

## Property Inspection Summary

Attach Photo here

Prepared by \_\_\_\_\_

Inspection date \_\_\_\_\_

<p><b>Property Location:</b></p> <p>Date: _____</p> <p>Property Address _____</p> <p>_____</p> <p>_____</p> <p>Please circle as appropriate:</p> <p>Attached/Semi-detached/Detached</p> <p>Other _____</p> <p>Asking price _____</p>	<p><b>Owner Details:</b></p> <p>Owner's Name _____</p> <p>Home Phone _____</p> <p>Work Phone _____</p> <p>Mobile Phone _____</p> <p>Address: _____</p> <p>_____</p> <p>_____</p>
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<b>Seller Details:</b>			
Property advertised for sale	Yes/No	if Yes sale by	Agenyt/owner
Agency name & contact details: _____			
_____			
_____			

<b>Property Description</b>			
Bed/Bath _____	Circle: Freehold/Leasehold	Registered Title: Yes/No	
Comparison to other houses: Better/worse/same		Circle: Garage/Front drive/Rear Drive	
Circle nearest transport:	Train Bus Tube Other _____		
Is property vacant:	Yes/No	Circle if not vacant: Owner-occupied/Tenanted	
Near council housing:	Yes/No	General description _____	
On main road?	Yes/No	_____	
Backs onto pathway?	Yes/No	_____	
Easy to re-market?	Yes/No	_____	

## Property Maintenance

Does property need repairs? Yes/No	Describe repairs/costs:_____
Front/Exterior Yes/No	_____
Roof repairs? Yes/No	_____
Guttering? Yes/No	_____
Need roof repairs? Yes/No	_____
Fence repairs/replacement Yes/No	_____
Kitchen/bathroom repairs? Yes/No	_____
Boiler Age _____ Condition _____	Wiring Age _____ Condition _____

Warning Signs	Legend: √ Not Visible: x Minor: xx Serious
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Cracking brickwork or pathways	Freshly painted individual spots
Blocked or overflowing gutters/drainpipes	New carpets/floorings in odd spots
Insulation of ceiling, tanks and pipes	Paintings/mirrors hiding anything
Wet rot around skirting board, sing, bath, wc	Signs of radiator leaks
Windows not opening/closing	Extension permits available
Leaking taps or running toilet	Moss or other build up on roof

To Filled out later

Reason for sale? \_\_\_\_\_

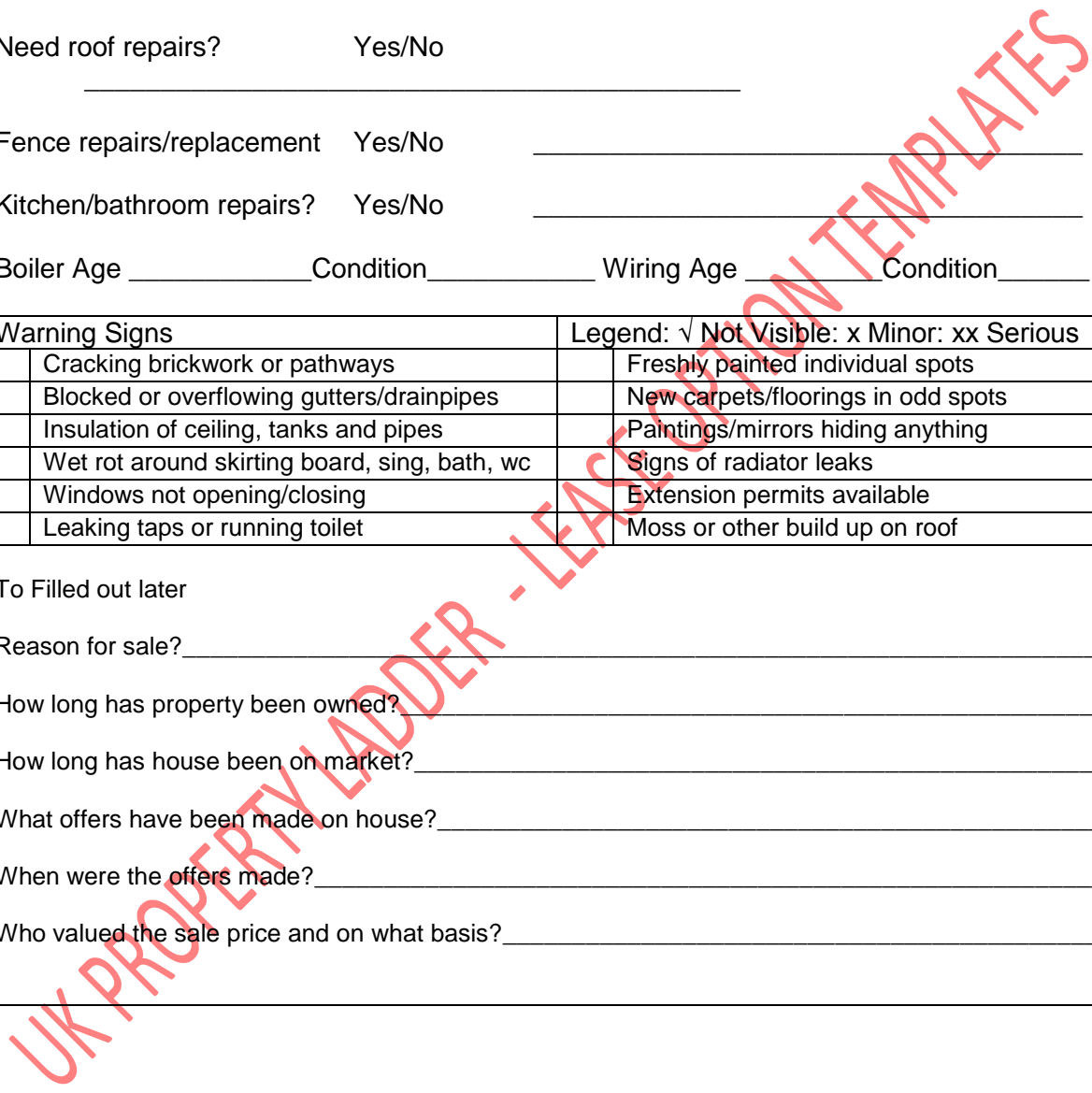
How long has property been owned? \_\_\_\_\_

How long has house been on market? \_\_\_\_\_

What offers have been made on house? \_\_\_\_\_

When were the offers made? \_\_\_\_\_

Who valued the sale price and on what basis? \_\_\_\_\_



General assessment of the property

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Offers:

1<sup>st</sup> offer \_\_\_\_\_ Date: \_\_\_\_\_

1<sup>st</sup> counter offer \_\_\_\_\_ Date: \_\_\_\_\_

2<sup>nd</sup> offer \_\_\_\_\_ Date: \_\_\_\_\_

2<sup>nd</sup> counter offer \_\_\_\_\_ Date: \_\_\_\_\_

3<sup>rd</sup> offer \_\_\_\_\_ Date: \_\_\_\_\_

3<sup>rd</sup> counter offer \_\_\_\_\_ Date: \_\_\_\_\_

UK PROPERTY LADDER - LEASE OPTION TEMPLATES