



Your company name  
Your company address  
Town  
County  
Post code

Telephone number  
hello@yourcompanyemail.com  
www.yourcompanywebsite.com

## Property Visit Report

KPR, WESTON-SUPER-MARE, Somerset BS23 1DF



**Prepared by:** James Darlison  
Your company name

**Report date:** 20th September 2024

## Company Profile



YOUR LOGO HERE

### Your company name

You can optionally use this section to actively promote your business by including information about the history of your company, services offered and can help to add a personalised touch to your reports.

For example

Established in 2008, we have been offering residential lettings to the wider somerset area and are proud to be rated the number one agent in the best estate agent guide 2023.

#### Contact Details

**Address:** Your company address  
Town  
County  
Post code

**Phone:** Telephone number

**Email:** hello@yourcompanyemail.com

**Website:** www.yourcompanywebsite.com

**Business Hours:** Mon: 09:00 – 18:00  
Tues: 09:00 – 18:00  
Wed: 09:00 – 18:00  
Thurs: 09:00 – 18:00  
Fri: 09:00 – 18:00  
Sat: Closed  
Sun: Closed

#### Certifications & Licenses

**Platinum Industry Supplier to ARLA Propertymark**  
ARLA Propertymark  
Issued Sep 2018 – No Expiration Date

## Agent Profile

# Your Digital Assistant Willis

## Digital Assistant

Individual users can create a personal profile to be displayed on the reports they conduct. This is an optional setting allowing users to include the following:



- About Me
- Photo

For example:

Willis offers enhanced property management with our automated scheduling and reminders, including certification and expiry date reminders

Willis communicates with tenants via our Tenant Portal  
Willis also oversees FFHH compliance, generating a FFHH compliance certificate after each property audit.

### External Property Condition

**Front/back & patio doors** Good

#### External - Habitation Checks

**Natural daylight prevention?** No

**Cracking in masonry?** No

### Living Area(s) Condition

#### Hallway

**Walls and ceiling** Good

**Flooring** Good

**Woodwork and doors** Good

**Landlord's furnishings** Good

#### Hallway - Habitation Checks

**Light and electrical fittings** Good

**Leaks or leak damage?** No

**Heating** Good

**Mould or damp?** No

Photo code: t3w7ltmvx

**Natural lighting?** Good

**Room layout - is it safe / fit for purpose?** Good

20-09-2024 15:30 / Internal Heating / T3w7ltmvx



20-09-2024 15:30 / Hallway Photo / Ad4mmbh7p



## Living Area(s) Condition continued

20-09-2024 15:30 / Landlord  
Furnishings / 0pigwmncs



20-09-2024 15:30 / Landlord  
Furnishings / Rbe70lxwr



### Lounge

<b>Walls and ceiling</b>	Fair	<b>Flooring</b>	Good
Scuff marks to wall			
Photo codes: 489suqm47, ujko881rt			
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Landlord's furnishings</b>	Good		

### Lounge - Habitation Checks

<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Heating</b>	Good	<b>Wall ventilation clear</b>	Ok
Photo code: asec0ts2w			
<b>Mould or damp?</b>	No	<b>Blind pull cords have wall cleats?</b>	Yes
<b>Natural lighting?</b>	Good	<b>Room layout - is it safe / fit for purpose?</b>	Good

## Living Area(s) Condition continued

20-09-2024 15:31 / Walls Ceilings / 489suqm47



Scuff marks to wall

20-09-2024 15:33 / Lounge Photo / Tv9oq4moi



20-09-2024 15:31 / Walls Ceilings /  
Ujko881rt



Scuff marks to wall

20-09-2024 15:31 / Internal Heating /  
Asec0ts2w



## Kitchen Area(s) Condition

### Kitchen Area(s) Condition general photos

20-09-2024 15:33 / Kitchen Condition / 010u74bzm



<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Fitted units</b>	Good
<b>Worktops</b>	Good	<b>Sink and taps</b>	Fair
		Photo code: gmnwgsdcy	
<b>Appliances</b>	Fair	<b>Light and electrical fittings</b>	Good
Rust signs on hob			
Photo code: qnf0vw2ig			
<b>Leaks or leak damage?</b>	No	<b>Extraction unit / wall ventilation clear</b>	Ok

### Kitchen Area(s) - Habitation Checks

<b>Mould or damp?</b>	No	<b>Natural lighting?</b>	Good
<b>Room layout - is it safe / fit for purpose?</b>	Good	<b>Food preparation facilities?</b>	Good

### Kitchen Area(s) Condition continued

20-09-2024 15:32 / Kitchen Sink Taps / Gmnwgsdcy



Tap leaking

20-09-2024 15:33 / Appliances / Qnf0wv2ig



Rust signs on hob

### Bathroom(s) Condition

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
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<b>Woodwork and doors</b>	Fair	<b>Windows and sills</b>	Good
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<b>Sanitary ware</b>	Good	<b>Shower and attachments</b>	Good
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<b>Silicone seals</b>	Fair	<b>Tiles and grout</b>	Good
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Photo code: rz3lcx5od

<b>Extractor fan</b>	Fair	<b>Light and electrical fittings</b>	Good
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Dusty on inspection, advised tenant to clean to avoid breaking

Photo code: ebof2wpj2

<b>Leaks or leak damage</b>	No	<b>Heating</b>	Good
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Photo code: 5ukz041z0

### Bathroom(s) - Habitation Checks

<b>Mould or damp?</b>	No	<b>Natural lighting?</b>	Good
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<b>Room layout - is it safe / fit for purpose?</b>	Good		
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## Bathroom(s) Condition continued

20-09-2024 15:38 / Silicone Seals / Rz3lcx5od



Mouldy sealant

20-09-2024 15:39 / Extractor Fan / Ebof2wpj2



Dusty on inspection, advised tenant to clean to avoid breaking

20-09-2024 15:39 / Bathroom Heating / 5ukz041z0



## Bedroom(s) Condition

### Bedroom 1

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Light and electrical fittings</b>	Good	<b>Leaks or leak damage?</b>	No
<b>Heating</b>	Good	<b>Wall ventilation clear</b>	Ok
Photo code: 7ixclzos1			
<b>Landlord's furnishings</b>	Good		

### Bedroom 1 - Habitation Checks

<b>Mould or damp?</b>	No	<b>Blind pull cords have wall cleats?</b>	Yes
<b>Natural lighting?</b>	Good	<b>Room layout - is it safe / fit for purpose?</b>	Good

## Bedroom(s) Condition continued

20-09-2024 15:34 / Bedroom 1 Photo / R6s9pxj04



20-09-2024 15:34 / Bedroom Heating / 7ixc1zos1



### Bedroom 2

<b>Walls and ceiling</b>	Good	<b>Flooring</b>	Good
<b>Woodwork and doors</b>	Good	<b>Windows and sills</b>	Good
<b>Leaks or leak damage?</b>	No	<b>Heating</b>	Good
<b>Wall ventilation clear</b>	Ok	Photo code: f3ubdriak	

### Bedroom 2 - Habitation Checks

<b>Mould or damp?</b>	No	<b>Blind pull cords have wall cleats?</b>	Yes
<b>Natural lighting?</b>	Good	<b>Room layout - is it safe / fit for purpose?</b>	Good

20-09-2024 15:34 / Bedroom 2 Photo / Ghg9qp7o7



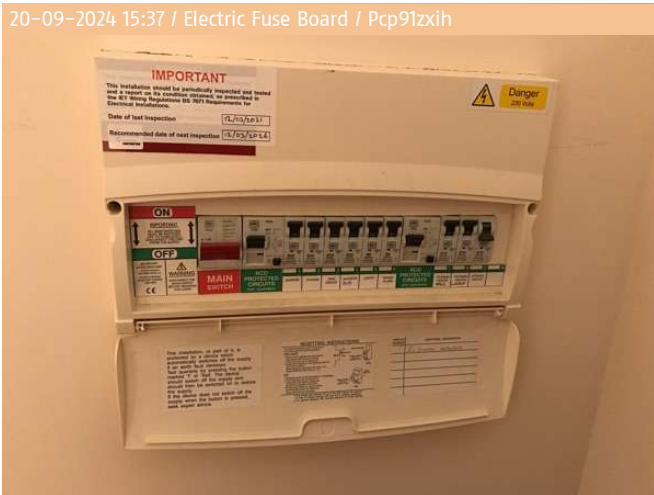
20-09-2024 15:35 / Bedroom Heating / F3ubdriak



## Health and safety checks

<b>Property security and locks?</b>	OK	<b>Animal / insect infestation?</b>	No
<b>Electrical fuseboard?</b>	Visually looks ok		
Photo code: pcp91zxih			

20-09-2024 15:37 / Electric Fuse Board / Pcp91zxih



## General Observations

<b>Ambient odour?</b>	No	<b>Pets?</b>	No
Clean air smell			
<b>Hoarding?</b>	No	<b>Smoking?</b>	No
<b>Business activity?</b>	No	<b>Malicious damage?</b>	No
<b>Evidence of sub-letting?</b>	No		

## Maintenance Issues

Room	Identifier	Description	Trade(s) required	Photo Id
Bathroom	Silicone seals	Mouldy sealant	Handyman	rz3lcx5od
Kitchen	Sink and taps	Tap leaking	Plumber	gmnwgsdcy

## Maintenance Issues continued

20-09-2024 15:38 / Silicone Seals /  
Rz3lcx5od



Mouldy sealant

20-09-2024 15:32 / Kitchen Sink Taps /  
Gmnwgsdcy



Tap leaking

## Conclusion

### Final comments

Tenants looking after the property, clean and tidy

Disclaimer

Signatures

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*James Darlison*

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**Name** James Darlison  
**Date** 20th September 2024

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