

View a Property on my behalf - Video & Opinion Report

**Please confirm the VV Appointment
Number**

VV123456

Important Information

It is important to remember that you must not rely solely on the contents of this Report to proceed with a purchase or rental of a property. It is intended only as an initial guide to help you to decide whether to proceed with further investigations. In particular, you should know that the Viewber who prepared this Report is not a qualified surveyor or valuer and that this Report does not constitute a structural survey.

The Report contains certain views and opinions of the Viewber. They are simply that - honestly held views and opinions of an individual formed as a result of a single visit. No judgment or opinion is given as to the monetary value of the property or its contents.

Any measurements included within the Report should be regarded as approximate and for guidance only. Where a sketch of the floor plan or any room has been provided it has been drawn by the Viewber without performing any measurements but using their judgement by eye.

When attending a property, certain rooms or areas will not be entered by the Viewber; these include lofts/attics, cellars, and other rooms which are deemed inaccessible due to awkward access (e.g. loft ladders, narrow or steep stairs, doorway obstacles, rooms housing a potentially dangerous animal, or poor lighting). Viewbers are not permitted to move heavy, bulky or awkward items of furniture or appliances. Observations may, therefore, be restricted/excluded where such items restrict full view. The Viewber has noted these restrictions in the Report where thought to be significant (e.g. no entry to the loft).

Certain information provided in this report simply records what the Agent has told the Viewber. These points are noted.

Fire alarms/equipment, security systems, electrical items, gas appliances, plumbing systems, circuits, radiators/storage heaters, lights and/or water appliances will not be tested by the Viewber under any circumstances. Any reference made to these appliances or services are for reference purposes only, and we make no statement or representation that such items are working, fit for purpose, or safe (beyond the applicable observations made within this Report).

All of our Services exclude an inspection for the identification of Japanese Knotweed and we do not accept liability for a property transaction proceeding, or failing to proceed, where Japanese Knotweed is assumed, or confirmed, to be present within the vicinity of a property visited by a Viewber to conduct any Service.

As a purchaser, you must not rely on any Services provided by Viewber Limited to confirm the presence, or lack of presence, of Japanese Knotweed and must carry out your own enquiries with the seller and estate agent involved with the transaction. A request, whether made verbally or in writing, to a Viewber/Viewber Limited for such identification to be carried out does not incur any liability to the Viewber/Viewber Ltd for the correct identification or confirmation of the presence, or lack of presence, of Japanese Knotweed.

Video & Opinion Report

The importance of completing these reports correctly cannot be underestimated, the client will be wanting you to be their eyes and ears in the absence of them being able to view. There are a few things you can do to improve the quality of the report and these are mentioned below:

Ensure you read and complete all sections of the report clearly and concisely. Check all notes and understand what is required and when the deadline is.

Videos

Please take care when taking videos, do not rush, take your time, do not talk over as we cannot edit out noise, try to keep the phone steady.

Uploading

Please complete the report and upload photos & videos when prompted to do so

Section 1: Visit Details

Property Address

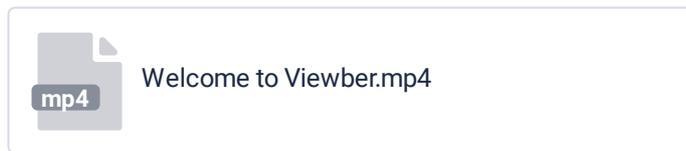
Example, Example
Example, Example, Example

Visit Date & Time

Friday, March 6, 2020 14:00

Section 2: Location & Surrounding Area

2.0 Video showing the Surrounding Area/Properties (no commentary provided)



Star Rating Guidelines

1 = Very Poor, 2 = Poor, 3 = Acceptable, 4 = Good, 5 = Excellent

2.1 In your opinion, how would you rate the desirability/location of the property ?



2.3 In your opinion, would the area/neighbouring properties deter you from purchasing or renting the property?

Yes

2.3.1 If Yes, please provide full details

The area is fine but the next door neighbours front garden is very overgrown with dumped rubbish

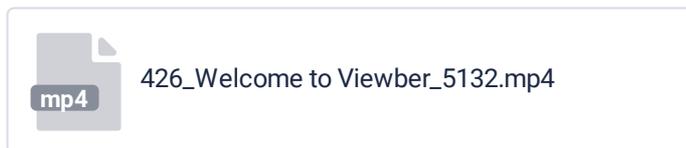
2.3.2 Supporting photograph(s) (if applicable)



435_324_Placeholder_7844_2981.png

Section 3: Ground/Lower Floors

3.0 Video of the Ground/Lower Floors (no commentary provided)



3.1 Rooms located on the Ground Floor

Kitchen/Kitchen Area	Yes
Utility Room/Utility Area	Yes
Lounge/Lounge Area	Yes
Dining Room/Dining Area	Yes
Study/Study Area	Yes
Conservatory	No
Cloakroom/W.C.	Yes
Hallway	Yes
Bedroom 1	No
Bedroom 2	No
Bedroom 3	No
Bedroom 4	No

Bedroom 5	No
Bedroom 6	No
Main Bathroom	No
Other Bathrooms	No
En-Suite(s)	No
Basement/Cellar	No
Other Rooms	No

Star Rating Guidelines

1 = **Very Poor**, 2 = **Poor**, 3 = **Acceptable**, 4 = **Good**, 5 = **Excellent**

3.2 How would you rate the overall cleanliness of the ground/lower floor(s) of the property?



3.2.1 If less than 3 stars, please provide details

The cleanliness of the property is extremely poor - a deep clean is required

3.2.2 Supporting photograph (s)



[324_Placeholder_7844.png](#)

3.3 How would you rate the overall decorative condition of the ground/lower floors of the property?



3.4 How would you rate the overall condition of the carpets/floor coverings within the ground/lower floor(s) of the property?



3.4.1 If less than 3 stars, please provide details

All carpets and hard wood flooring requires replacement

3.4.2 Supporting photograph (s)



407_324_Placeholder_7844_8246.png

3.5 In your opinion, do any of the rooms/areas within the ground/lower floor(s) deter you from purchasing or renting the property? For example, the smell or potential signs of damp

No

Section 4: Upper Floor(s)

4.0 Video of the Upper Floor(s) (no commentary provided)



403_Welcome to Viewber_5022.mp4

4.1 Rooms located on the Upper Floor(s)

Kitchen/Kitchen Area	No
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Utility Room/Utility Area	No
Lounge/Lounge Area	No
Dining Room/Dining Area	No
Study/Study Area	No
Cloakroom/W.C.	No
Landing	No
Bedroom 1	Yes
Bedroom 2	Yes
Bedroom 3	Yes
Bedroom 4	Yes
Bedroom 5	No
Bedroom 6	No
Main Bathroom	Yes
Other Bathrooms	No
En-Suite(s)	Yes
Other Rooms	No
Loft Hatch	Yes

Star Rating Guidelines

1 = Very Poor, 2 = Poor, 3 = Acceptable, 4 = Good, 5 = Excellent

4.2 How would you rate the overall cleanliness of the upper floor(s) of the property?



4.2.1 If less than 3 stars, please provide details

The cleanliness of the property is extremely poor - a deep clean is required

4.2.2 Supporting photograph (s)



[413_324_Placeholder_7844_4512.png](#)

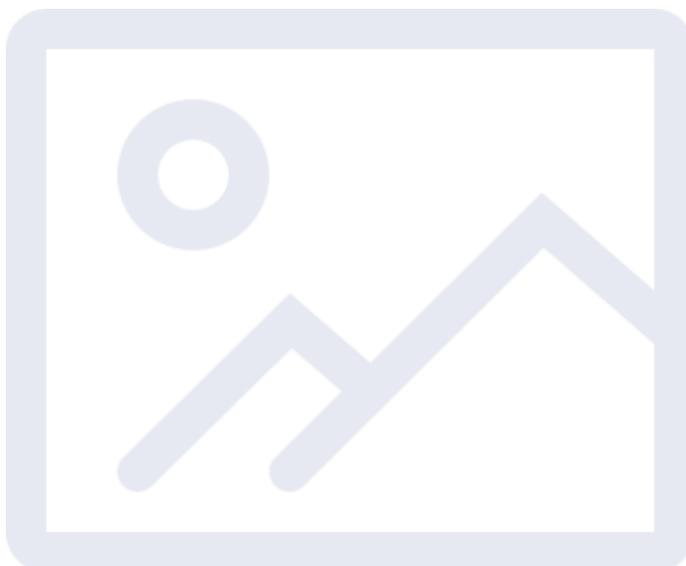
4.3 How would you rate the overall decorative condition of the upper floor(s) of the property?



4.3.1 If less than 3 stars, please provide details

Bedroom one requires decorating - all other rooms and areas are in an acceptable condition

4.3.2 Supporting photograph (s)



[416_324_Placeholder_7844_5400.png](#)

4.4.1 If less than 3 stars, please provide details

All carpets and hard wood flooring requires replacement

4.4.2 Supporting photograph (s)



[419_324_Placeholder_7844_4625.png](#)

4.4 How would you rate the overall condition of the carpets/floor coverings within the upper floor(s) of the property?



4.5 In your opinion, do any of the rooms/areas within the upper floor(s) deter you from purchasing or renting the property? For example, the smell or potential signs of damp

Yes

4.5.1 If Yes, please provide full details

Bedroom one smells of damp and has watermarks on the wall and ceiling

4.5.2 Supporting photograph (if applicable)



[422_324_Placeholder_7844_3730.png](#)

Section 5: Garden Areas & Parking

5.0 Does the property have a garden, or access to a communal garden?

Yes

5.0.1 Photograph(s) of the garden areas



5.1 Does the property have access to allocated parking, a garage, a driveway?

Yes

5.1.1 Photograph(s) of the allocated parking/garage/driveway



5.2 Without knowledge of any planning restrictions or controls, in your opinion could there be scope to extend the property?

Yes

5.2.1 If Yes, please provide details

The garden is large and other properties in the road have had extensions.

5.3 In your opinion, would the parking areas/garden areas (or lack of) deter you from purchasing or renting the property?

No