



XYZ Lettings

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Tenant Property Feedback Form

1 Tester Street, York, YO1 7BU

Report Completed On: 18/03/2020 00:00
Report Completed By: Christie Hughes / XYZ Lettings



Contents

<u>Introduction</u>	3
<u>Outside Area/s</u>	3
<u>Garage</u>	3
<u>Property Exterior</u>	3
<u>Hall/Entrance</u>	4
<u>Living Room</u>	4
<u>Dining Room</u>	4
<u>Cloakroom/W.C.</u>	5
<u>Kitchen</u>	5
<u>Utility Room</u>	5
<u>Master Bedroom</u>	5
<u>Bedroom 2</u>	6
<u>Bedroom 3</u>	6
<u>Bathroom</u>	6
<u>Safety</u>	6
<u>Additional Comments</u>	7
<u>Follow Up (if issues and repairs identified)</u>	7

Introduction

About this report:

In light of recent events with COVID-19, we want to make sure that we continue to provide a high level of service to both our landlords and tenants.

Although property visits may not be possible at this time due to social distancing and self-isolation, it has still been possible to carry out a telephone inspection with the tenants via a questionnaire. This will help us to keep on top of any maintenance/issues and plan works accordingly with contractors.

How was this form completed with the tenant? Over the telephone

Outside Area/s

Is the garden in seasonal order? Yes

Are there any concerns with the fencing? Yes

Is the shed in good order and is the roof intact? Yes

Comments The strong winds recently have slightly damaged the fencing in the back garden.

Issue	Description	Charge To
Fence Panel	The fence panel is damaged, see photo.	Landlord



Garage

Are there any areas of concern or maintenance to report? No

Comments N/A

Property Exterior

Do the window frames appear to be in good order? Yes

If the frames are wooden, is the paint in good condition and not flaking? N/A

Can you visually check the roof tiles and confirm they are intact? Yes

Property Exterior - Continued

Have you noticed the gutters overflowing with water in heavy rain? Yes

Do the gutters appear to be clear of debris and leaves? Unable to see

Do the guttering downpipes appear defective in any way? No

Are the guttering drains clear of debris and leaves? Yes

Comments

Gutter by the greenhouse and above conservatory door appear to be dripping.

Tenant advised that this forms part of the tenant's obligations. Tenant asked if they wished us to recommend a contractor, tenant confirmed they are able to deal with this and report back if the guttering is cracked.

Hall/Entrance

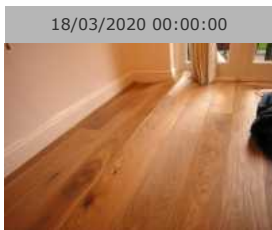
Are there any areas of concern or maintenance to report? Yes

Are there any visible signs of damp or water leaks? No

Comments

Tenant has reported that the wooden flooring is lifting and may need replacing.

Issue	Description	Charge To
Hall Flooring	Floor is lifting in one strip near the left side of the room, see photo.	Landlord



Living Room

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments

N/A

Dining Room

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Cloakroom/W.C.

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Kitchen

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Utility Room

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Master Bedroom

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? Yes

Comments There appears to be signs of damp (tenant does not know if this is new or old) and the top left side of the feature wall.

Issue	Description	Charge To
Bedroom - Ceiling	Signs of damp - will need further investigation to establish cause.	Landlord, Tenant

Master Bedroom - Continued

18/03/2020 00:00:00



Bedroom 2

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Bedroom 3

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Bathroom

Are there any areas of concern or maintenance to report? No

Are there any visible signs of damp or water leaks? No

Comments N/A

Safety

Are all the main door locks in working order? No

Door locks comments The external garage door is very hard to close correctly and lock.

Are you able to locate a smoke detector on every floor? Yes

Are you able to test each smoke detector? Yes

Confirm an alarm sound was heard for each smoke detector? Yes

Smoke detector comments N/A

Safety - Continued

Does the property have any gas or solid fuel appliances e.g. fire/oven? Yes

If yes, can you locate the carbon monoxide detector? Yes

Are you able to test the carbon monoxide detector? Yes

Confirm that an alarm sound was heard for the carbon monoxide detector? Yes

Carbon monoxide detector comments N/A

Additional Comments

Comments Property is generally in good condition and tenant is happy.
Tenant did report that the loft ladder appears to be very unstable and stiff so contractors find it hard to use.

Follow Up (if issues and repairs identified)

Given the correct notice, is the tenant agreeable to a contractor visiting the property? Yes

If yes, does the tenant have any preferred dates/times? Tuesday, Wednesday and Thursday are best at the moment - but the contractor should phone first just in case they are self-isolating by then.

If no, what reason was provided by the tenant?

Other, if applicable