



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: 9th August 2025

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

External – Habitation Checks

Natural daylight prevention?	No	Cracking in masonry?	No
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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

09-08-2025 15:30 / Internal Heating / T3w7ltmvx



09-08-2025 15:30 / Hallway Photo / Ad4mmbh7p



Living Area(s) Condition continued

09-08-2025 15:30 / Landlord
Furnishings / Opigwmncs



09-08-2025 15:30 / Landlord
Furnishings / Rbe70lxwr



Lounge

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

Lounge - Habitation Checks

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

Living Area(s) Condition continued

09-08-2025 15:31 / Walls Ceilings / 489suqm47



Scuff marks to wall

09-08-2025 15:33 / Lounge Photo / Tv9oq4moi



09-08-2025 15:31 / Walls Ceilings /
Ujko881rt



Scuff marks to wall

09-08-2025 15:31 / Internal Heating /
Asec0ts2w



Kitchen Area(s) Condition

Kitchen Area(s) Condition general photos

09-08-2025 15:33 / Kitchen Condition / 010u74bzm



Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Fitted units	Good
Worktops	Good	Sink and taps	Fair
		Photo code: gmnwgsdcy	
Appliances	Fair	Light and electrical fittings	Good
Rust signs on hob			
Photo code: qnf0vv2ig			
Leaks or leak damage?	No	Extraction unit / wall ventilation clear	Ok

Kitchen Area(s) - Habitation Checks

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

Kitchen Area(s) Condition continued

09-08-2025 15:32 / Kitchen Sink Taps / Gmnwgsdcy



Tap leaking

09-08-2025 15:33 / Appliances / Qnf0vv2ig



Rust signs on hob

Bathroom(s) Condition

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

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

Photo code: ebof2wpj2

Leaks or leak damage	No	Heating	Good
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Photo code: 5ukz041z0

Bathroom(s) – Habitation Checks

Mould or damp?	No	Natural lighting?	Good
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Room layout – is it safe / fit for purpose?	Good
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Bathroom(s) Condition continued

09-08-2025 15:38 / Silicone Seals /
Rz3lcx5od



Mouldy sealant

09-08-2025 15:39 / Extractor Fan /
Ebof2wpj2



Dusty on inspection, advised tenant to clean to avoid breaking

09-08-2025 15:39 / Bathroom Heating /
5ukz041z0



Bedroom(s) Condition

Bedroom 1

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Wall ventilation clear	Ok
Photo code: 7ixc1zos1			
Landlord's furnishings	Good		

Bedroom 1 – Habitation Checks

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

Bedroom(s) Condition continued

09-08-2025 15:34 / Bedroom 1 Photo / R6s9pxj04



09-08-2025 15:34 / Bedroom Heating / 7ixc1zos1



Bedroom 2

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

Bedroom 2 – Habitation Checks

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

09-08-2025 15:34 / Bedroom 2 Photo / Ghg9qp7o7



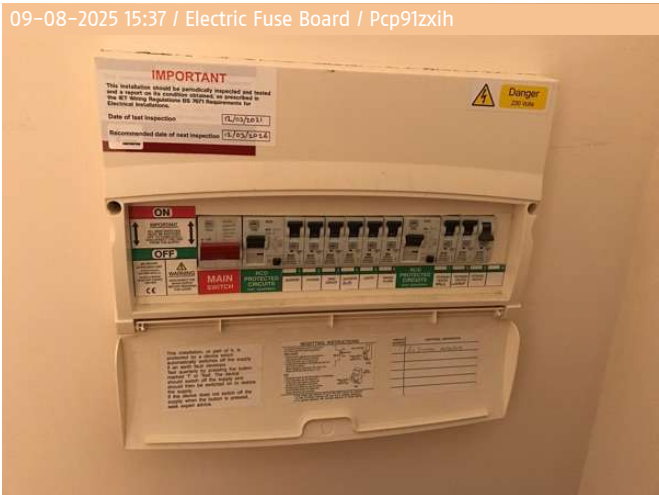
09-08-2025 15:35 / Bedroom Heating / F3ubdriak



Health and safety checks

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

09-08-2025 15:37 / Electric Fuse Board / Pcp91zxih



General Observations

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

Conclusion

Final comments

Tenants looking after the property, clean and tidy

Disclaimer

Signatures

James Darlison

Name James Darlison
Date 9th August 2025