

Voids Report



Issued by
Your Company Name

Your Address
Your Town
County, Post Code
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2 Hamble Way, Macclesfield, SK10 3FR



Voids Report

Overall Rating: **3 Star**

Building Address

2 Hamble Way
Macclesfield
SK10 3FR

Client

Housing Association

Survey Date

4th October 2017

INTRODUCTION

This report provides a record of the internal and external condition of the building at: **2 Hamble Way, Macclesfield, SK10 3FR**. It was surveyed by **Surveyor 3** of **Your Company Name** on the **4th October 2017**.

- The purpose of the survey is to establish the condition of the building.
- This report is based upon the condition that prevailed at the time of the survey taking due consideration of the constraints that were imposed on the survey. The survey process was limited to a non-intrusive, visual appraisal of the elements under review that were readily accessible at the time.
- Tests were not carried out to validate performance of function. We have not inspected flues, ducts, voids or any other similar enclosed areas the access to which would have necessitated the use of special tools or which would cause damage to fixtures and fittings and we are unable to report that such areas remain free from defects.

PS Sample

OVERVIEW

Building Type House


Building Construction Traditional

Surveyor Surveyor 3


Survey Date 4th October 2017

PS Sample


BATHROOM

Element	Description	Condition	Cost	Priority	Photo
Toilets	Fix only WC seat Tenant Damage	Fair	£25 Rechargeable	Desirable	(Photo 1) 





BEDROOM 1

Element	Description	Condition	Cost	Priority	Photo
Ceilings	Remove polystyrene tiles and make good Age	Fair	£184 No	Desirable	(Photo 2) 

DINNING ROOM




Element	Description	Condition	Cost	Priority	Photo
Windows	Board up open/broken window Tenant Damage	Fair	£24 Rechargeable	Urgent	(Photo 3) 

EXTERNAL




Element	Description	Condition	Cost	Priority	Photo
Drains	Clear blockage to drains Wear and Tear	Poor	£37 No	Desirable	(Photo 4) 
External Decoration	Repaint fence Wear and Tear	Poor	£200 No	Essential	(Photo 5) 
Clearance	Clear garden rubbish debris Tenant Damage	Fair	£80 Rechargeable	Urgent	(Photo 6) 
Chimney Stacks	Provide liner Statutory Requirement	Fair	£1,015 No	Essential	(Photo 7) 

HALL/STAIRS


Element	Description	Condition	Cost	Priority	Photo
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Element	Description	Condition	Cost	Priority	Photo
Smoke Detectors	Refix smoke detector <i>Statutory Requirement</i>	Fair	£105 <i>No</i>	Essential	(Photo 8) 
Internal DIY	Remove DIY and associated wiring <i>Tenant Damage</i>	Poor	£150 <i>Rechargeable</i>	Essential	(Photo 9) 
Decorating	Decorate property complete <i>Wear and Tear</i>	Fair	£2,500 <i>No</i>	Essential	(Photo 10) 

INTERNAL

Element	Description	Condition	Cost	Priority	Photo
Carbon Monoxide Alarms	Replace alarm <i>Statutory Requirement</i>	Poor	£105 <i>No</i>	Urgent	(Photo 11) 
Cold Water Storage	Replace insulation jacket <i>Wear and Tear</i>	Fair	£35 <i>No</i>	Long Term	(Photo 12) 
Wiring	Recommend load test	Good			(Photo 13) 
Door Entry System	No works needed				(Photo 14) 

LOBBY

Element	Description	Condition	Cost	Priority	Photo
Smoke Detectors	Refix smoke detector <i>Statutory Requirement</i>	Poor	£35 <i>No</i>	Urgent	(Photo 15) 

GENERAL PHOTOS

Refix smoke detector		No photo taken	
(Photo 15)  No defects	No photo taken	No photo taken	

PS Sample

APPENDIX - PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)



[Photo 5](#)



[Photo 6](#)



[Photo 7](#)



[Photo 8](#)



[Photo 9](#)



[Photo 10](#)



[Photo 11](#)

[Photo 12](#)

APPENDIX - PHOTOGRAPHS



[Photo 13](#)



[Photo 14](#)



[Photo 15](#)



[Photo 16](#)

