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Property Visit Report

10 Rosewood Avenue, Prestwick, Ayrshire KA9 1LA



Prepared by: David Toner
The Rentolease Group

Report date: 28th August 2023

Tenancy Details

Address 10 Rosewood Avenue **Postcode** KA9 1LA

Tenant(s) Not Known, Not Known, Not Known, Not Known

Tenants present? Yes

External Property Condition

Roof and ridges, dormers, chimney Fair **Soffits and fascias** Poor

Gutters / downpipes Fair **Front/back & patio doors** Good

Handle showing signs of wear

Photo code: 7pyiy2zki

Windows, sills and frame Poor **Property walls** Fair

Fencing, hedges & boundaries Poor **Lawn and borders** Good

Trees and shrubs Fair **Steps, pathways and patios** Fair

Shed and outbuilding Good **Garage including door/roof** Good

Garage door paint is flaking

Photo code: cjc1sty6

Satellite dish? OK

Photo code: 8r5nqsfqu

External - Habitation Checks

Cracking in masonry? No

External Property Condition continued

28-08-2023 13:55 / External Front Door / 7pyiy2zki



28-08-2023 13:56 / Garage / Cjyc1sty6



28-08-2023 13:56 / Satellite Dish / 8r5nqsfqu



External property comments Landlord

Living Area(s) Condition

Lounge

Walls and ceiling	Fair	Flooring	Good
2 Screw holes in wall.			
Photo code: z0rrxy8ts			
Woodwork and doors	Fair	Windows and sills	Fair
Landlord's furnishings	Good		

Lounge - Habitation Checks

Light and electrical fittings	Fair	Leaks or leak damage?	Yes
Heating	Good	Wall ventilation clear	Not clear
Mould or damp?	No	Blind pull cords have wall cleats?	Yes
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

28-08-2023 13:57 / Walls Ceilings / Z0rrxy8ts



Dining room

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Good

Dining room - 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?	Yes
Natural lighting?	Good	Room layout - is it safe / fit for purpose?	Good

Kitchen Area(s) Condition

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Fair	Windows and sills	Good
Fitted units	Fair	Worktops	Good
Appliances	Fair		
Knobs on cooker are broken			
Photo code: npywng5oq			

Kitchen Area(s) - Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Good	Extraction unit / 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
Food preparation facilities?	Good		



Knobs on cooker are broken

Bathroom(s) Condition

Bathroom

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Fair
		Handle broken on window	
		Photo code: 85iy1xn9a	
Shower and attachments	Fair	Silicone seals	Fair
Broken shower attachment.			
Photo code: kqb64uf1g			
Tiles and grout	Fair		
Bath seal is mouldy			
Photo code: hlpbb4eco			

Bathroom - Habitation Checks

Sanitary ware	Good	Extractor fan	Good
Light and electrical fittings	Good	Leaks or leak damage	No
Heating	Good	Mould or damp?	No
Blind pull cords have wall cleats?	No	Natural lighting?	Good
Room layout - is it safe / fit for purpose?	Good		

28-08-2023 14:02 / Bathroom Windows Sills / 85iy1xn9a



Handle broken on window

28-08-2023 14:03 / Shower / Kqb64uf1g



Bathroom(s) Condition continued

28-08-2023 14:03 / Tiles Grout / Hlpbb4eco



Toilet

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Fair	Windows and sills	Good
Slight scuffing on doors			
Tiles and grout	Good		

Toilet - Habitation Checks

Sanitary ware	Good	Light and electrical fittings	Good
Heating	Good	Mould or damp?	No
Blind pull cords have wall cleats?	No	Natural lighting?	Fair
Room layout - is it safe / fit for purpose?	Good		

Bedroom(s) Condition

Master bedroom

Walls and ceiling	Good	Flooring	Fair
		Damage to carpet	
		Photo code: o7a7rq0mm	
Woodwork and doors	Good	Windows and sills	Fair

Master bedroom - Habitation Checks

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

28-08-2023 14:04 / Bedroom Carpets Floors / 07a7rq0mm



Bedroom 2

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

Bedroom 2 – Habitation Checks

Light and electrical fittings	Good	Leaks or leak damage?	No
Heating	Requires attention	Mould or damp?	No
Blind pull cords have wall cleats?	Yes	Natural lighting?	Good
Room layout – is it safe / fit for purpose?	Good		

Bedroom 3

Walls and ceiling	Good	Flooring	Good
Woodwork and doors	Good	Windows and sills	Poor

Bedroom 3 – Habitation Checks

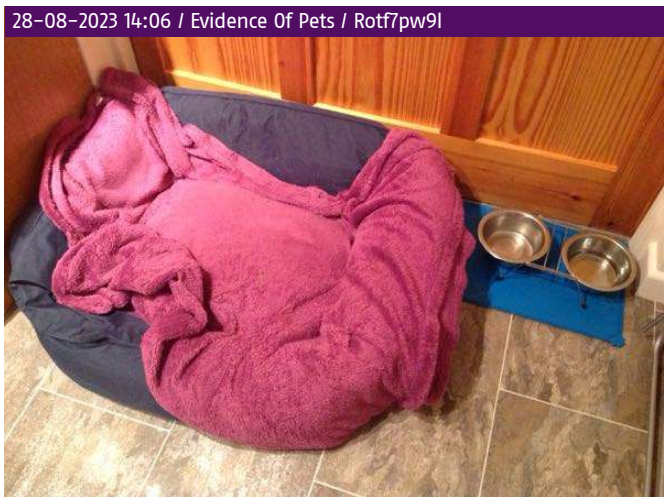
Light and electrical fittings	Poor	Leaks or leak damage?	No
Heating	Good	Mould or damp?	No
Blind pull cords have wall cleats?	No	Natural lighting?	Good
Room layout – is it safe / fit for purpose?	Good		

Health and safety checks

Property security and locks?	OK	Boiler housing clear?	Yes
Carbon monoxide detector?	Yes		
Type	Mains	Tested?	Yes
Smoke detectors on each floor?	Yes		
Smoke Detector on Floor 1?	Yes	Smoke Detector on Floor 2?	Yes
Type	Battery	Tested?	Tested
Notes	Stairs and landing	Notes	First floor landing
Fire extinguisher in property?	Not visible	Fire blanket in property?	Yes

General Observations

Pets?	Yes	Hoarding?	No
Evidence of 1 cat and 1 dog			
Photo codes: aoy8kdqe7, rotf7pw9l			
Smoking?	No	Business activity?	No
Malicious damage?	No	Attic inspected?	Yes



Conclusion

Tenant(s) present at inspection?	Yes	Condition & cleanliness of property?	V. Good
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Final comments

Tenants are happy in the property and wish to renew for another 6 months

Signatures

This report reflects the conditions found on the day of our visit but will not necessarily accord with the condition to be found on termination of the tenancy. Nor is this inspection a complete inspection of all items or comparison to the inventory made at the beginning of the tenancy. This report is for guidance purposes only.

Based on the content of this report our next visit will be in 6 months time.

A handwritten signature in black ink, appearing to read 'D. Toner', written in a cursive style.

Name David Toner
Date 28th August 2023

Disclaimer

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

A representative of Keystone Property Reports 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: