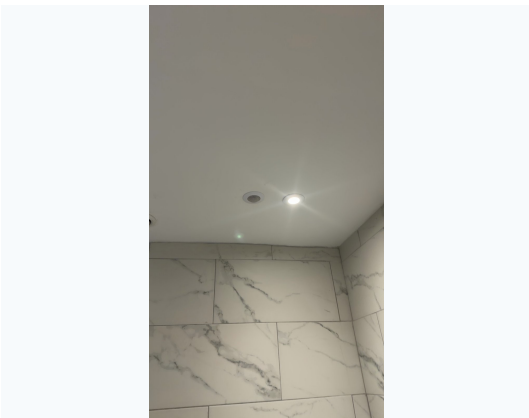
**Description:**

The towel radiator exhibits significant paintwork deterioration, particularly on the lower and central rungs, with multiple areas of coating failure and visible rust spots. This damage is consistent with corrosive exposure, necessitating replacement of the

Captured: 13 Mar 2026, 13:15

**Condition Noted:** A factual note of the visible condition at the time of inspection.

**DEFECT 45 | Bathroom 1** ● Needs Repair



**Description:**

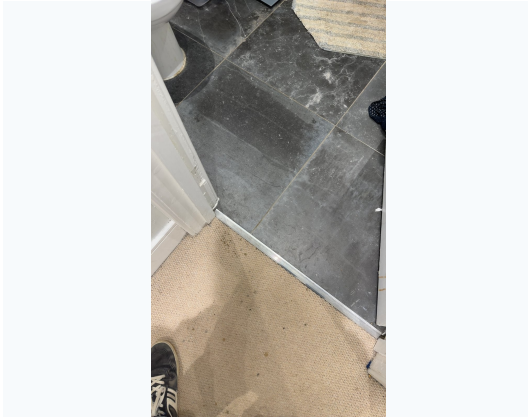
The sensor-activated lighting in the ceiling appears to require calibration, as one recessed light is illuminated while an adjacent identical fixture remains unlit, suggesting an issue with its activation duration or sensitivity.

Captured: 13 Mar 2026, 13:16

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 46 | Bathroom 1

Needs Repair



**Description:**

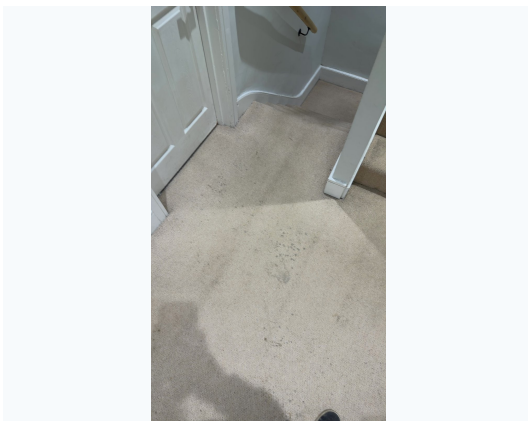
Needs sticking down to tiles / carpet as has come loose.

Captured: 13 Mar 2026, 13:17

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 47 | Hallway

General Observation



**Description:**

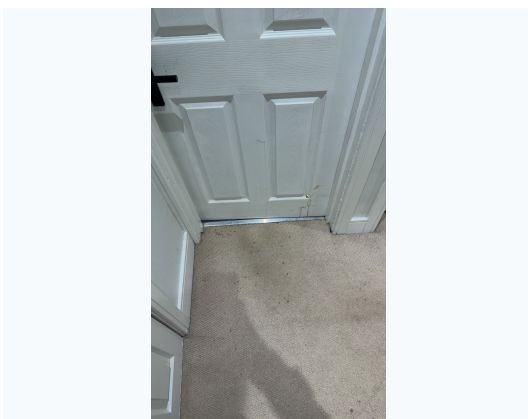
Carpets heavily stained

Captured: 13 Mar 2026, 13:12

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 48 | Hallway

General Observation



**Description:**

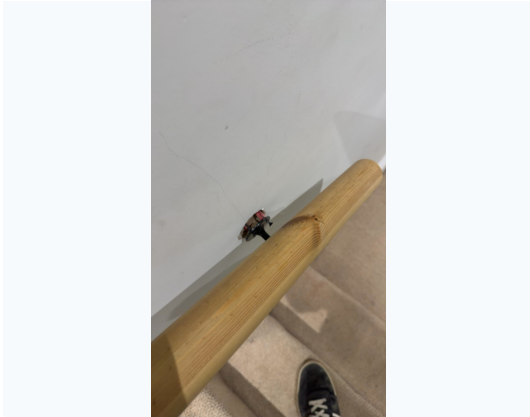
Marks and dirt to door

Captured: 13 Mar 2026, 13:12

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 49 | Hallway

Needs Repair



**Description:**

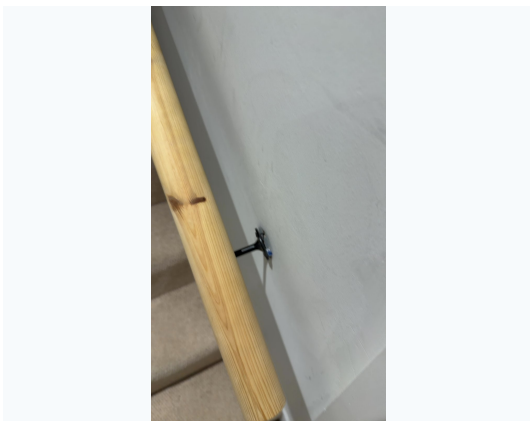
The handrail has become detached from the wall, exposing rawlplugs from the mounting point. A visible crack is present in the plasterwork extending horizontally from the mounting point.

Captured: 13 Mar 2026, 13:12

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 50 | Hallway

Needs Repair



**Description:**

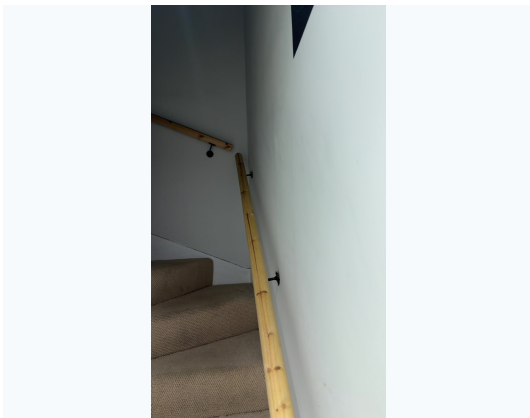
The handrail fixing hardware and part of the handrail has become detached from the wall, resulting in a gap between the handrail and the wall surface.

Captured: 13 Mar 2026, 13:12

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 51 | Hallway

Needs Repair



**Description:**

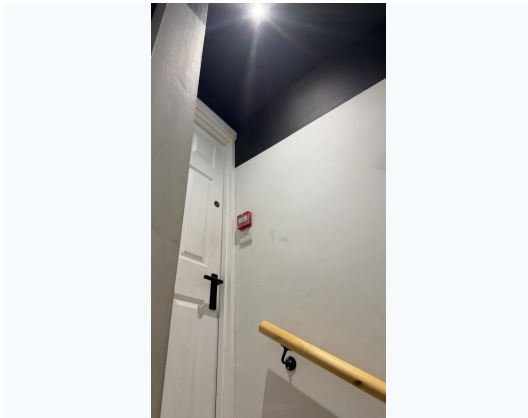
The timber handrail has partially detached from the wall at the upper fixing point, displaying a visible gap between the rail and the bracket. The lower handrail section also appears to be loosely fitted, indicating unstable support.

Captured: 13 Mar 2026, 13:12

**Needs Repair:** An item that appears broken, failing, or beyond usable life. This is an opinion only.

DEFECT 52 | Hallway

● General Observation



**Description:**

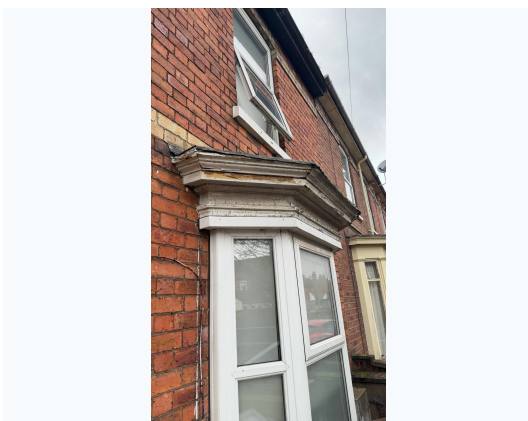
A distinct odour is perceivable within the staircase and hallway area, emanating from an unknown source.

Captured: 13 Mar 2026, 13:12

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 53 | Garden

● General Observation



**Description:**

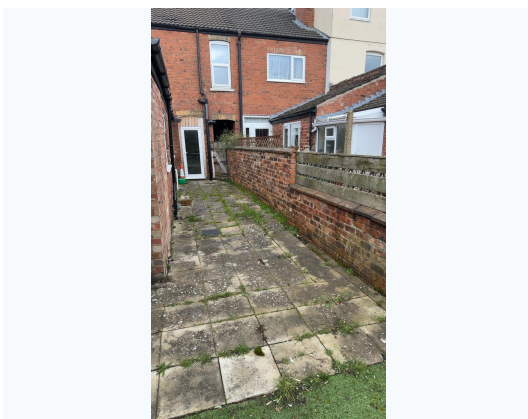
The bay window fascia and soffit require repainting due to widespread peeling and cracking of the existing paint finish, which is exposing the timber substrate. Discoloration and deterioration of the timber are visible in multiple areas,

Captured: 13 Mar 2026, 12:53

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 54 | Garden

● General Observation



**Description:**

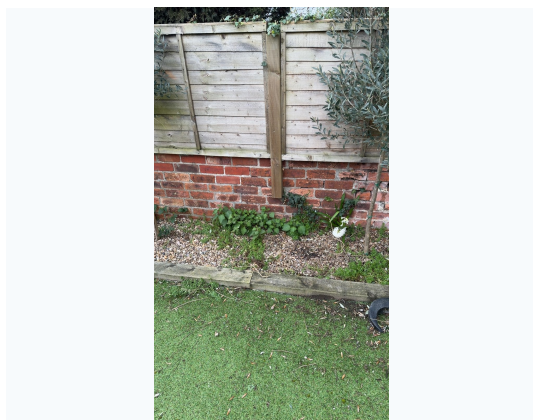
Weeds and organic growth are present in multiple locations on the paved pathway, particularly within the gaps between paving slabs.

Captured: 13 Mar 2026, 13:07

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

DEFECT 55 | Garden

● General Observation



**Description:**

Plant growth, identified as weeds, is present in the garden border adjacent to the brick wall and timber fencing. These are dispersed throughout the gravelled area.

Captured: 13 Mar 2026, 13:07

**General Observation:** An item or condition noted for reference, relating to wear, cosmetic condition, or potential future attention.

# Safety Checks

## FIRE SAFETY

CHECK ITEM	RESULT
Smoke alarm present	Yes & tested
Carbon monoxide alarm present (where required)	Yes & tested
Fire blanket present	Yes & tested
Fire extinguisher present	Yes & tested
Fire doors present where required (HMOs / flats)	Yes & tested
Fire door closers working	Yes & tested
Emergency escape routes clear	Yes & clear
Emergency lighting (HMOs / blocks)	Yes & tested

## ELECTRICAL SAFETY

CHECK ITEM	RESULT
Consumer unit condition	Good
Visible electrical damage	No
Electrical sockets secure	Yes
Extension or trailing cables present	No
Boiler / heat source	No warnings

## GENERAL SAFETY & HAZARDS

CHECK ITEM	RESULT
Trip hazards present (loose carpets, damaged flooring)	No
Handrails secure on stairs	Yes
Windows open and close safely	Yes

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General Safety & Hazards (continued)

Window restrictors fitted where required

Yes

Balconies / guarding secure

Yes

# Inspection Report Terms & Conditions

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## 1. Nature and Scope of the Inspection

This inspection report is provided on a visual, non-invasive basis only. The inspection is limited to those areas and elements of the property that were visible and reasonably accessible at the time of the visit. No fixtures, fittings, furniture, floor coverings, wall coverings, services, appliances, equipment or systems were moved, dismantled, tested, lifted or disturbed.

## 2. No Warranty, Guarantee or Survey

This report does not constitute and must not be relied upon as a warranty, guarantee, building survey, valuation, condition report, structural report, compliance certificate, professional advice, or building control inspection. No assurance is given as to the future condition, performance, safety, compliance or longevity of the property or any of its components.

## 3. Opinion Only

All comments, descriptions, ratings and observations within this report represent the opinion of the inspector at the time of inspection and are based solely on what was visible on the inspection date. While reasonable care has been taken, the report is not a statement of fact and should not be treated as definitive or exhaustive.

## 4. Hidden, Latent and Developing Defects

The inspection cannot identify hidden, latent or concealed defects, including but not limited to issues within walls, floors, ceilings, roofs, drains, foundations, services, insulation or behind stored items or furniture. Conditions may change after the inspection due to weather, occupation, wear and tear or third-party actions.

## 5. Maintenance and Repair Commentary

Any references to maintenance, repair, replacement, improvement or future works are speculative only and provided for general guidance. Such comments must not be relied upon to determine liability, responsibility, cost, urgency or scope of works. No cost estimates are provided and none should be inferred.

## 6. Utilities, Services and Safety Systems

No testing or certification of gas, electrical, water, heating, ventilation, fire safety, security or other services or systems has been undertaken unless explicitly stated. Meter readings are recorded visually only and accuracy cannot be guaranteed. Compliance with statutory requirements is not confirmed by this report.

## 7. Cleanliness, Condition and Wear

Assessments of cleanliness and condition are subjective and reflect a snapshot in time. Normal wear and tear, tenant use, seasonal factors and differing standards of cleanliness are acknowledged.

## 8. Photographs

Photographs are provided for illustrative purposes only and may not show all defects or conditions. Absence of a photograph does not imply absence of an issue.

## 9. Reliance and Third Parties

This report is prepared solely for the commissioning party. No third party may rely upon it without the express written consent of the issuing company. To the fullest extent permitted by law, no liability is accepted to any third party.

## 10. Verification and Independent Inspection

Tenants, landlords and any other interested parties are strongly advised to conduct their own inspections and to obtain independent professional advice where required to verify any statements or observations contained within this report.

## 11. Limitation of Liability

To the fullest extent permitted by law, the issuing company and inspector shall not be liable for any loss, damage, cost or expense arising directly or indirectly from reliance on this report, including but not limited to consequential or economic loss.

## 12. Governing Law

These terms and conditions shall be governed by and construed in accordance with the laws of England and Wales.

## 13. Tenant Review Period and Amendments

Tenants are provided with a period of seven (7) calendar days from the date the inspection report is issued to request any amendments or additions. Any such request must be made in writing and must be supported by clear, date-stamped photographic evidence demonstrating the condition being disputed or the area the tenant wishes to have documented. Requests submitted after this seven-day period, or requests not supported by suitable photographic evidence, will not be accepted. After the expiry of this period, the report shall be deemed agreed, accurate and final for all purposes, including but not limited to deposit assessments and dispute resolution.

### 14. Condition Ratings Explained

Condition ratings are intended to provide a high-level, comparative assessment of how the property or room is being kept, based on the inspector's experience of how a reasonably careful and typical tenant would ordinarily maintain a property. These ratings are subjective and opinion-based. Very Good: The area is clean, well maintained and presents noticeably better than average, with minimal signs of wear or use. Good: The area is generally clean and tidy, with minor wear and tear consistent with normal use. Fair: The area shows clear signs of use, reduced cleanliness or maintenance, but remains serviceable. Poor: The area is noticeably unclean, poorly maintained or shows significant wear, neglect or misuse. Very Poor: The area is heavily soiled, poorly maintained or damaged to a degree well below what would reasonably be expected. Condition ratings relate primarily to cleanliness, presentation and general upkeep at the time of inspection and are not statements of compliance, safety or structural condition.

### 15. Defects and Observations Explained

Properties are not perfect, and defects may exist at any stage of a tenancy. Defects are recorded to create a transparent record that may be relied upon by landlords, tenants and deposit schemes should a dispute arise at a later date. The recording of a defect does not, by itself, assign blame or liability to either party. Defects and observations may be categorised as follows: General Observation: An item or condition noted by the inspector that is worth highlighting. This may relate to wear and tear, cosmetic condition, future improvement, or an element that may benefit from monitoring, repair or replacement at some point. It is purely informational. Needs Repair: An item that, in the opinion of the inspector, is broken, failing, or approaching or beyond the end of its usable life. This is an opinion only and does not constitute an admission, instruction or obligation for the landlord to carry out repairs. Reported to Landlord: An item that the agent intends to report to the landlord for awareness or consideration. This does not confirm urgency, responsibility, acceptance of liability or commitment to remedial works. Condition Noted: A factual note of the visible condition of an item at the time of inspection, recorded for reference only.

### 16. Deposit and Dispute Use

This report may be used as supporting evidence in deposit discussions or deposit dispute resolution; however, it is not determinative on its own. Adjudicators will consider the report alongside tenancy agreements, check-in inventories, check-out reports, photographs and other evidence. By receiving or using this report, you acknowledge and accept these terms and conditions in full.