



Home Safe



## PROPERTY INSPECTION REPORT

### Important Information Please Read:

For issues identified as 'Imminent Danger' you **do not** need to contact Home Safe as these issues are referred directly to Peterborough City Council for follow up. We strongly advise that you address these issues immediately in order to safeguard the tenant and your property. Please note that if any report has an 'Imminent Danger' issue within it then Peterborough City Council will follow up all issues in the report regardless of their categorisation, especially those identified as 'Potentially Enforceable'.

For issues identified as 'Potentially Enforceable' and on the proviso that there are no 'Imminent Danger' issues identified in your report, **you are required** to submit evidence to Home Safe (photographs of work done or copies of invoices), within 21 days, illustrating that the identified issue has now been resolved. The link to the evidence submission form can be found in the body of the email that accompanied this report. Please understand that you have a legal responsibility to resolve these identified issues and provide the associated evidence within 21 days of receiving this report.

For issues identified as 'Advisory' you **do not** need to submit evidence or contact either Home Safe or Peterborough City Council but we strongly advise that you resolve the identified issues in a timely manner, in order to avoid such issues becoming more serious.



## PCC: Selective Licence Property Inspection (Programme 1)

<div><div></div><div></div></div>		Complete
Flagged items		23
Property Address		
Conducted on		
Inspector		

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## Disclaimer

The property inspector believes the information contained within this inspection report to be correct at the time of publishing. The inspector or Home Safe does not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the inspector at the time of the inspection and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.



## Flagged items

23 flagged

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 1

**Q: All areas are free from damp and mould?**

**(Walls, ceilings, wardrobes etc..)**

No



Photo 5

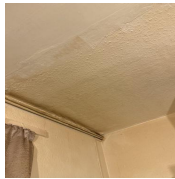


Photo 6



Photo 7



Photo 8



Photo 9

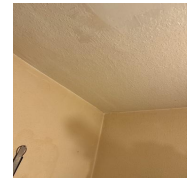


Photo 10



Photo 11

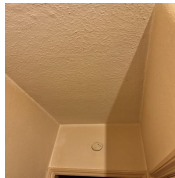


Photo 12

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 1

**Q: Decoration is to an acceptable standard?**

No

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 2

**Q: All areas are free from damp and mould?**

**(Walls, ceilings, wardrobes etc..)**

No

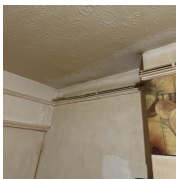


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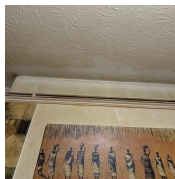


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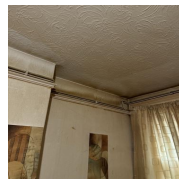


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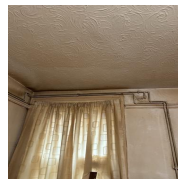


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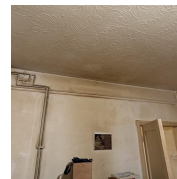


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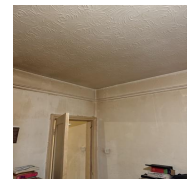


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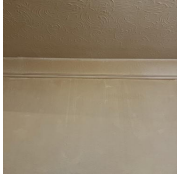


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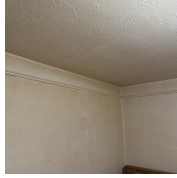


Photo 28

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Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
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NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 2

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

No



Photo 29



Photo 30

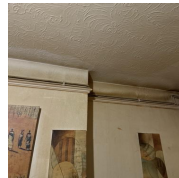


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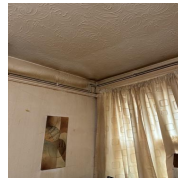


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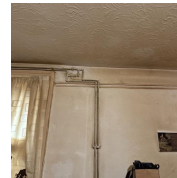


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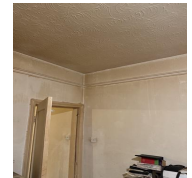


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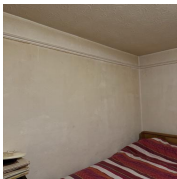


Photo 35

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Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

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Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 2

**Q: Decoration is to an acceptable standard?**

No

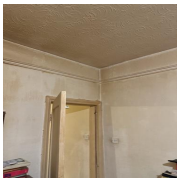


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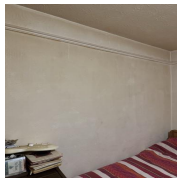


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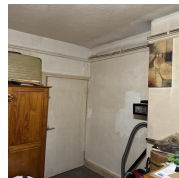


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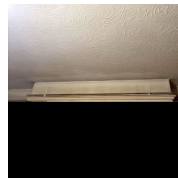


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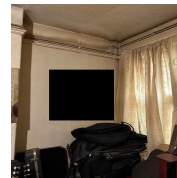


Photo 40

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Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 2

**Q: From an internal perspective, any window glazing, frames and furniture are in good working order?**

No

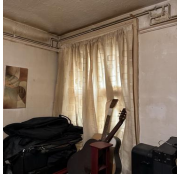


Photo 41

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 3

**Q: All areas are free from damp and mould?**

**(Walls, ceilings, wardrobes etc..)**

No

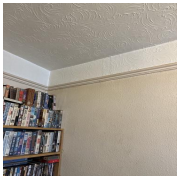


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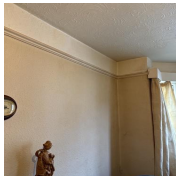


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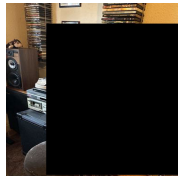


Photo 48



Photo 49

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
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Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 3

**Q: All ceiling and wall plaster is in sound and secure  
condition, capable of being decorated with no signs of leaks  
or possible structural damage?**

No

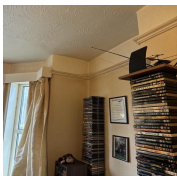


Photo 50

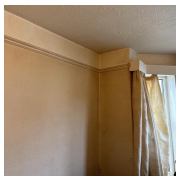


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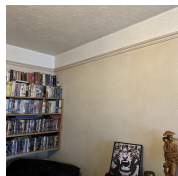


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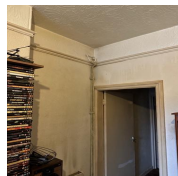


Photo 53

Audit / Property Interior / Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" / Habitable Rooms  
Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 3

**Q: Decoration is to an acceptable standard?**

No

Audit / Property Interior / Kitchen, Utility Room or Studio Apartment / Kitchen, Utility Room or Studio Apartment 1

**Q: All areas are free from damp and mould?**

**(Walls, ceilings,  
cupboards, wardrobes etc..)**

No



Photo 58

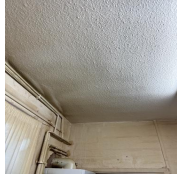


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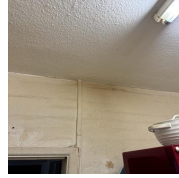


Photo 60

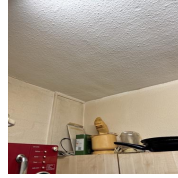


Photo 61

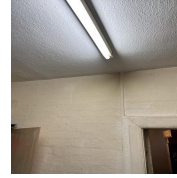


Photo 62

Audit / Property Interior / Kitchen, Utility Room or Studio Apartment / Kitchen, Utility Room or Studio Apartment 1

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

No



Photo 65

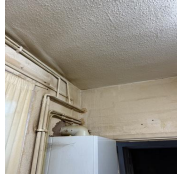


Photo 66

Audit / Property Interior / Kitchen, Utility Room or Studio Apartment / Kitchen, Utility Room or Studio Apartment 1

**Q: Decoration is to an acceptable standard?**

No



Photo 67

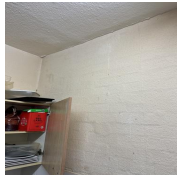


Photo 68



Photo 69

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 1

**Q: All areas are free from damp and mould?**

No

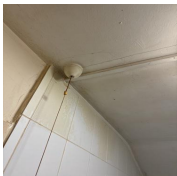


Photo 74

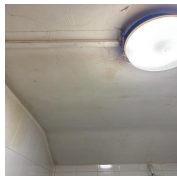


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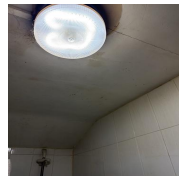


Photo 76

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 1

**Q: Decoration is to an acceptable standard?**

No

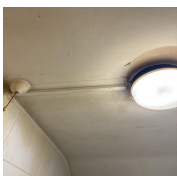


Photo 77

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 1

**Q: The bathroom has a working extractor fan? If so, please provide a picture clearly showing where the fan is situated?**

No

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 1

**Q: Bathrooms and shower rooms are free from electrical**

No

**appliances?**

Washing machine located in bathroom.



Photo 78

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 2

**Q: All areas are free from damp and mould?**

No



Photo 80



Photo 81

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 2

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

No



Photo 82

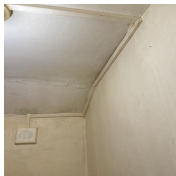


Photo 83

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 2

**Q: Decoration is to an acceptable standard?**

No

Audit / Property Interior / Bathroom, WC or En-suite / Bathroom, WC or En-suite 2

**Q: The bathroom has a working extractor fan? If so, please provide a picture clearly showing where the fan is situated?**

No



Photo 86

Audit / Smoke and Carbon Monoxide Detection

**Q: Ground Floor - A working smoke alarm is ceiling mounted and centrally located on this level in the circulation area ? (E.g hallways and landings)**

No



Photo 87

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Audit / Smoke and Carbon Monoxide Detection

**Q: The property has a sufficient number of working carbon monoxide detectors in appropriate places.**

No

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Audit / Additional information

**There were no other issues not captured in the main body of the report?**

No

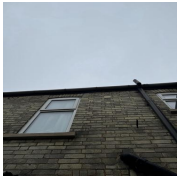
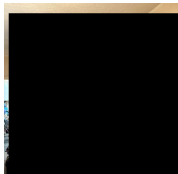

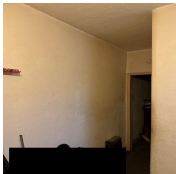
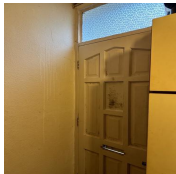


Photo 94



Photo 95



<b>Audit</b>	23 flagged		
Property Licence Type			
<b>Verified Licence type?</b>	SL - Single Dwelling		
Property Type			
<b>Q: Property type?</b>	Flat		
<b>Q: Any flats or studio apartment doors that opens onto a common escape route should be equipped with the following?</b> <ul style="list-style-type: none"> <li>• Smoke seals/Intumescent strips,</li> <li>• Self closing device,</li> <li>• Adequate hinges (3 x fire rated)</li> </ul> <p>The door is to be of solid construction, with working lock, handles, latches and catches. Gaps between the door and frame are to be no greater than 3 mm with no post installation adaptations. E.g... DIY installation of a letter box or cat flap. (Fire rated letter boxes are permitted in purpose built flats).</p>	N/A		
<b>Q: Any exterior door that does not open onto a common space is in full working order with no signs of damage to the sealant around the door?</b>	Yes		
Property Interior			
20 flagged			
Habitable Rooms Ground Floor and Below: Living/Dining/Basement Room or Bedroom Etc..			
9 flagged			
NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment"			
Habitable Rooms Ground Floor and Below: Living/Dining/Basement Room or Bedroom Etc..			
2 flagged			
NOTE: For studio apartments please advance to section "Kitchen, Utility Room or Studio Apartment" 1			
<b>What is the purpose of the room?</b>	Living Room		
<b>Room Images</b>			
			
Photo 1	Photo 2	Photo 3	Photo 4

## Room Measurements in meters

3.8 x 2.8m

**Q: All areas are free from damp and mould?**

(Walls, ceilings, wardrobes etc..)

No

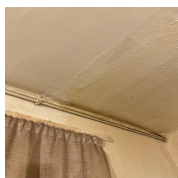


Photo 5

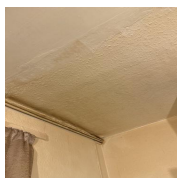


Photo 6



Photo 7

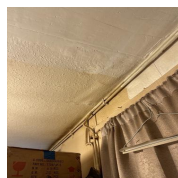


Photo 8



Photo 9

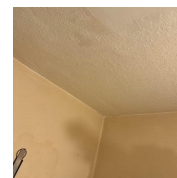


Photo 10



Photo 11

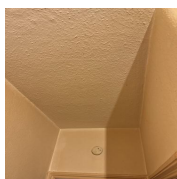


Photo 12

**If no the issues identified are**

10 - 50% damp or mould evident.

**Priority**

Potentially enforceable

**Q: All floors are in a safe condition?**

Yes

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

Yes

**Q: Decoration is to an acceptable standard?**

No

**If no the issues identified are**

Four walls need decorating.

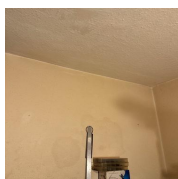


Photo 13

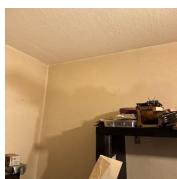


Photo 14

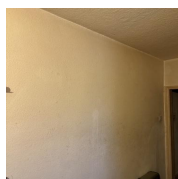


Photo 15

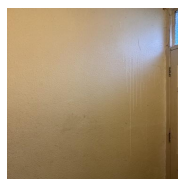


Photo 16

**Priority**

Advisory

**Q: From an internal perspective, any window glazing, frames and furniture are in good working order?**

Yes

**Q: Window restrictors are present where required?**

**E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.**

N/A



**PLEASE NOTE:**

Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.

Select from the following:

N/A - Above 800mm

**Q: Any outdoor balcony areas are solid in construction with adequate guarding ?**

E.g. Solid floor, secure railings, guarding height of 900mm to 1100mm.

N/A

**Q: Any interior door is present where it should be, free from damage and in full working order?**

Yes

**Q: Any sockets present all are in working order?**

Yes

**Q: Any light switches and light fittings are in full working order and free from damage?**

Yes

**Q: There is sufficient heating, in good working order with means of temperature control?**

Yes

**Heating and window type present in this room are**

Radiator, with thermostatic radiator valve fitted

UPVC window frames

Double Glazed

Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

NOTE: For studio apartments please advance to section  
"Kitchen, Utility Room or Studio Apartment" 2

4 flagged

**What is the purpose of the room?**

Bedroom

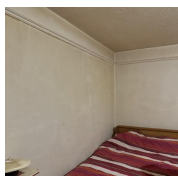
**Room Images**

Photo 17

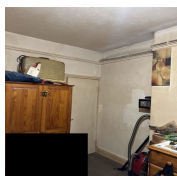


Photo 18

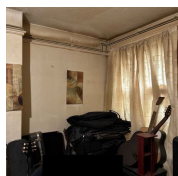


Photo 19

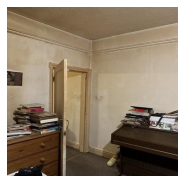


Photo 20

**Room Measurements in meters**

3.6 x 4.2m

**Q: All areas are free from damp and mould?**

(Walls, ceilings, wardrobes etc..)

No



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

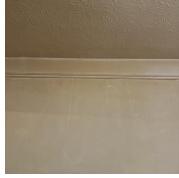


Photo 27

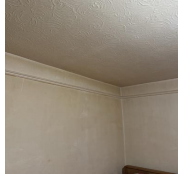


Photo 28

**If no the issues identified are**

Over 50% damp or mould evident.

**Priority**

Potentially enforceable

**Q: All floors are in a safe condition?**

Yes

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

No



Photo 29



Photo 30



Photo 31

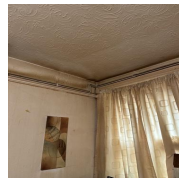


Photo 32

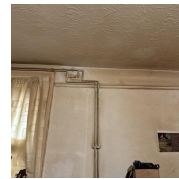


Photo 33



Photo 34

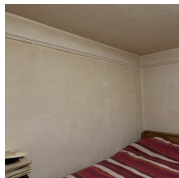


Photo 35

**If no the issues identified are**

Water stain to plasterwork.  
(Possible historical leak)

Redecorating required after damp and mould investigation.

**Priority**

Advisory

**Q: Decoration is to an acceptable standard?**

No

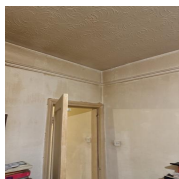


Photo 36

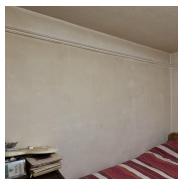


Photo 37

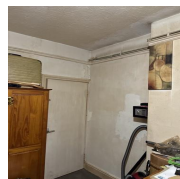


Photo 38

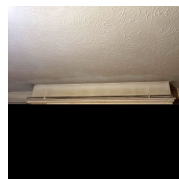


Photo 39

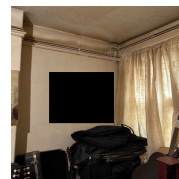
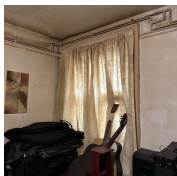


Photo 40

**If no the issues identified are**

Four walls need decorating.

Priority	Advisory
<b>Q: From an internal perspective, any window glazing, frames and furniture are in good working order?</b>	No
 <p>Photo 41</p>	
<b>If no the issues identified are</b>  Unable to confirm condition of window.	Other, see notes.
Priority	Advisory
<b>Q: Window restrictors are present where required?</b>  E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.  <b>PLEASE NOTE:</b>  Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.	N/A
Select from the following:	N/A - Above 800mm
<b>Q: Any outdoor balcony areas are solid in construction with adequate guarding ?</b>  E.g. Solid floor, secure railings, guarding height of 900mm to 1100mm.	N/A
<b>Q: Any interior door is present where it should be, free from damage and in full working order?</b>	Yes
<b>Q: Any sockets present all are in working order?</b>	Yes
<b>Q: Any light switches and light fittings are in full working order and free from damage?</b>	Yes
<b>Q: There is sufficient heating, in good working order with means of temperature control?</b>	Yes
<b>Heating and window type present in this room are</b>	
Radiator, with thermostatic radiator valve fitted	UPVC window frames
	Double Glazed

Habitable Rooms Ground Floor and Below:  
Living/Dining/Basement Room or Bedroom Etc..

3 flagged

NOTE: For studio apartments please advance to section  
"Kitchen, Utility Room or Studio Apartment" 3

**What is the purpose of the room?**

Living Room

### Room Images

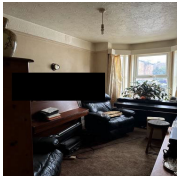


Photo 42

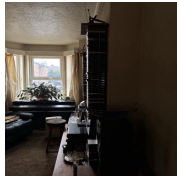


Photo 43

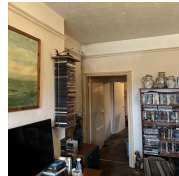


Photo 44

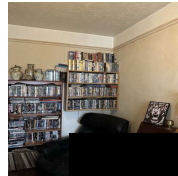


Photo 45

### Room Measurements in meters

2.6 x 3.6m

**Q: All areas are free from damp and mould?**

(Walls, ceilings, wardrobes etc..)

No

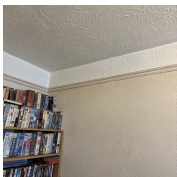


Photo 46

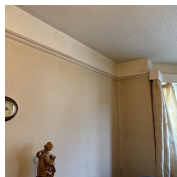


Photo 47

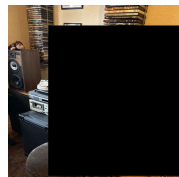


Photo 48



Photo 49

**If no the issues identified are**

Over 50% damp or mould  
evident.

**Priority**

Potentially enforceable

**Q: All floors are in a safe condition?**

Yes

**Q: All ceiling and wall plaster is in sound and secure  
condition, capable of being decorated with no signs of leaks  
or possible structural damage?**

No

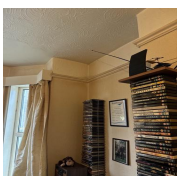


Photo 50

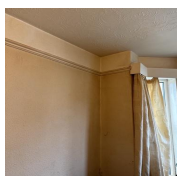


Photo 51

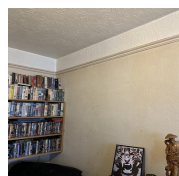


Photo 52

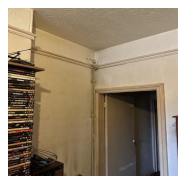


Photo 53

**If no the issues identified are**

Water stain to plasterwork.  
(Possible historical leak)

Redecorating required after damp and mould investigation.

**Priority**

Advisory

Q: Decoration is to an acceptable standard?	No
If no the issues identified are	Four walls need decorating.
Priority	Advisory
Q: From an internal perspective, any window glazing, frames and furniture are in good working order?	Yes
<p>Q: Window restrictors are present where required?</p> <p>E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.</p> <p>PLEASE NOTE:</p> <p>Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.</p>	N/A
Select from the following:	N/A - Above 800mm
<p>Q: Any outdoor balcony areas are solid in construction with adequate guarding ?</p> <p>E.g. Solid floor, secure railings, guarding height of 900mm to 1100mm.</p>	N/A
Q: Any interior door is present where it should be, free from damage and in full working order?	Yes
Q: Any sockets present all are in working order?	Yes
Q: Any light switches and light fittings are in full working order and free from damage?	Yes
Q: There is sufficient heating, in good working order with means of temperature control?	Yes
Heating and window type present in this room are	
Radiator, with thermostatic radiator valve fitted	UPVC window frames
Double Glazed	
Kitchen, Utility Room or Studio Apartment	3 flagged
Kitchen, Utility Room or Studio Apartment 1	3 flagged
What is the purpose of the room?	Kitchen

### Room Images



Photo 54



Photo 55



Photo 56



Photo 57

## Room Measurements in meters

2.3 x 2.6m

**Q: All areas are free from damp and mould?**  
(Walls, ceilings, cupboards, wardrobes etc..)

No



Photo 58

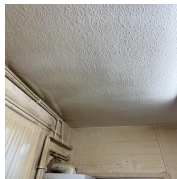


Photo 59

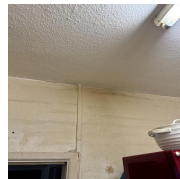


Photo 60

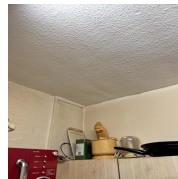


Photo 61

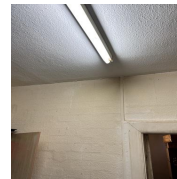


Photo 62

**If no the issues identified are**

10 - 50% damp or mould evident.

**Priority**

Advisory

**Q: All floors are in a safe condition?**

Yes

**Q: The kitchen has adequate work surfaces sealed at edges and to any splash backs?**

Yes

**Q: The kitchen has adequate dry food storage. All cupboards are securely fixed and all doors and draws are working correctly?**

Yes

**Q: Any tiling is secure to the wall or floor and in safe condition?**

Yes

**Q: There is adequate space for a fridge/freezer?**

Yes

**Q: There is adequate space for a cooker with either a gas supply or electric point?**

Yes

**Q: Cooking facilities are present and in full working order with no signs of damage that would affect the safe working of the cooking facilities?**

Yes

**Q: The cooker is located in a position where it can be used safely. It is provided with an adequate adjacent worktop, the area around it is capable of being cleaned, all electrical sockets and switches are located at a suitable distance and there are no flammable items in the immediate area?**

Yes



## Image of cooking facilities

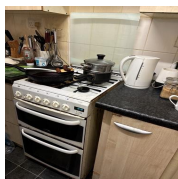


Photo 63

**Q: The kitchen has a fully functional sink with working hot and cold taps and a trapped waste without leakage?**

Yes

**Q: There is a minimum of six working electrical socket points. Four of which are to be located above counter height in an appropriate location?**

(Six sockets may not be required in smaller kitchens or where usage is low. In the case of extension lead use a simple rearranging of small appliances may resolve the issue)

Yes

**Q: Any light switches and light fittings are in full working order and free from damage?**

Yes

**Q: There is adequate ventilation?  
E.g. Externally vented extractor fan, cooker hood extractor.**

Yes

**What ventilation is present**

Cooker extractor hood



Photo 64

**Q: There is space for a washing machine or if not another area in the property has been designated. The property also has adequate clothes drying facilities. All associated pipe work is free from leaks?**

Yes

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

No



Photo 65

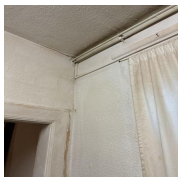




Photo 66

**If no the issues identified are**

Damage to ceiling.

Redecorating required after damp investigation.

Priority	Advisory	
Q: Decoration is to an acceptable standard?	No	
<div>    </div> <div> <div>Photo 67</div> <div>Photo 68</div> <div>Photo 69</div> </div>		
If no the issues identified are	Four walls need decorating.	Ceiling needs decorating.
Priority	Advisory	
Q: From an internal perspective, any window glazing, frames and furniture are in good working order?	Yes	
<p>Q: Window restrictors are present where required?</p> <p>E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.</p> <p>PLEASE NOTE:</p> <p>Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.</p>	N/A	
Select from the following:	N/A - Above 800mm	
<p>Q: Any outdoor balcony areas are solid in construction with adequate guarding ?</p> <p>E.g. Solid floor, secure railings with gaps no greater than 100mm, guarding height minimum 900mm.</p>	N/A	
Q: Any interior door is free from damage and in full working order?	Yes	
Q: A floor covering is present and free from damage?	Yes	
Q: There is sufficient heating with means of temperature control? (For combined Kitchen/dining or Kitchen/living only)	Yes	
Heating and window type present in this room are	UPVC window frames	Double Glazed



**Q: The tenant is aware of the location of a fully working water stop tap?**

Yes

Bathroom, WC or En-suite

8 flagged

Bathroom, WC or En-suite 1

4 flagged

**What is the purpose of the room?**

Bathroom

## Room Images

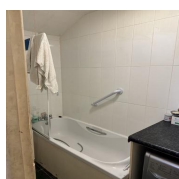


Photo 70



Photo 71

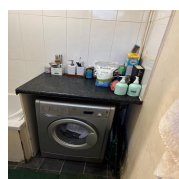


Photo 72



Photo 73

## Room Measurements in meters

1.2 x 2.5m

**Q: All areas are free from damp and mould?**

No

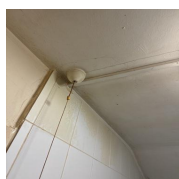


Photo 74

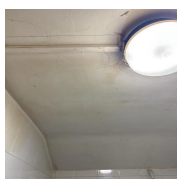


Photo 75

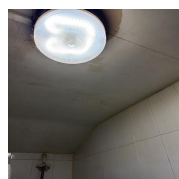


Photo 76

**If no the issues identified are**

Up to 10% damp or mould evident.

**Priority**

Advisory

**Q: All floors are in sound condition and of a reasonable level. There are no decayed floorboards and any floor covering is intact?**

Yes

**Q: Any tiling is secure to the wall or floor and in safe condition?**

Yes

**Q: There is adequate hot and cold water supply to the bathrooms?**

Yes

**Q: All toilets, baths, showers, sinks and taps are in full working order with undamaged sealant. All waste connections are clear and free from leaks?**

Yes

**Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?**

Yes

**Q: Decoration is to an acceptable standard?**

No

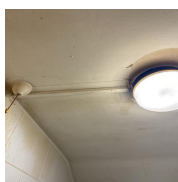


Photo 77

**If no the issues identified are**

Ceiling needs decorating.

**Priority**

Advisory

**Q: From an internal perspective, any window glazing, frames and furniture are in good working order?**

N/A

**Q: Window restrictors are present where required?**

E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.

**PLEASE NOTE:**

Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.

N/A

**Select from the following:**

N/A - No window

**Q: Any outdoor balcony areas are solid in construction with adequate guarding ?**

E.g. Solid floor, secure railings with gaps no greater than 100mm, guarding height minimum 900mm.

N/A

**Q: Any interior door is free from damage and in full working order?**

Yes

**Q: The bathroom has a working extractor fan? If so, please provide a picture clearly showing where the fan is situated?**

No

**If no the issues identified are**

No ventilation is available. (No openable window or extraction unit)

**Priority**

Advisory

**Q: Any light switches and light fittings are in full working order and free from damage?**

Yes

**Q: A floor covering is present and free from damage?**

Yes

**Q: Bathrooms and shower rooms are free from electrical appliances?**

No

Washing machine located in bathroom.

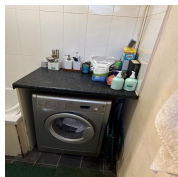


Photo 78

**Priority**

Potentially enforceable

**If no the issues identified are**

Electrical appliances present in bathroom/shower room

**Additional Landlord Information:**

Remove all electrical appliances from bathroom/shower room.

This is unless you can provide a small works report from a qualified electrician within 21 days which states the electrical appliances are safe in the current location. E.g. satisfactory RCD on the consumer unit, correct Zone positioning etc...

**Q: There is sufficient heating, in good working order with means of temperature control?  
(Mark N/A for small areas unless heating is present, any heating that is present should be in good working order)**

N/A

Bathroom, WC or En-suite 2

4 flagged

**What is the purpose of the room?**

WC

**Room Images**

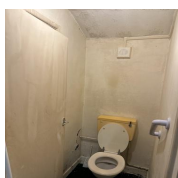


Photo 79

**Room Measurements in meters**

0.9 x 1.3m

**Q: All areas are free from damp and mould?**



No





Photo 80




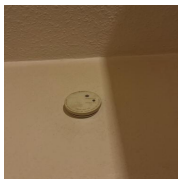
Photo 81

<b>If no the issues identified are</b>	Up to 10% damp or mould evident.
<b>Priority</b>	Advisory
<b>Q: All floors are in sound condition and of a reasonable level. There are no decayed floorboards and any floor covering is intact?</b>	Yes
<b>Q: Any tiling is secure to the wall or floor and in safe condition?</b>	N/A
<b>Q: There is adequate hot and cold water supply to the bathrooms?</b>	N/A
<b>Q: All toilets, baths, showers, sinks and taps are in full working order with undamaged sealant. All waste connections are clear and free from leaks?</b>	N/A
<b>Q: All ceiling and wall plaster is in sound and secure condition, capable of being decorated with no signs of leaks or possible structural damage?</b>	No
 	
Photo 82	Photo 83

<b>If no the issues identified are</b>		
Damage to ceiling.	Cracks to plasterwork in wall(s)/ceiling.	Water stain to plasterwork. (Possible historical leak)
<b>Priority</b>	Advisory	
 		
Photo 84	Photo 85	
<b>Q: Decoration is to an acceptable standard?</b>	No	

**If no the issues identified are**

	Four walls need decorating.	Ceiling needs decorating.
Priority	Advisory	
Q: From an internal perspective, any window glazing, frames and furniture are in good working order?	Yes	
<p>Q: Window restrictors are present where required?</p> <p>E.g. First-floor and above where the window sills are below 800mm in height and the window opens fully (Greater than 100mm) with the potential for a fall from height.</p> <p>PLEASE NOTE:</p> <p>Windows on the ground floor or basements would also require a restrictor should a fall be possible to any lower level.</p>	N/A	
Select from the following:	N/A - Above 800mm	
<p>Q: Any outdoor balcony areas are solid in construction with adequate guarding ?</p> <p>E.g. Solid floor, secure railings with gaps no greater than 100mm, guarding height minimum 900mm.</p>	N/A	
Q: Any interior door is free from damage and in full working order?	Yes	
<p>Q: The bathroom has a working extractor fan? If so, please provide a picture clearly showing where the fan is situated?</p>  <p>Photo 86</p>	No	
If no the issues identified are	No ventilation is available. (No openable window or extraction unit)	
Priority	Advisory	
Q: Any light switches and light fittings are in full working order and free from damage?	Yes	
Q: A floor covering is present and free from damage?	Yes	
Q: Bathrooms and shower rooms are free from electrical appliances?	Yes	

<p><b>Q: There is sufficient heating, in good working order with means of temperature control?</b>  <b>(Mark N/A for small areas unless heating is present, any heating that is present should be in good working order)</b></p>	N/A
Smoke and Carbon Monoxide Detection	2 flagged
<p><b>Where the property is of open plan layout, the following are present.</b></p> <p><b>1: Interlinked smoke detection system on all floors plus heat detection in any kitchen area.</b>  <b>(These can be interlinked via WIFI or Hardwired)</b></p> <p><b>2: An accessible escape window where practicable, in an appropriate location.</b></p> <p><b>NOTE: Open plan layouts refer to houses and flats where there is no physical separation between the kitchen and the main escape route from the property.</b></p>	N/A
<p><b>Q: Basement Floor - A working smoke alarm is ceiling mounted and centrally located on this level ?</b></p>	N/A
<p><b>Q: Ground Floor - A working smoke alarm is ceiling mounted and centrally located on this level in the circulation area ?</b>  <b>(E.g hallways and landings)</b></p>	No
 <p>Photo 87</p>	
<p><b>If no the issues identified are</b></p> <p>Needs relocating to ceiling.</p>	The smoke detector is incorrectly positioned.
<b>Priority</b>	Potentially enforceable
<p><b>Q: First Floor - A working smoke alarm is ceiling mounted and centrally located on this level in the circulation area ?</b>  <b>(E.g hallways and landings)</b></p>	N/A
<p><b>Q: Second Floor - A working smoke alarm is ceiling mounted and centrally located on this level in the circulation area ?</b>  <b>(E.g hallways and landings)</b></p>	N/A
<p><b>Q: Third Floor &amp; Above - A working smoke alarm is ceiling mounted and centrally located on this level in the circulation area ? (E.g hallways and landings)</b></p>	N/A
<p><b>Q: The property has a sufficient number of working carbon</b></p>	No

monoxide detectors in appropriate places.	
If no the issues identified are	Missing carbon monoxide detector.
Priority	Potentially enforceable
Heating type and condition	
Q: Hot water and heating system are in good working order and has a means of temperature control?	Yes
Hot water and Heating system present	Gas central heating
Image of any Gas boiler, immersion heater or under sink water heater.	
	
Photo 88	
Meters	
Q: The electricity supply is accessible to inspect and adequately earthed or has an RCD?	Yes
(Electricity supply: AKA Consumer unit / fuse box)	
Photo of fuse box	
	
Photo 89	
Q: The electric meter is accessible to inspect with no signs of being tampered with, is fixed securely but not easily accessible to children/vulnerable adults?	Yes
Photo of electric meter	
 	
Photo 90      Photo 91	
Q: The gas meter is accessible to inspect and has no signs of being tampered with?	Yes

### Photo of Gas meter



Photo 92

**Q: The property has secondary earth bonding to gas and water pipes?**

Yes

### Photo of earth bonding

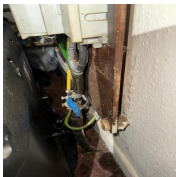


Photo 93

### General Safety

**Q: The property has sufficient artificial or natural lighting?**

Yes

**Q: The property has an adequate provision of bins and recycling boxes/bags for correct waste disposal as per Local Authority policies and procedures?**

Yes

**Q: The property shows no signs of pest or vermin infestation?**

Yes

**Q: If the property has a burglar alarm system it is in full working order and the tenant has the necessary information to operate the alarm? (Mark as N/A if the property does not have one)**

N/A

**Q: If the property has a TV aerial, it is in full working order along with any of its connections?**

Yes

**Q: The Tenant has been provided an alley gate key if applicable?**

N/A

**Q: The property has at least one window key that works all window locks?**

Yes

### Occupancy

**Q: Number of adults occupants?**

1

**Q: Number of child occupants?**

0



There are no signs of overcrowding?	Yes
No signs of excessive hoarding.	Yes
There were no Child Sexual Exploitation (CSE), children or adult safeguarding issues, or other concerns identified or suspected at the property.	Yes

Additional information	1 flagged
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There were no other issues not captured in the main body of the report?	No
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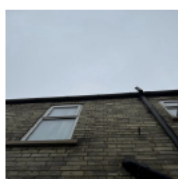


Photo 94

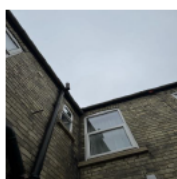


Photo 95

#### Details of any other issues not captured in the main body of the report.

Due to the amount of damp and mould throughout the property, it has been upgraded to potentially enforceable. Tenant has reported a major leak from guttering.

#### Images of any other issues not captured within the main body of the report.

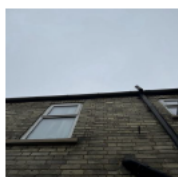


Photo 96

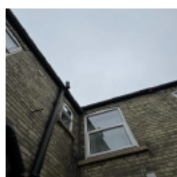


Photo 97

Priority	Potentially enforceable
Was the compliance check completed in full?	Yes

Sign Off
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*[Handwritten signature]*



## Media summary

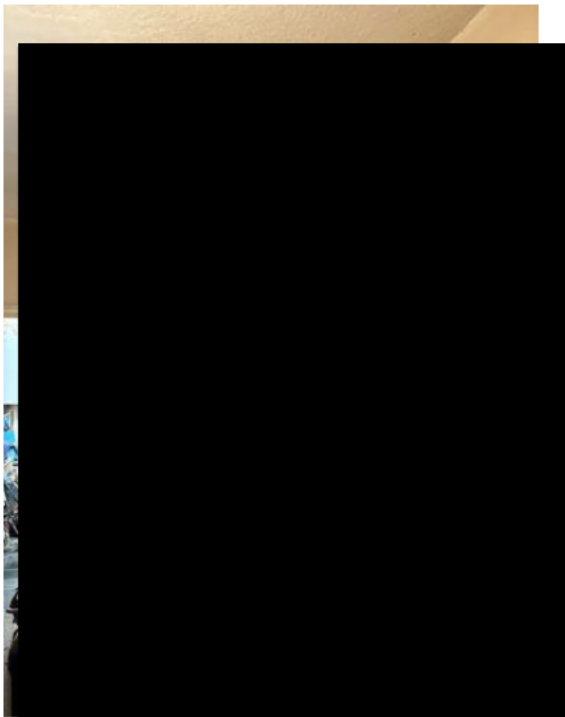


Photo 1



Photo 2

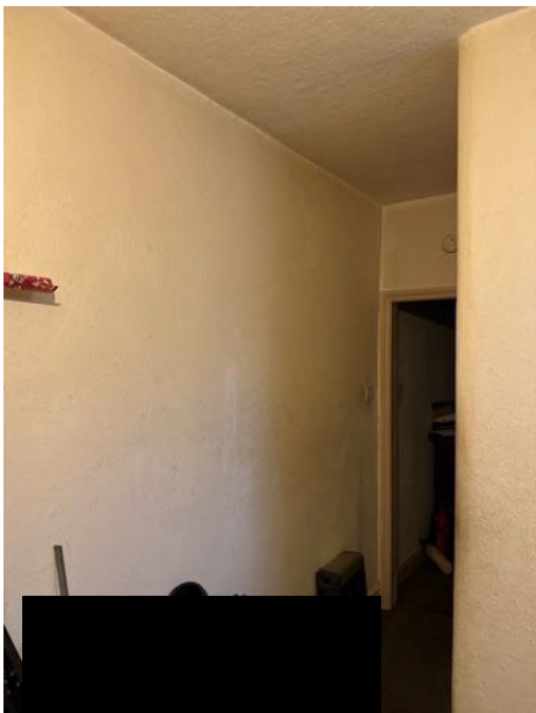


Photo 3

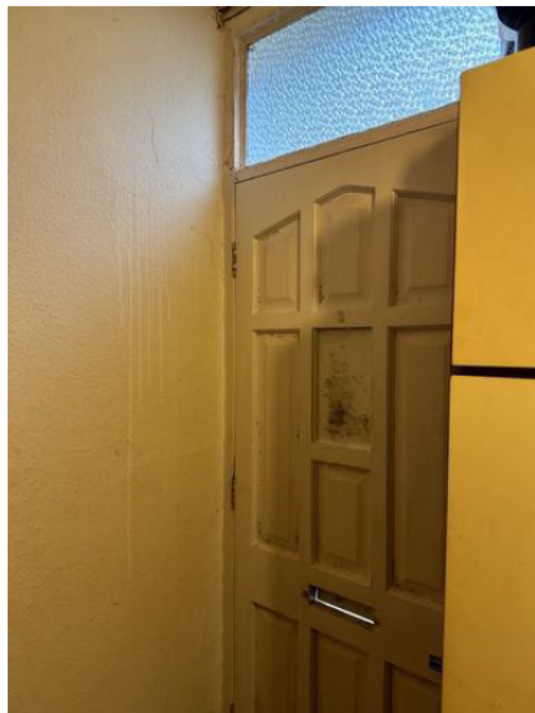


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

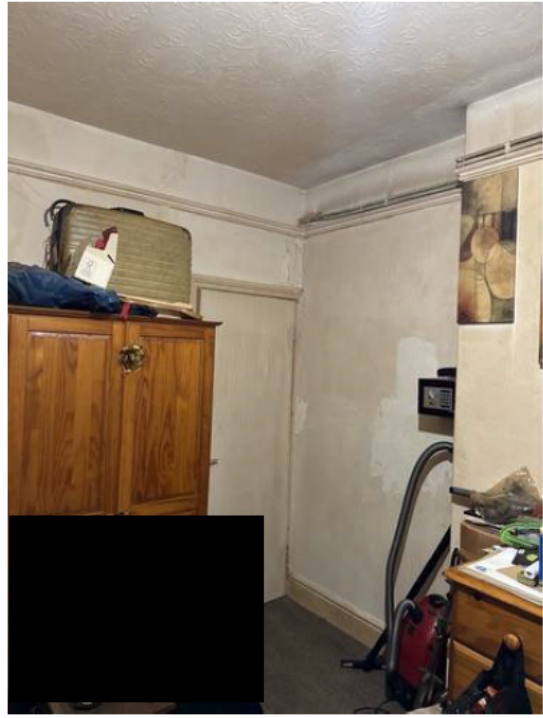


Photo 18



Photo 19



Photo 20



Photo 21

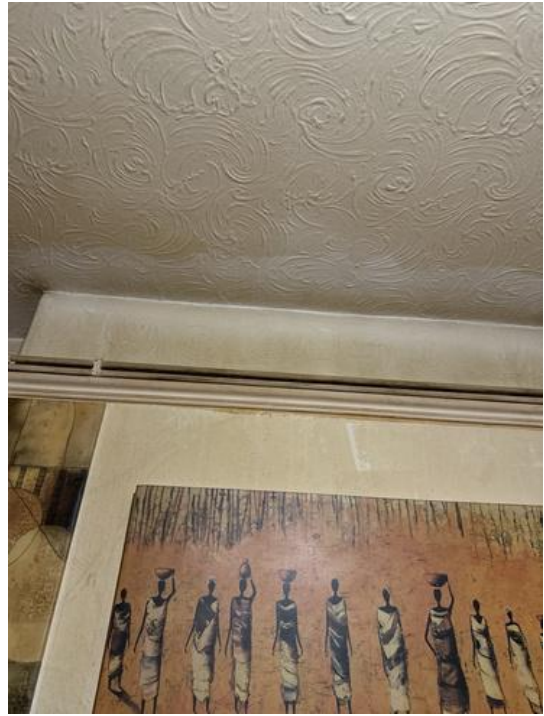


Photo 22



Photo 23



Photo 24





Photo 25



Photo 26



Photo 27



Photo 28





Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38

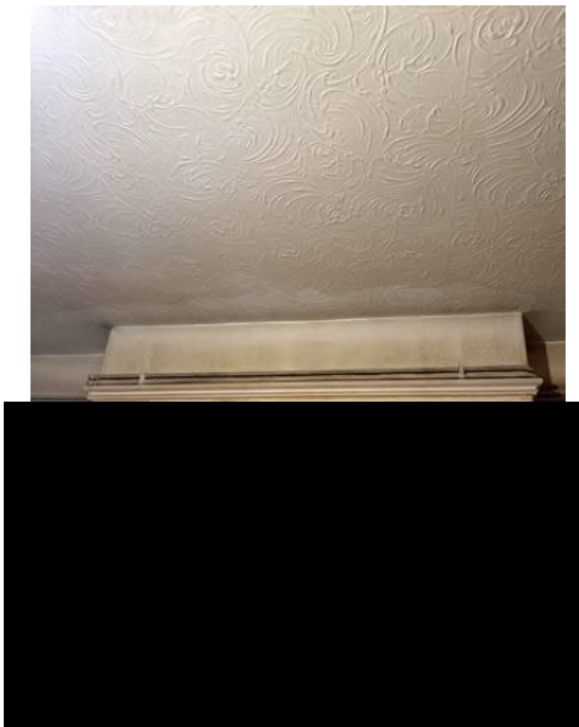


Photo 39



Photo 40





Photo 41

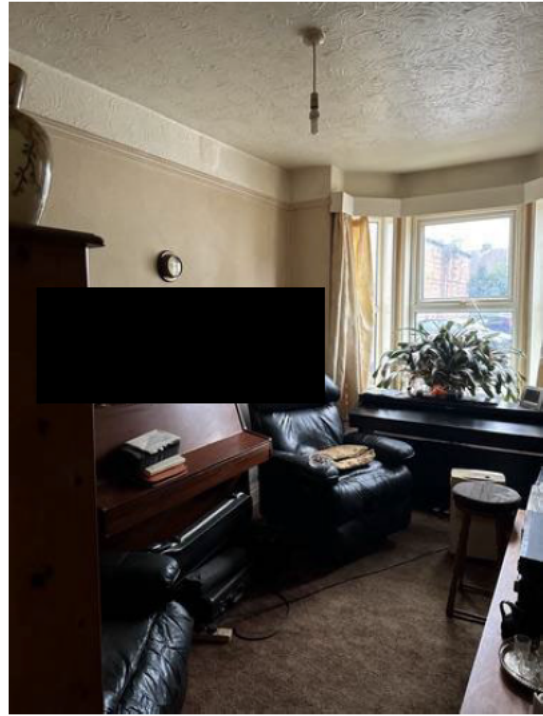


Photo 42



Photo 43



Photo 44



Photo 45

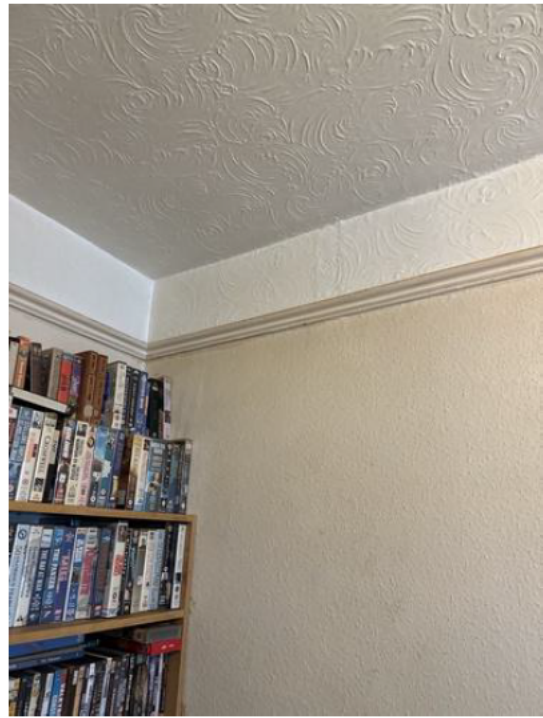


Photo 46



Photo 47

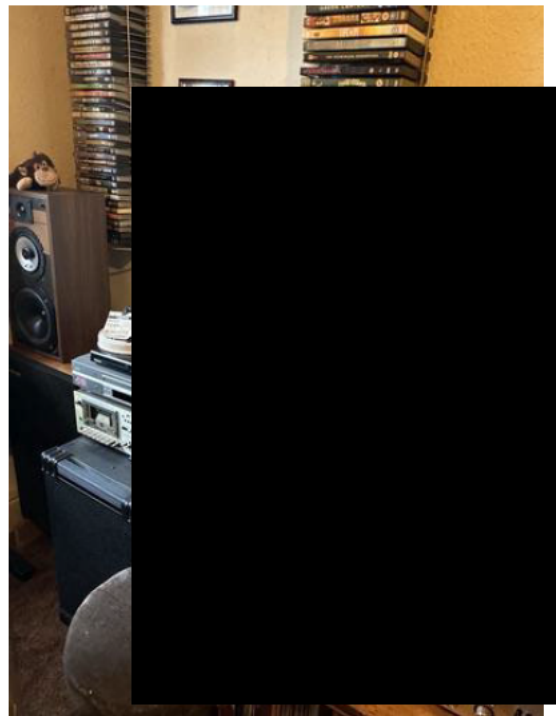


Photo 48





Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56





Photo 57



Photo 58



Photo 59



Photo 60





Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68





Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84





Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92





Photo 93



Photo 94



Photo 95



Photo 96



Photo 97