



LETTINGS & PROPERTY MANAGEMENT

Pontings Residential  
The Old Wine House  
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Oxfordshire  
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# Property Visit Report

Flat 3, 76 High Street, BANBURY, Oxfordshire OX16 5JG



|              |                                             |
|--------------|---------------------------------------------|
| Head tenant: | Daniel Purvis                               |
| Prepared by: | Annabelle Gascoigne<br>Pontings Residential |
| Report date: | 22nd November 2024                          |

Tenancy Details

|                  |               |          |          |
|------------------|---------------|----------|----------|
| Address          | Flat 3        | Postcode | OX16 5JG |
| Tenant(s)        | Daniel Purvis |          |          |
| Tenants present? | No            |          |          |

External Property Condition

External - Habitation Checks

|                              |    |  |
|------------------------------|----|--|
| Natural daylight prevention? | No |  |
|------------------------------|----|--|

Living Area(s) Condition

|                                                         |      |                                              |      |
|---------------------------------------------------------|------|----------------------------------------------|------|
| Walls and ceiling                                       | Good | Flooring                                     | Good |
| Photo codes: rftj8xe8h, o8mmm8itp, 58323eu5r, hw3z2qofb |      |                                              |      |
| Woodwork and doors                                      | Good | Windows and sills                            | Poor |
|                                                         |      | paint work not in good condition             |      |
|                                                         |      | Photo codes: 9va0wcxtz, 1imp7cu0e, mka7iskao |      |

Living Area(s) - Habitation Checks

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



Living Area(s) Condition continued

22-11-2024 10:56 / Flooring / Gppwa8jle



22-11-2024 10:56 / Windows Sills / 9va0wcxtz



22-11-2024 10:57 / Windows Sills / 1imp7cu0e



22-11-2024 10:57 / Windows Sills / Mka7iskao



22-11-2024 10:57 / Walls Ceilings / Hw3z2qofb



22-11-2024 10:57 / Flooring / T52ytigb9



Internal property comments

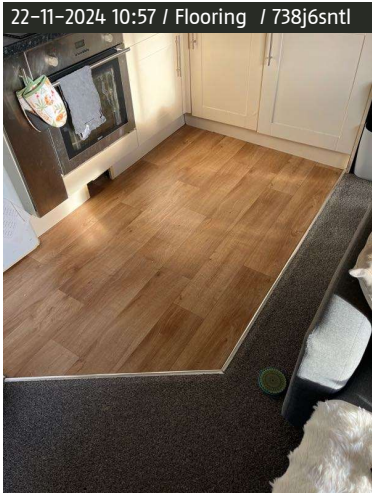
Paint work badly chipped on windows

Kitchen Area(s) Condition

|                                   |      |                                          |      |
|-----------------------------------|------|------------------------------------------|------|
| Walls and ceiling                 | Good | Flooring                                 | Good |
|                                   |      | Photo code: 738j6sntl                    |      |
| Woodwork and doors                | Good | Windows and sills                        | Good |
| Fitted units                      | Fair | Worktops                                 | Good |
| Starting to show signs of age     |      |                                          |      |
| Photo codes: u0kv7lohx, v2jwud3vz |      |                                          |      |
| Sink and taps                     | 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   | Blind pull cords have wall cleats?          | No   |
| Natural lighting?            | Good | Room layout – is it safe / fit for purpose? | Good |
| Food preparation facilities? | Good |                                             |      |



Kitchen comments

Good, Clean and tidy. No issues

Bathroom(s) Condition

|                                                         |      |                             |      |
|---------------------------------------------------------|------|-----------------------------|------|
| <b>Walls and ceiling</b>                                | Fair | <b>Flooring</b>             | Good |
| Some mould noted on ceiling and walls                   |      |                             |      |
| Photo codes: g9bm1mndp, zhcrfs6zd, x4goq8itd, 69omdtpgn |      |                             |      |
| <b>Woodwork and doors</b>                               | Good | <b>Sanitary ware</b>        | Good |
|                                                         |      | Photo code: 56swn4iig       |      |
| <b>Shower and attachments</b>                           | Good | <b>Silicone seals</b>       | Good |
| <b>Tiles and grout</b>                                  | Fair | <b>Extractor fan</b>        | Good |
| Photo codes: 11lyle4f6, cdm pam4z7                      |      |                             |      |
| <b>Light and electrical fittings</b>                    | Good | <b>Leaks or leak damage</b> | No   |
| <b>Heating</b>                                          | Good |                             |      |

Bathroom(s) - Habitation Checks

|                       |    |                                                    |      |
|-----------------------|----|----------------------------------------------------|------|
| <b>Mould or damp?</b> | No | <b>Room layout – is it safe / fit for purpose?</b> | Good |
|-----------------------|----|----------------------------------------------------|------|

22-11-2024 10:58 / Bathroom Flooring / 6t9fjszck



22-11-2024 10:58 / Bathroom Walls Ceilings / G9bm1mndp



22-11-2024 10:58 / Bathroom Walls Ceilings / Zhcrfs6zd



Bathroom(s) Condition continued

22-11-2024 10:58 / Bathroom Walls  
Ceilings / X4goq8itd



22-11-2024 10:58 / Bathroom Walls  
Ceilings / 69omdtpgn



22-11-2024 10:58 / Tiles Grout /  
11ly1e4f6



22-11-2024 10:58 / Tiles Grout /  
Cdmpam4z7



22-11-2024 10:58 / Sanitary Ware /  
56swn4iig



Bathroom condition comments

Mould spots noted on walls , fan is new so should help

Bedroom(s) Condition

|                                                                  |      |                                                    |      |
|------------------------------------------------------------------|------|----------------------------------------------------|------|
| <b>Walls and ceiling</b>                                         | Fair | <b>Flooring</b>                                    | Good |
| Generally OK, better than previous                               |      |                                                    |      |
| Photo codes: ba6s6mfr, 3zi06rkzh, koi01eee, tv1b88i4q, wu5v0njq1 |      |                                                    |      |
| <b>Woodwork and doors</b>                                        | Good | <b>Windows and sills</b>                           | Poor |
|                                                                  |      | Paint work chipped                                 |      |
|                                                                  |      | Photo codes: dezy7na5i, 0xdnb9cya, nof2kqhny       |      |
| <b>Light and electrical fittings</b>                             | Good | <b>Leaks or leak damage?</b>                       | No   |
| <b>Heating</b>                                                   | Good | <b>Wall ventilation clear</b>                      | Ok   |
| <b>Bedroom(s) – Habitation Checks</b>                            |      |                                                    |      |
| <b>Mould or damp?</b>                                            | Yes  | <b>Blind pull cords have wall cleats?</b>          | No   |
| <b>Natural lighting?</b>                                         | Good | <b>Room layout – is it safe / fit for purpose?</b> | Good |

22-11-2024 10:59 / Bedroom Walls Ceilings / Wu5v0njq1



22-11-2024 10:59 / Bedroom Walls Ceilings / Ba6s6mfr

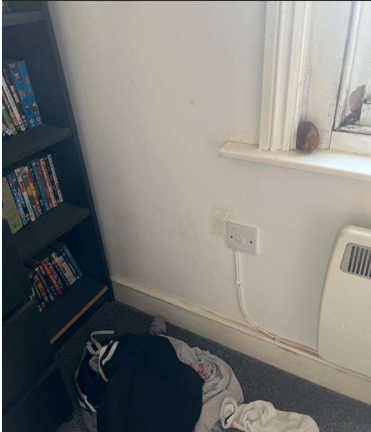


Bedroom(s) Condition continued

22-11-2024 10:59 / Bedroom Walls  
Ceilings / 3zi06rkzh



22-11-2024 10:59 / Bedroom Walls  
Ceilings / Koii01eee



22-11-2024 10:59 / Bedroom Windows  
Sills / Dezy7na5i



22-11-2024 10:59 / Bedroom Windows  
Sills / 0xdnb9cya



22-11-2024 10:59 / Bedroom Windows  
Sills / Nof2kqhny



22-11-2024 10:59 / Bedroom Walls  
Ceilings / Tv1b88i4q



Bedroom condition comments

Looked better than previously, mould has been cleaned off

Health and safety checks

|                                |              |                           |                   |
|--------------------------------|--------------|---------------------------|-------------------|
| Property security and locks?   | OK           | Electrical fuseboard?     | Visually looks ok |
| Carbon monoxide detector?      | Not required | Heat detector?            | Not required      |
| Smoke detectors on each floor? | Yes          |                           |                   |
| Smoke Detector on Floor 1?     | Yes          |                           |                   |
| Type                           | Mains        | Tested?                   | Tested            |
| Fire extinguisher in property? | Not visible  | Fire blanket in property? | Not visible       |

Certificate Checks

|                            |     |  |
|----------------------------|-----|--|
| Electric check up to date? | Yes |  |
|----------------------------|-----|--|

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 |                        |      |

Final comments

Overall in good tidy order. Some mould spots noted in bathroom mainly.  
Paint work is badly chipped on and around windows

## Disclaimer

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

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

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.

### USING THE INVENTORY

All static, loose or moveable items in this inventory are listed from left to right viewed from the doorway of that room.

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.

At the point of check in the inventory will be recorded in correspondence to the fair wear and tear guide and the descriptions detailed below:

## Signatures

This property inspection report is not a guarantee or report on the accuracy of, or the safety of any equipment or appliance(s) supplied. It is merely a record that such items exist in the property and provides visual recommendations.

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**Tenant signature(s)**

**Clerk Signature**