

# Alan Stevenson House Condition Report

Inspector Name	The Hebridean Trust
Tenant Name	Aisling's Kitchien
Property Address	Alan Stevenson House
Tenant Present	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If no, were retained keys used for access?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number of Occupiers	0
Inspection Date	1 December 2023

## Access

Has 24hr notice been given to tenant	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Consent to access the property received	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Consent to use retained keys received	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Notice method used			

## Certificates and Risk Assessments

Current Gas Safety Record date satisfactory?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Current Electrical Installation Condition Report date satisfactory?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Current EPC Rating date satisfactory?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Last Legionnaires Risk Assessment Date	1/12/23	
Last Fire Risk Assessment Date	14/8/23	

## Property Areas Inspected

External Building	x	Male wc	x
Garden	x	Lapwing & ensuite	x
Porch/entrance area	x	Ringed Plover & BRooms	x
Residents lounge	X	Heron & Shower room	X
Kitchen	X	Oystercatcher	X
Utility room	X	Fulmar &Wc	X
Living room	X	Conrnckrake	X
Restaurant	X	Little Tern	X
Public wc	x	Kittiwake & ensuite	x
Female WC	x		

# Alan Stevenson House Condition Report

## Notes

Any previous concerns, repairs or maintenance to check, concerns from tenants, advice provided to tenant

There is no gas on the premises.

There has not been an electric survey done and this will be part of the action plan to get this done and certificated.

Actions have been noted under the relevant sections.

## ASH Property Inspection

### External Surroundings

Item	Standard Required	Condition Satisfactory		Notes
Garden fences, hedges and walls	Secure, intact and maintained.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Rear fence down gate broken
Paths and drives	Maintained and even, no broken paving.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Pressure wash required /Car park re-laid
Manhole covers	Secure, not cracked or damaged.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Drains	No obvious blockages, recent overflows, no open drains	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Pests and infestations	No evidence of any pests or infestations, no accumulations for harbourage of pests, no holes around service ducts, pipes, no missing air bricks.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Cluster fly issue
Rubbish or hazardous waste	Correct bins provided, suitable, safe and hygienic storage area, rubbish and hazardous waste being disposed of properly.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Garage, parking space or carport	Free from combustible materials and fire risks.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Repair rear fence and gate</li> <li>2 Pressure wash all path areas</li> <li>3 Car Park Upgraded</li> <li>4 Cattle grid installed at back gate</li> <li>5 Cluster fly issue resolved with assistance from Environmental Health</li> </ol>				

# ASH Property Inspection

## External Building

Item	Standard Required	Condition Satisfactory		Notes
		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Overall Appearance	As inventory, free from disrepair	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Condition of pointing, render and paintwork	Free from cracks and no evidence of damp.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Damp west facing wall
Soffits and Fascia	Secure, clean, intact (rot free), no disrepair	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Roof	Tiles and lead flashing secure, intact, no holes to allow ingress of pests	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Few slates out needing replaced and velux flashings
Walls	Good condition, free from cracks, no loose pointing, structurally sound, no missing air bricks, ventilation grilles	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Damp west facing wall
Gutters and downpipes	Secure, clear, intact, working correctly	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Some leaky joints
Chimney Stack	Secure stack and pots, good order, no loose pointing, swept.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Windows	Secure, openable, no disrepair, clean.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Porch roof or front door canopy	Good condition, secure, no leaks.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
External Lighting	Good working order, no disrepair. Sufficient to reduce the risk against unauthorised entry and maintaining safety	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Corner lights and drive lights unservicable
Outbuildings	Safe and in good order	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
External Structures	Safe and in good order	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Address west wall damp and water ingress</li> <li>2 Repair slates on roof</li> <li>3 Repair velux flashings on rook</li> <li>4 Repair gutters</li> <li>5 Repair all lights at corner and on drive</li> </ol>				

## ASH Property Inspection

### Doors & Windows – Internal and External

Item	Standard Required	Condition Satisfactory		Notes
External Doors	Properly installed, secure, openable, lockable, good working order, well lit, working spy holes and chains, where applicable, working entry phone system	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Both rear external doors need replaced
Internal Doors	Good working order, closing properly, handles working, door closures operational, no risk of trapping body parts such as fingers	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Throughout lots of handles and locks need replaced as well as 2 doors and door frames
Burglar Alarm	Functioning correctly			
Windows	Good working order	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Window Trickle Vents	Good working order	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Window Locks	Keys available.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Window Blind Cords	Secured safely.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Replace external rear doors (2)</li> <li>2 Replace 2 internal doors and door frames</li> <li>3 Replace handles and locks throughout the property</li> </ol>				

# ASH Property Inspection

## Building Fire Safety

Item	Standard Required	Condition Satisfactory		Notes
Smoke Alarms	One (at minimum) on each storey, proper working order, without obstruction, connected to the electrical supply and interlinked with all other smoke alarms, tested.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Although one smoke head showing an occasional fault
Heat Alarms	Working and without obstruction, tested.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Fire Blankets	Secured to the wall, intact.	Yes <input checked="" type="checkbox"/>		
Fire Alarm System	Visual check for any concerns	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Escape/Exit Routes	Free from obstruction and all escape routes such as doors and windows to be in good working order.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Fire Doors	Good working order, closing properly, handles working, intumescent strips in place, door closures operational.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Various bits need serviced including replacing some fire strips
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Check Smoke alarms (one showing an occasional fault)</li> <li>2 Check all fire doors and replace some fire strips</li> </ol>				

## ASH Property Inspection

### Building – Internal

Item	Standard Required	Condition Satisfactory		Notes
Overall appearance	As inventory, no concerns for lack of space.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Poor varnish work needs sorted
Natural lighting	Lighting – natural lighting Sufficient natural lighting during daylight hours to enable normal domestic and recreational activities to be completed without eye strain.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Artificial lighting	Correctly positioned and providing sufficient light to enable domestic and recreational activities to be completed without eye strain and without creating glare and shadows.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Heating thermostats	Good working order, controllable by tenant	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	All heating old and in various states
Heating	Good working order, appropriate to heat the property, properly installed and maintained, controllable by the tenant.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	As above
Decorative order	As inventory, no disrepair, no lead paint.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Ceilings, walls and floors	No disrepair, no evidence of damp, no cracks, scuffs and marks.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Damp issues west wall and a few roof leaks.
Flooring and carpets	Good condition secured safely and level, no loose floorboards, ripped / torn carpets.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Although in areas upgrades required
Windows	Good working order including handles and trickle vents, clean, sufficient size and position for natural lighting, fit for purpose where excessive outside noise levels, no risk of falls between levels, no risk of trapping body parts such as fingers.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Internal woodwork	As inventory, no disrepair	Yes	No X	Wood work all requires attention due to previous poor varnish work
Stairs including handrail and spindles	Secure, safe and in good repair with handrail / banister, consistent and sufficient stair width, no	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

## ASH Property Inspection

Item	Standard Required	Condition Satisfactory		Notes
	loose stairs / risers, no ripped / torn carpet, adequate lighting at top and foot of stairs, no doors opening onto the top of the stairs, adequate heating throughout dwelling to avoid impairment of movement and sensation. Openings in stairs or banisters should be less than 100mm.			
Damp and Mould	Free from damp, mould and fungal growth. Checks to include all areas but in particular windows, seals, cold spots, etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Damp wet west walls
Condensation	Free from condensation.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Ventilation	Sufficient to allow adequate exchange of air.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Furniture and furnishings	Match and cigarette safe label attached.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Asbestos	All materials containing asbestos identified and in good condition free from damage and free from risk of damage.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	To best of knowledge
Blocked fireplaces	No obstruction to vents	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Pests and Infestations	No evidence of pests or infestations e.g: droppings, gnaw mark, holes.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Cluster flies present
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Poor Varnish work throughout property needs sorted and woodwork revarnished/painted</li> <li>2 Heating – install a larger heater off the stove in downstairs hall. Replace night storage heaters downstairs with modern version</li> <li>3 Check hot water boilers – are they fed from the stove? Do we need two boilers?</li> <li>4 Check flooring and identify any actions required</li> </ol>				



## ASH Property Inspection

### Kitchen

Item	Standard Required	Condition Satisfactory		Notes
Water supply	Good working order, adequate supply of hot and cold water, correct temperature of hot water, no lead pipes and no lead solder, storage tanks covered, stored private drinking water supplies regularly sampled and analysed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Kitchen sink	Properly installed, no chips, crack, properly sealed, watertight between sink and worktop and drainage for waste water effective (ideally hot water should be no more than 60°C in kitchens to avoid scalds).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Boiler in kitchen currently not working
Natural kitchen lighting	Sufficient natural lighting during daylight hours to enable normal domestic tasks to be completed without eye strain.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Artificial kitchen lighting	Correctly positioned and providing sufficient light to enable domestic tasks to be completed without eye strain and without creating glare and shadows, especially over facilities	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Light fitting are brittle and need replaced
Kitchen worktops	Secure, smooth, impervious, sufficient, cleanable, no disrepair, sealed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Kitchen layout	Properly designed room or area to cater for safe and hygienic preparation and cooking of food. Layout/relationship of facilities should ease the stages of preparation, cooking and serving and prevent burns and scalds.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Kitchen cupboards and storage	Secure, good working order, cleanable, no disrepair, adequate for the number of tenants.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Electrical supply for appliances	Sufficient plug sockets for essential kitchen appliances such as fridge, freezer. At least 4 appropriate power sockets associated with the worktops as well as 2 for general use.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

## ASH Property Inspection

Item	Standard Required	Condition Satisfactory		Notes
Landlord supplied appliances	Good working order, cleanable, user manual available, PAT tested	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Extractor fan	Good working order and free from obstruction, e.g: grease	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Although grease traps will need replaced
Oven	Good working order, cleanable, adequate for the number of occupants, safely sited away from flammable materials.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Waste disposal	Adequate, clean and free from disrepair	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Kitchen walls	Smooth or with an impervious finish, easily cleaned.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Kitchen floor	Reasonably smooth and impervious for easy cleaning, corners and junctions should be sealed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Facility for washing and/or drying of clothes	Appropriate facilities for washing and drying clothes with adjacent power sockets and vent outlets, and any points in walls penetrated by waste, drain or other pipes to be effectively sealed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				
1 Fix boiler in kitchen 2 Replace grease traps in extractor fan 3 Replace light fitting in the kitchen				

## ASH Property Inspection

### Bathrooms (inc En-Suites)

Item	Standard Required	Condition Satisfactory		Notes
Bathroom facilities	Good, safe working condition, adequate for the number of occupiers, private (lockable but openable in emergency), adequate lighting, heating and ventilation and any points in walls penetrated by waste, drain or other pipes to be effectively sealed.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wash hand basin and taps	Secure, good working order, adequate supply of hot and cold water, correct temperature of hot water, free from disrepair, drainage for wastewater effective (ideally hot water should be no more than 41°C for hand basins to avoid scalds).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
WC	Secure, connected to a properly working flushing system and drainage system, good working order, free from disrepair, effective watertight seal.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Bath	Secure, good working order, adequate supply of hot and cold water, correct temperature of hot water, free from disrepair, drainage for wastewater effective (ideally hot water should be no more than 46°C for baths).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Shower	Secure, good working order, adequate supply of hot and cold water, correct temperature of hot water, free from disrepair, drainage for wastewater effective.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	2 showers need replaced or attention to switches
Extractor Fan	Good working, free from disrepair, dust, effectively sealed.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Some extractor fans do not work
<b>Tenant Comment or Action Required</b>				
<ol style="list-style-type: none"> <li>1 Investigate 2 showers that are not working</li> <li>2 Check all extractor fans and ensure they are in working order</li> </ol>				

## ASH Property Inspection

### Electrical Safety

Item	Standard Required	Condition Satisfactory		Notes
Wiring	Visual check, no damage / disrepair, no loose or exposed wiring.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Plug sockets	Visual check, good working order, adequate for the number of tenants, no damage / disrepair, no loose / exposed wiring. No evidence of cracks, burn marks, damage. No socket overload.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Extension Leads	Not overloaded / no daisy chaining.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Lighting switches	Good working order, reachable location, no evidence of disrepair/damage.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Pendant and light fittings	Good working order. No evidence of disrepair / damage or cracks.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Appliances supplied by landlord	Visual check and / or a PAT test. Good working order, no damage / disrepair, no loose / exposed wiring. No evidence of cracks, burn marks, damage.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				
1 Electric Survey to be completed and actioned.				

# ASH Property Inspection

## Carbon Monoxide and Fuel Combustion Products

Item	Standard Required	Condition Satisfactory		Notes
Boiler	Visual check, good working order, no leaks, no obstructions to flue(s), properly ventilated, no evidence of incomplete combustion, pressure level within permitted range. Annual Gas Safety Record complete and satisfactory.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Kitchen boiler needs replaced main boilers need serviced and possible thermostat element replacements
Any gas or fuel combustion appliances	Visual check, good working order, no leaks, no obstructions to flues and extractor fans, no evidence of incomplete combustion, properly ventilated (specific requirements for LPG including low level ventilation), adequately guarded. Annual Gas Safety Record complete and satisfactory.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Carbon Monoxide detectors	Installed in all rooms with gas, oil or solid fuel burning appliances. Properly sited, tested and in date.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<b>Tenant Comment or Action Required</b>				

# ASH Property Inspection

## Use of the property

Evidence of subletting or unauthorised occupation, (e.g: excessive belongings or mail addressed to anyone other than current or previous tenants)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of smoking	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of excessive number of visitors	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of illegal substance use	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of anti-social behaviour	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of poor cleanliness	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
If property is not on mains gas/electric, does the tenant store gas/oil correctly & know when it needs to be re-filled, e	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
If property is not on mains sewage, does the tenant know when cesspits need to be emptied?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of unauthorised pets	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of unauthorised decoration	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Evidence of removal of landlord goods	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Other potential hazards as defined in the tenancy agreement.			

Summary of concerns raised including recommendations given to tenant and actions for landlord.

Photographs taken (ensuring no personal effects shown, without necessary consent)  
 Yes  No

Additional information.

No insulation between upper and lower floors which means sound travels through as does any spilled liquids.

Generally, the building requires upgrading externally and internally as there are lots of signs of wear and tear.

# ASH Property Inspection

<b>Signed</b>	
<b>Landlord</b>	
<b>Date</b>	

<b>Tenant</b>	
<b>Date</b>	