






Property Visit Report

Address	4 Thirlmere Close Leeds	House Type	House
	LS11 8JH	Detachment	Semi
Front Elevation		Side Elevation	Rear Elevation
			

21/03/2017



Property Visit Report

Property Visit Report Details

Property	4 Thirlmere Close Leeds LS11 8JH
Prepared by (Name of Clerk)	Kate Hewson

Tenant Details

Tenant Present	Yes
Tenant Happy	No
Tenant Comments	The work that was requested prior to moving in has not been completed and some issues that have been fixed have not been resolved to a satisfactory standard.

Inspectors Comments

Inspectors Comments	Overall the tenant has kept the property in a clean condition. See report for on going maintenance issues. No working smoke detectors in the property.
Is the property being kept in an acceptable condition?	No
Notes	

Grout Details

Grout Clean	Yes
Notes	

Condensation Details

Signs of Condensation	No
Notes	

Pets

Any sign of pets?	No
-------------------	----

Smoke Alarm

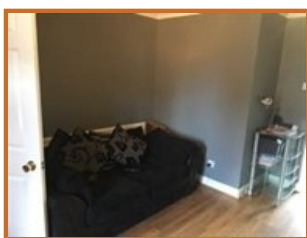
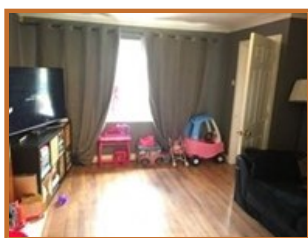
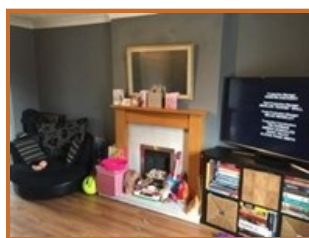
Smoke alarm fitted	Yes
Smoke alarm working	No

Smoke / CO Detector Compliance Checks

Is there a smoke detector on all floors?	Is there a CO detector everywhere there is a solid fuel device?
No	N/A

Living Room

Overview Comments
Clean.



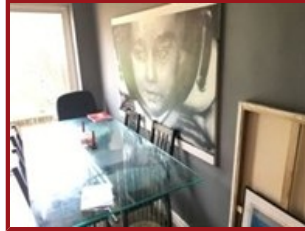
Maintenance Issues

Issue	Photos
6 x bulbs not working	A close-up photograph of a square ceiling light fixture with six adjustable glass shades. One shade is lit, while the others are dark, indicating some bulbs are not working.

Dining Room

Overview Comments

Clean.



Maintenance Issues

Issue

2 x bulbs not working

Photos



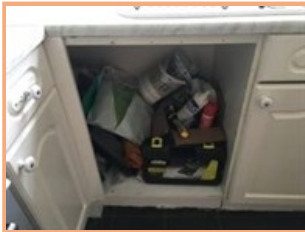





Kitchen

Overview Comments

Clean with maintenance issues.



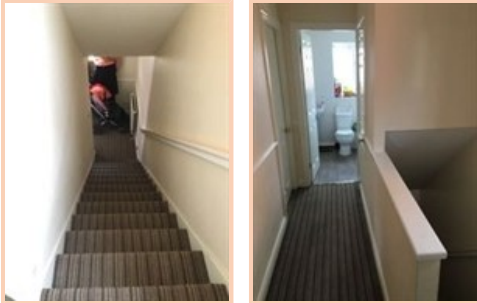
Maintenance Issues

Issue	Photos
Cupboard door missing	
Floor torn and pieces missing	 
1 x bulb not working	
Back door ill fitting and draft coming through. Tenant complains downstairs is cold.	 


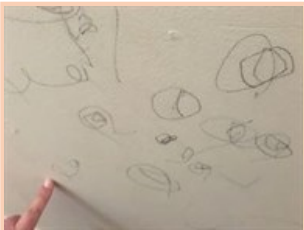
Hallway/Stairs/Landing

Overview Comments

Clean.



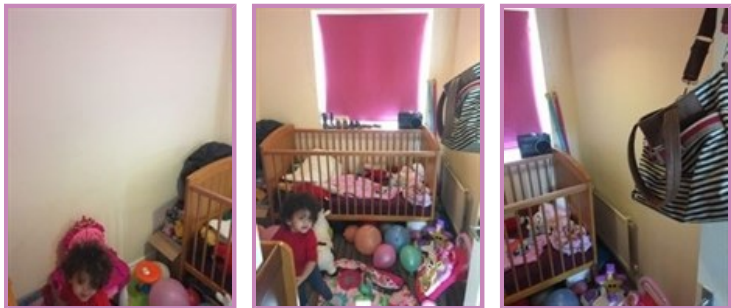
Maintenance Issues

Issue	Photos
Thermostat does not work and has been pushed into the wall	
Drawing on wall but tenant advised will be painting over it	
Tenant says the carpet is in bad condition from the previous tenants dog but tenant looking to replace herself	

Bedroom 1

Overview Comments

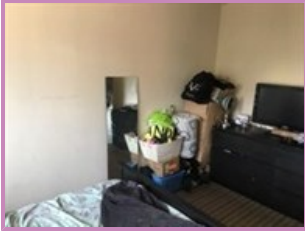
Clean.





Bedroom 2

Overview Comments

Clean.



Maintenance Issues

Issue	Photos
Carpet thread bare	
2 x bulbs not working	

Bedroom 3

Overview Comments

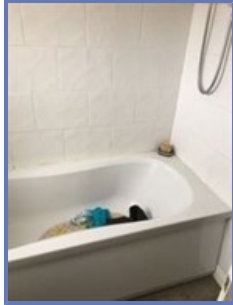
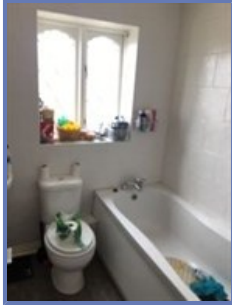
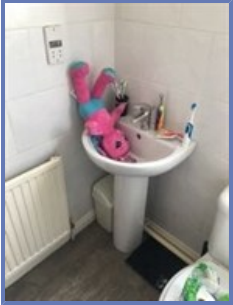
Clean.




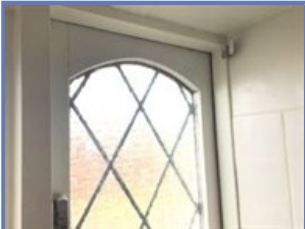
Bathroom/Toilet

Overview Comments

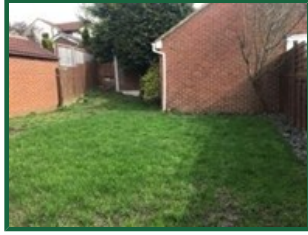
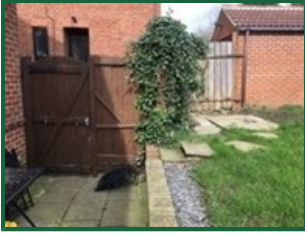
Clean.



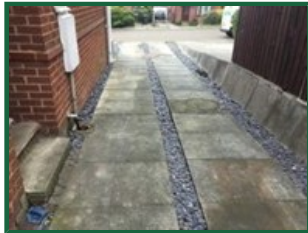
Maintenance Issues

Issue	Photos
<p>Tiles cracked following replacement of bath panel</p>	
<p>Window does not close properly and therefore has a gap causing a draft</p>	


Back garden



Drive way



Maintenance Issues

Issue	Photos
Electric meter door broken	
Flags cracked	  

Front garden

