

Property Information Report

Advanced

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.

**Please confirm the VV Appointment
Number**

VV123456

Section 1: Visit Details

Property Address	Example, Example Example, Example, Example
Visit Date & Time	Friday, March 13, 2020 09:00
Weather Conditions	Overcast
Property Type	Detached House
Property Asking Price	£350,000

Section 2: Overview Photographs

2.1 Photograph of the outside of the front of the building from the street

1 x Photograph - Outside Front from Street



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2.2 Photograph of any parking area attributable to the property (if applicable):

1 x Photograph - Parking Area



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2.3 Two videos of the interior and exterior of the property:

1 x Video - Property exterior and garden areas



Welcome to Viewber.mp4

How many floors/levels are there in the property?

2

1 x Video - Property interior - Floor 1



166_Welcome to Viewber_1071.mp4

1 x Video - Property interior - Floor 2



392_Welcome to Viewber_7226.mp4

Section 3: Surrounding Area

3.1 At the time of the visit did the street near the property contain litter and/or dumped rubbish?

No

3.2 On arrival and throughout the visit was the neighbourhood surrounding the property quiet?

No

Details - Neighbourhood Noise

Property is on a main road so there is constant traffic noise

3.3 At the time of the visit were there any signs of vandalism/arson to the property or neighbouring properties?

No

3.4 Are the neighbouring properties well-kept ?

Yes

Section 4: Property Configuration

The quantity of rooms/spaces within the property are listed listed below.

	Quantity
Floors	2
Lounge / Dining Room	1
Utility & Laundry Rooms	1
Separate WCs	1
Inaccessible Cellars	0
Outbuildings	0
Study Rooms	1
Kitchens	1
Full Bathrooms / En-suites	2
Bedrooms	4
Inaccessible Loft Rooms	0

	Quantity
Other Rooms	0

Entry will not be attempted to inaccessible rooms

Section 5: Parking

5.1 The property has a driveway

Yes

5.2 The property has a garage

Yes

5.3 The property has off street allocated private parking

No

5.4 The property has off street parking (communal - no allocated spaces)

No

5.5 The Agent was unable to confirm the whether any parking was attributed to the property

Yes

5.6 Please provide further information regarding available parking and the condition of the private parking areas

Driveway for two cars in front of the double garage. Driveway in good condition - some weeds between the brickwork

5.7 There does not appear to be any parking restrictions

Yes

5.8 There appears to be a restriction on commercial vehicle parking

Yes

5.9 The street appears to be permit holder parking only

No

5.10 The street has yellow or red lines

No

5.11 At the time of the visit were there street parking spaces available nearby and available?

Yes

Section 6: Garden Areas

6.1 Is there a private garden attributable solely to the property?

Yes

Details - Private Garden

Large private garden - with flower beds, bushes, lawn and patio.

Photograph - Private Garden



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6.2 Is there a communal garden area linked to the property?

No

6.3 At the time of the visit were any parts of the garden areas overgrown?

Yes

Details - Garden Overgrown

The lawn requires cutting

6.4 At the time of the visit were any fence panels, garden walls, gates or outbuildings in disrepair?

No

6.5 Are there any large/tall trees in close proximity to the property?

Yes

Details - Large Trees

Two very large trees next to the property

Section 7: Property Exterior

7.1 Are there signs of loose or missing roof tiles?

No

7.2 Are there any visible significant cracks to the walls or any signs that the any wall is bowing?

No

7.3 Are there any signs of cracked or broken windows/window frames?

No

7.4 Are there any signs of cracked, damaged, unstable or blocked gutters or downpipes?

No

7.5 Does the flashing (the lead trim on the roof) look secure and in good condition?

Yes

7.6 Does the front door deadlock have a BS3621 stamp (on the inside of the door latch)?

Yes

7.7 Do the fascias (the wooden section under the roof) look secure and in good condition?

Yes

7.8 Does the wiring outside the property look secure?

Yes

Section 8: Property Interior

8.1 Would you consider the rooms within the property to be big enough for usual needs?

Yes

8.2 Did all of the doors to the rooms open and close easily when you tried them?

No

Details - Door Issues

All doors fine apart from the lounge door which has a broken handle

8.3 Please ask the Agent to turn all on light switches. Do all lights work?

Yes

8.4 Do all of the switches and sockets look as if they are securely fitted to the wall?

Yes

8.5 Is the property free of odour (e.g. damp, cigarette, food, pet or air freshener)?

Yes

8.6 Please ask the Agent to open and close all windows. Did all of the windows appear to open with ease?

Yes

8.7 Are the insides of the window frames (including sealant) and windows free from condensation, mould and cracks?

Yes

8.8 Are there any visible, significant cracks or marks on the walls and ceilings?

No

8.9 Do the fixtures and fittings look as if they are securely fitted to the wall?

Yes

8.10 In your opinion, are the kitchen units relatively modern and free from significant/noticeable wear and tear?

Yes

8.11 Please state whether the following appliances are freestanding or integrated

	Currently in the Property?	Freestanding or Integrated	Included in Sale/Let?
Washing Machine	Yes	Freestanding	Not Included
Tumble Dryer	Yes	Freestanding	Not Included
Dishwasher	Yes	Integrated	Included
Fridge	Yes	Integrated	Included
Freezer	Yes	Integrated	Included
Cooker	Yes	Integrated	Included
Microwave	No	None	Not Included

8.12 How would you describe the condition of the following?

Kitchen Taps	Good
Utility Taps	Good

Kitchen Sink	Good
Utility Sink	Good

8.13 When you tried them, did all of the kitchen drawers and cupboards open and close easily?

Yes

8.14 Please ask the Agent to turn on the bathroom/en-suite/cloakroom taps. When the Agent did so, did the taps appear to be functioning properly and did the Agent confirm each hot tap function as expected?

Yes

8.15 In your opinion, are the bathroom suites relatively modern and free from wear and tear?

Yes

8.16 Please ask the Agent to flush all toilets. When the Agent did so, did the toilets appear to be functioning properly?

Yes

8.17 How would you describe the condition of the following?

Bathroom Taps	Good
En-suite Taps	Good
Cloakroom Taps	Good
Bathroom Sink	Good
En-Suite Sink	Good
Cloakroom Sink	Good

8.18 In your opinion, are the carpets/floor coverings within the property in good condition and free from wear and tear?

Yes

8.19 In your opinion, are there enough built in wardrobes (or space for free standing wardrobes) within each bedroom?

Yes

8.20 Are heating appliances visible within the property?

Yes

Details - Visible Heating Appliances

Gas radiators throughout the property

8.21 Does it look to you as if the heating appliances are free from rust?

Yes

Section 9: Boilers & Meters

9.1 Where is the boiler located? Kitchen cupboard next to patio doors

Photograph - Boiler Location



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9.2 Where is the hot water tank located? Cupboard on the landing

9.3 Where is the gas meter located? Outside by the garage

Photographs - Gas Meter Location



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9.4 Where is the water meter located? Front garden under kitchen window

Photograph - Water Meter Location



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9.5 Where is the electric meter located? Outside by the garage

Photograph - Electric Meter Location



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