

Commercial Site Inspection

27/02/2026 14:04:14



123 Sample Street, Sample Town YO1 5DE, Sample Town, YO1 5DE

Report Completed On: 27/02/2026 14:04

Report Completed By: Hannah Black / XYZ Sales & Lettings Ltd (Sample Reports)

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General Information

Property Address: 123 Sample Address

Client: XYZ lettings

Inspector Name: Hannah B

Further Details (if required):

Damp & Mould

Evidence of condensation damp (moisture on windows/walls behind furniture)

Evidence of penetrating damp (water ingress from roof/walls/gutters) None seen

Evidence of rising damp (damp along ground floor walls) None seen

Evidence of traumatic damp (leaks from pipes, plumbing, roof) None seen

Visible mould growth on surfaces, furniture or hidden areas None seen

Musty or mould odour (indicating possible hidden mould) None seen

Ventilation condition (extractor fans, air bricks, vents working) None seen

Heating system functioning to maintain reasonable temperature None seen

Roof condition (holes, missing tiles, damaged flashing) None seen

Gutters and downpipes clear and functioning None seen

Water damage on ceilings, walls or floors None seen

Damp proof course/membrane condition (if visible) None seen

Other damp/mould observations

Health & Safety

Gas safety certificate up to date (annual inspection)	Yes
Electrical Installation Condition Report (EICR) valid (5-year check)	Yes
Portable appliance testing (PAT) for landlord-provided appliances	Yes
Smoke alarms on every storey present and functioning	Yes
Carbon monoxide alarms in rooms with solid-fuel or gas appliances	Yes
Fire extinguishers and blankets present and serviced	Yes
Fire escape routes clear and accessible	Yes
Fire doors functioning and closers working	Yes
Heating and hot water systems functioning	Yes
Ventilation adequate (bathroom/kitchen fans, windows)	Yes
Lighting adequate (including emergency lighting if required)	Yes
Drinking water supply safe and accessible	Yes
Sanitary facilities functioning and clean (toilets, sinks)	Yes
Structure: floors, walls, ceilings safe (no cracks or hazards)	Yes
Stairs and handrails secure; no trip hazards	Yes
Asbestos survey and management plan in place (if applicable)	Yes
Legionella risk assessment completed (if applicable)	Yes
Property can maintain reasonable temperature	Yes
Pest infestations (rats, vermin, insects) absent	Yes
Gas appliances functioning safely (boilers, heaters, cookers)	Yes

Health & Safety - Continued

Electrical wiring safe; no exposed wiring or overloaded sockets Yes

Adequate space and ventilation available for occupants Yes

Other health and safety observations

Security

Perimeter fencing/walls in good repair; no gaps or damage Yes

Gates secure with anti-lift hinges and working locks Yes

Planting trimmed; clear lines of sight around boundary Yes

Access control system functioning (intercom, electronic locks) Yes

External doors secure and in good condition Yes

Windows secure with working locks; laminated/tempered glass where needed Yes

Roller shutters and auto doors working correctly Yes

Security lighting around property adequate (dusk-to-dawn) Yes

Car park and yard lighting adequate; good natural surveillance Yes

CCTV cameras installed and functioning (covering entrances and vulnerable areas) Yes

Intruder alarm system installed and working (monitored if required) Yes

Fire alarm system installed and functioning Yes

Motion detectors functioning (if installed) Yes

Temperature/humidity alarms functioning (if installed) Yes

Water/flooding alarms functioning (if installed) Yes

Panic button alarms available (if applicable) Yes

Security - Continued

Keys inventory up to date; all keys accounted for Yes

Restricted access areas locked and secure Yes

Roof access secure and ladders removed or locked Yes

Signage: warnings for CCTV, trespassing, alarms clearly displayed Yes

Security of contents: valuable items stored in secure area with inventory Yes

Evidence of forced entry or vandalism Yes

Other security observations

Summary

Inspector Overview: Everything is in working order and new

Inspector Sign-Off

Declaration

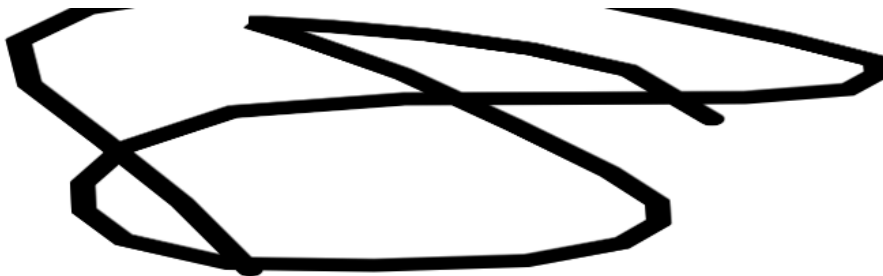
La presente ispezione del sito è stata effettuata per registrare le condizioni generali dei locali e per evidenziare potenziali problemi relativi a umidità e muffa, conformità in materia di salute e sicurezza, e sicurezza degli accessi. L'ispezione si basa su una valutazione visiva e non invasiva delle aree ragionevolmente accessibili al momento della visita.

Questo rapporto non conferma la conformità ai requisiti di legge, né sostituisce perizie specialistiche, valutazioni dei rischi o certificazioni (inclusi, a titolo esemplificativo ma non esaustivo, valutazioni del rischio incendio, certificati di sicurezza gas ed elettrica, indagini sull'amianto e valutazioni del rischio legionella).

I risultati sono forniti in buona fede esclusivamente a scopo informativo per il cliente. La responsabilità per ulteriori indagini, azioni correttive o certificazioni spetta al proprietario dell'immobile, al locatore o all'appaltatore incaricato. L'ispettore non si assume alcuna responsabilità per eventuali difetti o pericoli non evidenti al momento dell'ispezione.

Inspector Signature:

Signed by Hannah B.



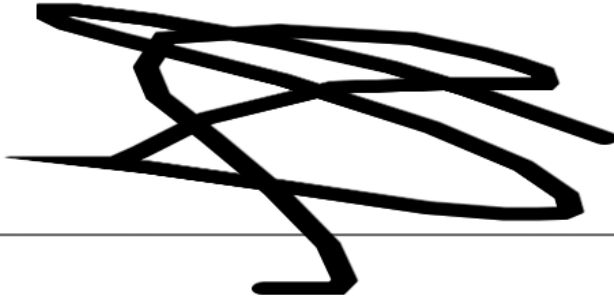
Inspector Sign-Off - Continued

Date:

27/02/2026

Review and Sign Off:

Signed by Inspector.

A large, bold, black handwritten signature is written over a horizontal line. The signature is stylized and appears to be a set of initials or a name.

Date:

28/02/2026

