

Property Visit Report

27 Dundonald Road, Didsbury , M20 6RU



Head tenant:

Prepared by: Didsbury Neil
Philip James Partnership – Withington

Report date: 19th November 2021

Tenancy Details

Address 27 Dundonald Road

Postcode M20 6RU

Tenants present? No

External Property Condition

Steps, pathways and patios Fair

Photo codes: wclv3cdqr, egfenyorz, pcxle59g0, lwzt53i5d, i4d7ueplv

Shed and outbuilding Poor

Photo code: f0a5ce6kn

19-11-2021 14:30 / Pathways Patios / Wclv3cdqr



19-11-2021 14:30 / Pathways Patios / Egfenyorz



19-11-2021 14:30 / Pathways Patios / Pcxle59g0



19-11-2021 14:39 / Pathways Patios / lwzt53i5d



External Property Condition continued

19-11-2021 14:39 / Pathways Patios / l4d7ueplv



19-11-2021 14:40 / Shed Outbuilding / F0a5ce6kn



Living Area(s) Condition

Entrance and hallway

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Landlord's furnishings	Good

Entrance and hallway – Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Wall ventilation clear	Ok
Mould or damp?	No	Natural lighting?	Good
Room layout – is it safe / fit for purpose?	Good		

19-11-2021 14:31 / Entrance And Hallway Photo / 32zea8loh



19-11-2021 14:32 / Entrance And Hallway Photo / 9sfs6pzm6



Living Area(s) Condition continued

19-11-2021 14:31 / Entrance And Hallway
Photo / L2zl42fx7



Lounge

Walls and ceiling	Good	Flooring	Good
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
Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

19-11-2021 14:32 / Lounge Photo / F8d26loiv



19-11-2021 14:32 / Lounge Photo / Jwk49idxl

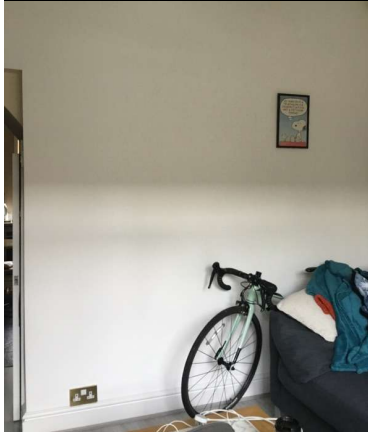


Living Area(s) Condition continued

19-11-2021 14:32 / Lounge Photo / Ycg0jcodv



19-11-2021 14:32 / Lounge Photo / Aj63xcfve



19-11-2021 14:32 / Lounge Photo / 5f13jls7r



19-11-2021 14:32 / Lounge Photo / Vmtyrthhl



Stairs and landing

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Landlord's furnishings	Good

Stairs and landing - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Wall ventilation clear	Ok
Mould or damp?	No	Natural lighting?	Fair
Room layout - is it safe / fit for purpose?	Good		

Living Area(s) Condition continued

19-11-2021 14:34 / Stairs And Landing Photo / Zk2scjoj2



19-11-2021 14:34 / Stairs And Landing Photo / 2bbn7pz9x



19-11-2021 14:35 / Stairs And Landing Photo / Y2luoiga



19-11-2021 14:35 / Stairs And Landing Photo / Wimvhw3dx



19-11-2021 14:37 / Stairs And Landing Photo / N7civiw69



19-11-2021 14:37 / Stairs And Landing Photo / Op45yb4xr



Kitchen Area(s) Condition

Kitchen Area(s) Condition general photos

19-11-2021 14:33 / Kitchen Condition / Ke1nkgn3o



19-11-2021 14:33 / Kitchen Condition / El4ksg9fx



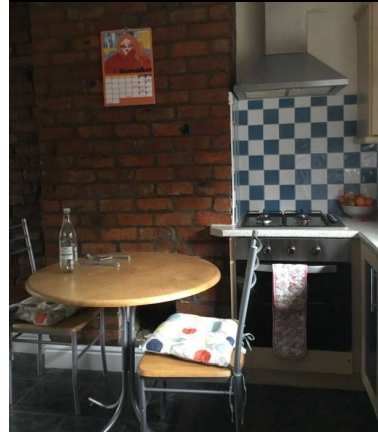
19-11-2021 14:33 / Kitchen Condition / Z9w1834v0



19-11-2021 14:33 / Kitchen Condition / Mm2gc49ov



19-11-2021 14:33 / Kitchen Condition / 3jgvmzov8



Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Fitted units	Fair	Worktops	Good
Appliances	Good	Light and electrical fittings	Good
Leaks or leak damage?	No	Heating	Good
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

Bathroom(s) Condition**Bathroom(s) Condition general photos**

19-11-2021 14:35 / Bathroom Condition / U8lmjo1te



19-11-2021 14:35 / Bathroom Condition / Chqvz8k8c



19-11-2021 14:35 / Bathroom Condition / lthya8kcd



19-11-2021 14:35 / Bathroom Condition / 8itryef9p



19-11-2021 14:35 / Bathroom Condition / Vjhj1h4x1



Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good
Sanitary ware	Good	Shower and attachments	Good
Silicone seals	Good	Tiles and grout	Good
Extractor fan	Good	Light and electrical fittings	Good

Bathroom(s) Condition continued

Leaks or leak damage	No	Heating	Good
Bathroom(s) - Habitation Checks			
Mould or damp?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

Bedroom(s) Condition**Master bedroom**

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
Landlord's furnishings	Good		

Master bedroom - Habitation Checks

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

19-11-2021 14:37 / Master Bedroom Photo / 6ygnzhabe



19-11-2021 14:38 / Master Bedroom Photo / Sqowk8v8p

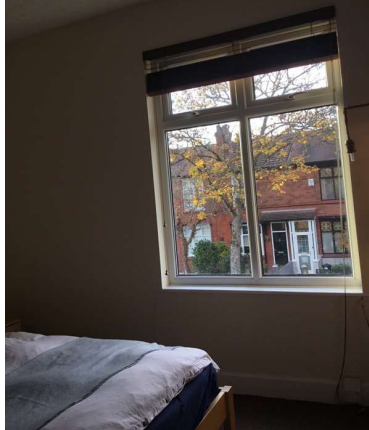


Bedroom(s) Condition continued

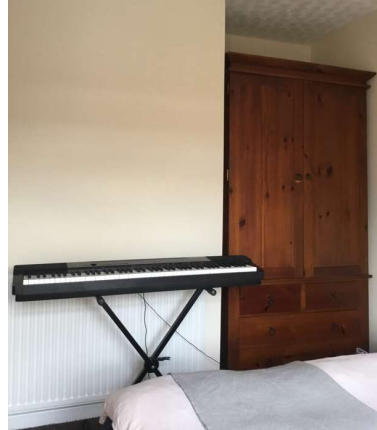
19-11-2021 14:37 / Master Bedroom
Photo / 8scf0wsgt



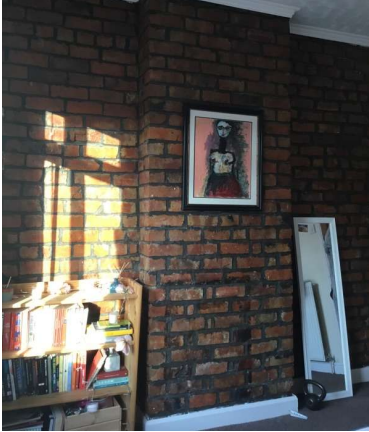
19-11-2021 14:37 / Master Bedroom
Photo / Ifxakl6mx



19-11-2021 14:37 / Master Bedroom
Photo / 31z1czh9r



19-11-2021 14:37 / Master Bedroom
Photo / Syh4z1ufu



Bedroom 2

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
Landlord's furnishings	Good		

Bedroom 2 – Habitation Checks

Mould or damp?	No	Natural lighting?	Good
Room layout – is it safe / fit for purpose?	Good		

19-11-2021 14:36 / Bedroom 2 Photo / Hplon3s6n



19-11-2021 14:36 / Bedroom 2 Photo / Dfd1iwmrx



19-11-2021 14:36 / Bedroom 2 Photo / Y2kc2imjm



19-11-2021 14:36 / Bedroom 2 Photo / 0o5yskieu



19-11-2021 14:36 / Bedroom 2 Photo / 0z28xju9i

**Health and safety checks**

Property security and locks?	OK	Boiler housing clear?	Yes
Photo code: q6i1tcx14		Photo code: gnqzkmkki	
Carbon monoxide detector?	Not visible	Heat detector?	Not required
Smoke detectors on each floor?	Yes		
Smoke Detector on Floor 1?	Yes	Smoke Detector on Floor 2?	Yes
Tested?	Tested	Tested?	Tested

Health and safety checks continued

Photo code: e21kelnht

Photo code: n5xl9d5wt

19-11-2021 14:34 / Smoke Detector Floor1 / E21kelnht



19-11-2021 14:38 / Smoke Detector Floor2 / N5xl9d5wt



19-11-2021 14:43 / Security Locks / Q6i1tcx14



19-11-2021 14:39 / Boiler Housing / Gnqzkmkki



General Observations

Ambient odour?	No	Pets?	No
Hoarding?	No	Smoking?	No
Business activity?	No	Malicious damage?	No
Evidence of sub-letting?	No	Attic inspected?	No

Conclusion

Tenant(s) present at inspection?	No	Condition of property?	Good
Cleanliness of property?	Good		

Disclaimer

This inventory is not intended to form any part of a survey and does not comment on functionality of the property.

This inventory does not guarantee the safety of any equipment or contents and does not set out to do so.

A representative of Philip James who is not a qualified surveyor or a qualified trades-person, or qualified to value the contents of the property has prepared this inventory.

Whilst pictures of windows and doors may be included within the photographic inventory, they are not tested to ensure that they are in working order.

Property left in lofts, cellars and locked rooms, which have not been seen and recorded are the sole responsibility of the landlord. Any room that is excluded from the tenancy will not be photographed for the purpose of the inventory. Loft spaces and cellars will not be included unless they are habitable areas included within the tenancy.

Meter readings may only be taken if the meters are easily accessible. In any event, the relevant utility company should read meters.

This inventory relates only to the furniture and all the Landlords equipment and contents in the property. It is no guarantee, or report, on the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the inventory and the superficial condition of same.

FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988/1993

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "fire Regulation Label Attached" this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

Heavy items of furniture such as beds, wardrobes, sofas, kitchen appliances & mattresses etc., will not be moved. No responsibility can be taken by the inventory provider for areas or items that cannot be fully inspected.

USING THE INVENTORY

Multiple items may be grouped together and may require locating.

Fixed items such as light switches, electrical sockets, telephone points, electric, blanking plates and fuse boxes are deemed serviceable and in place. Light fittings are assumed to come complete with a serviceable bulb(s) unless otherwise stated.

Any visible cracks to walls and ceilings will be documented and form part of this inventory.

Signatures

Any amendments/additions to the report must be notified in writing to The Philip James Partnership within 7 days from the start of your Tenancy. These should can be emailed to management@philipjames.co.uk or brought into the Burton Road office. We would advise that you keep a copy for your own reference and also obtain confirmation of receipt from our representative.

This Inventory will be checked at the end of the tenancy. The Tenant must have returned the keys to the appropriate Philip James office. The property should be clean and tidy on leaving. Particular attention will be paid to the condition of the bathroom and kitchen although a cleaning charge will be added if the property is unsatisfactory.

All items should be ready, and in the same location as shown on the inventory. Items that have been stored away for the duration of the tenancy must be unpacked and returned to their original location. Leaving items in the loft or shed etc. may result in their being listed as missing and a charge been made. All kitchen equipment should be laid out and in the location shown. If the Property Inspector has to search for the items it could result in charges being made to the Tenant.

At the end of the tenancy, the inventory report is fully checked, and any significant discrepancies will be noted. This report will indicate whether, in our opinion, there is any liability to the Tenant, or where such dilapidation might be considered as fair wear and tear.

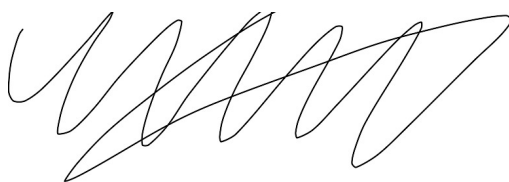
The tenant signing the below is signing on behalf of all tenants

Tenant signature

Name

Date

Clerk Signature



Name Didsbury Neil

Date 19th November 2021