



Guinness Property - Empty Homes - Handover Form

24 Avondown House, Langdon Road, Bath, BA2 1ND

Incomplete

Score	2 / 9 (22.22%)	Flagged items	0	Actions	0
-------	----------------	---------------	---	---------	---

Address

24 Avondown House, Langdon Road, Bath, BA2 1ND

Works Order Number	5528257/1
--------------------	-----------

Conducted on	18.09.2023 11:01 BST
--------------	----------------------

Inspected By	Steve Yeomans
--------------	---------------

First Inspection Overall Rating	Fair
---------------------------------	------

OFFICE USE ONLY

0 / 7 (0%)

DOCS SENT ☐

SOR VALUE MATCH ☐

VP DATES ☐

GRN PO'S ☐

ASSIGN SOR'S ☐

UPDATE WB ☐

PLANCAP DOCS ☐

NOTES

Access via manager. Property in reasonable condition throughout.
Clear cooker and fridge freezer, any other items left by previous tenant.

Access Details Whilst Property Void

Via scheme manager.

COMPONENTS

DECORATIONS



Reasonable throughout.

1 BED FLAT

Lounge.
Fill holes in walls etc.
Replace red pull cord.
Clean carpet.
Replace pendant, dispose of lightshade.

Bedroom.
Replace pendant, dispose of lightshade.
Replace red pull cord.
Clean carpet.
Remove louvre door from wall.
Fill all holes etc.

Hallway.
Clear store cupboard.
Clean carpet.

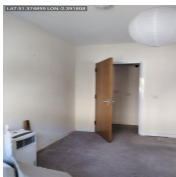


Photo 1

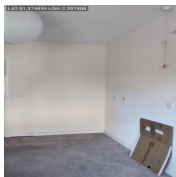


Photo 2



Photo 3



Photo 4



Photo 5

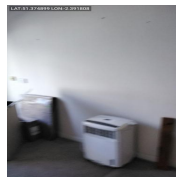


Photo 6



Photo 7



Photo 8



Photo 9

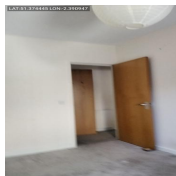


Photo 10



Photo 11

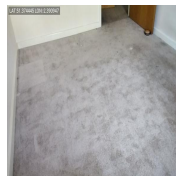


Photo 12

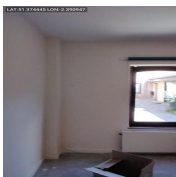


Photo 13



Photo 14



Photo 15

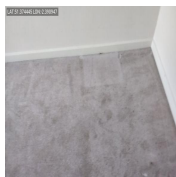


Photo 16



Photo 17

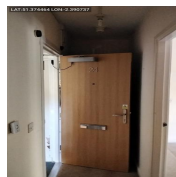


Photo 18

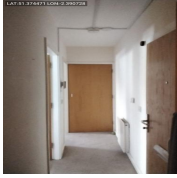


Photo 19

KITCHEN



Clean/service extractor.
Replacesink plug/chain.
Renew diffuser.
Replace red pull cord.
Service/clean smoke detectors throughout.
Service/clean CO2 detectors throughout.



Photo 20



Photo 21



Photo 22

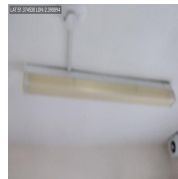


Photo 23



Photo 24

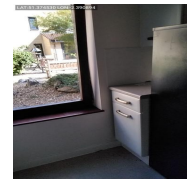


Photo 25



Photo 26

BATHROOM



Clean/service extractor.
Replace red and white pull cords.
Replace basin plug/chain.
Replace toilet seat/cover.
Replace shower curtain.
Replace shower head and hose.
Clear items left.
Reseal inspection cover under basin, white silicone.
RegROUT inspection covers in shower.



Photo 27

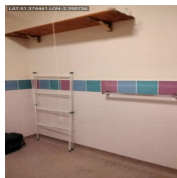


Photo 28

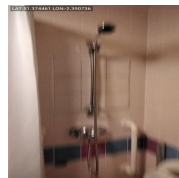


Photo 29

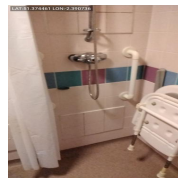


Photo 30

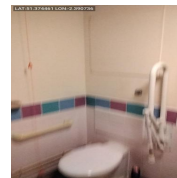


Photo 31

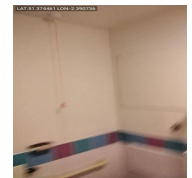


Photo 32

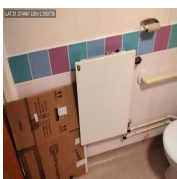


Photo 33

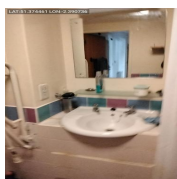


Photo 34

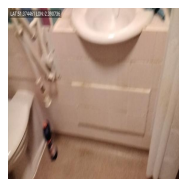


Photo 35

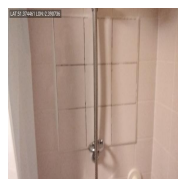


Photo 36

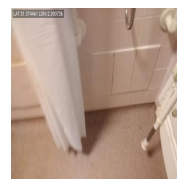


Photo 37

FRONT DOOR



Electronically operated composite door, all operational.

REAR DOOR

☐

No rear door.

ALL WINDOWS

☐

Timber, all serviceable.

QUANTUM HEATER UPGRADE

☐

Damp & Mould in the property?

No

Electric Info

Location of Consumer Unit

In hallway storage room.

Add Clear Photo



Photo 38



Photo 39

Electric Certificate Number

Isolation Switch Fitted

Yes

Info;

Type of Meter

Quarterly

Add Clear Photo



Photo 40

Is it an Economy 7 Meter?

No

Is the power on at Pre Inspection?

Yes

Before Value (£)

None shown.

After Value (£)

Serial Number

D0110 D13D14378

Property Of

Western Power Distribution.

Before Readings

11782 kwh

After Readings

Gas Info

Gas In Property?

No

Location of Gas Meter

Gas Cert Number

Type of Meter

Add Clear Photo

Serial Number

Reading

Before Value (£)

After Value (£)

British Gas Portal Updated at Stage 1 & 2

Water Info

Location Of Stop Tap

Bathroom.

Water Meter Fitted?

No

Before Reading

After Reading

Serial Number

Loft Info

General condition of loft

No loft.

Loft insulation present

BEFORE PHOTOS

AFTER PHOTOS

Number of Keys Returned

Communal door	0 From 0 to 10
---------------	-------------------

Fob	0 From 0 to 10
-----	-------------------

Front Door	0 From 0 to 10
------------	-------------------

Rear Door(s)	0 From 0 to 10
--------------	-------------------

Window Locks	0 From 0 to 10
--------------	-------------------

Shed/Outbuilding	0 From 0 to 10
------------------	-------------------

Gate Padlock	0 From 0 to 10
--------------	-------------------

Meter Cupboard	0 From 0 to 10
----------------	-------------------

Location Of Returned Access Key

SIGN OFF

RETURNED

**This property has been prepared to The Guinness Partnership
Standard Re-Let charter by Guinness Property.**

It has been left in a clean state.

**Dust covers have been removed from smoke/heat detectors
and are in good, working order.**

OVERVIEW OF ANY DEFERRED WORKS

CUSTOMER'S GAS RECOMMISSION INSTRUCTIONS



WORKS ORDER NUMBER;

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

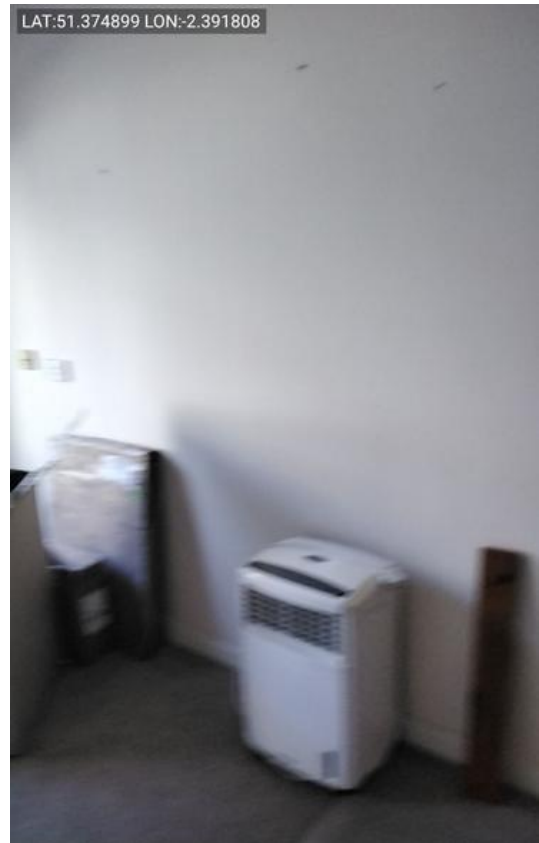


Photo 6



Photo 7



Photo 8

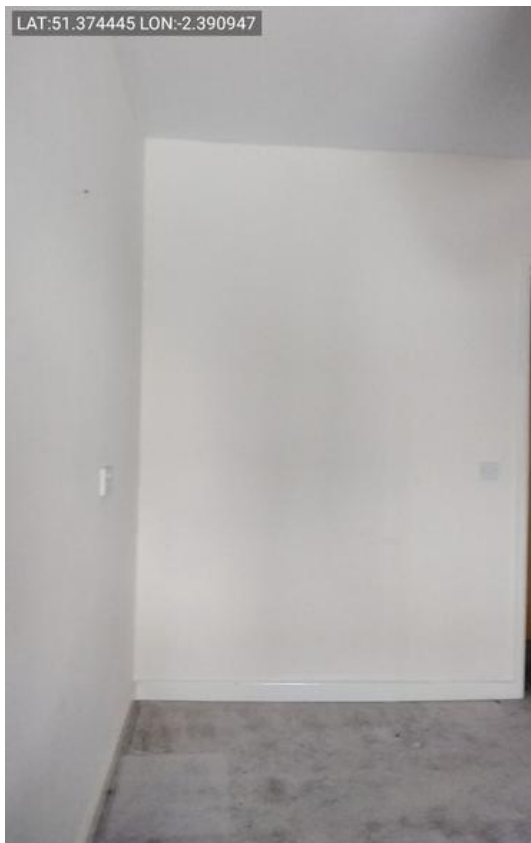


Photo 9

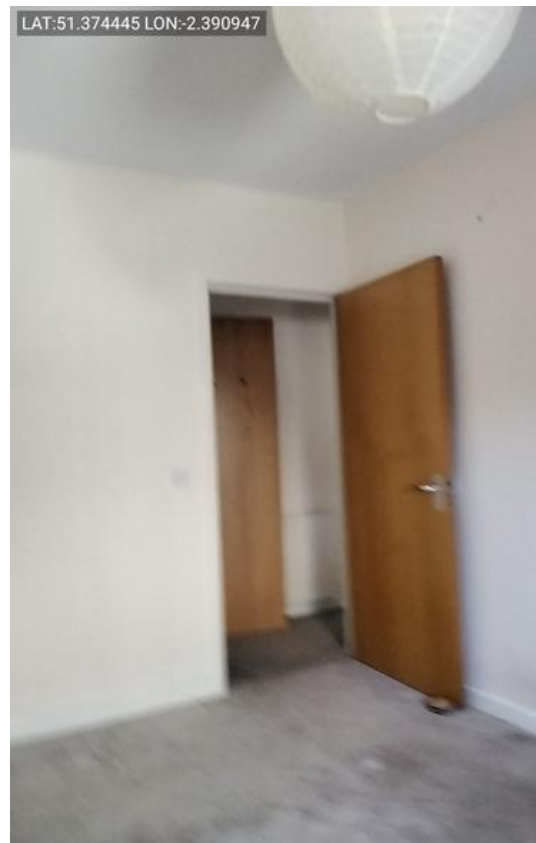


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

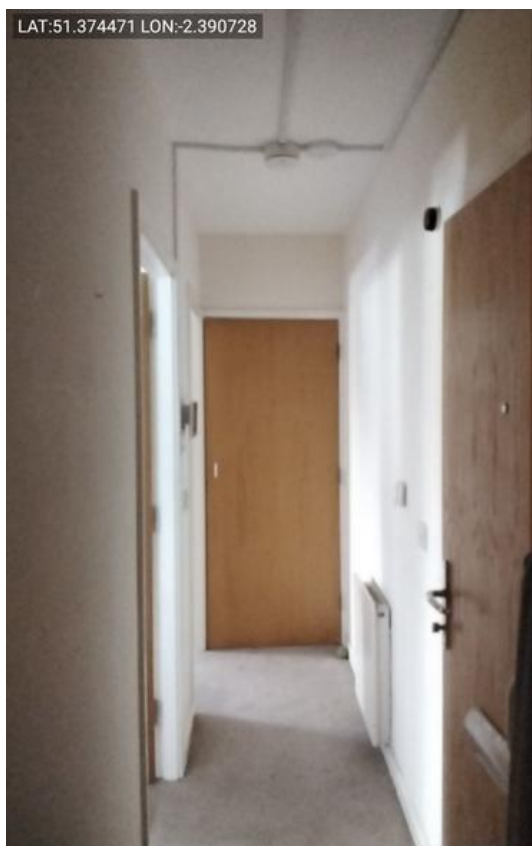


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29

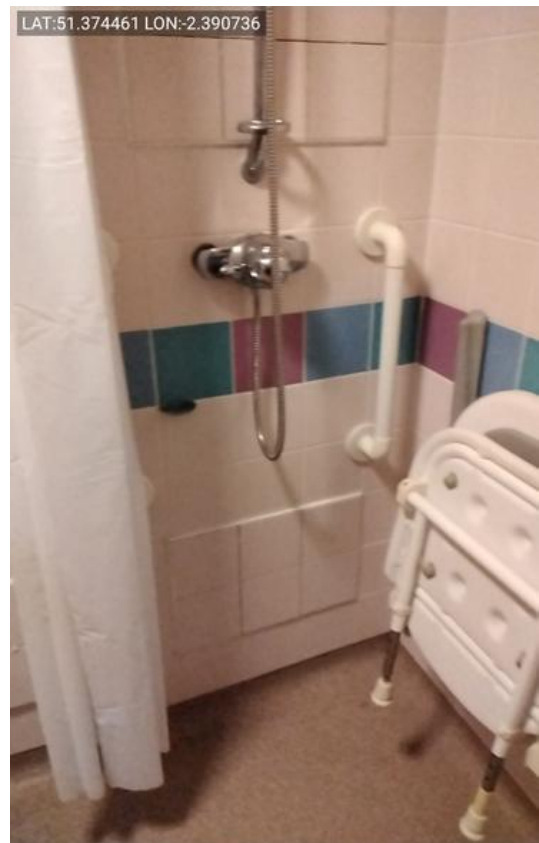


Photo 30

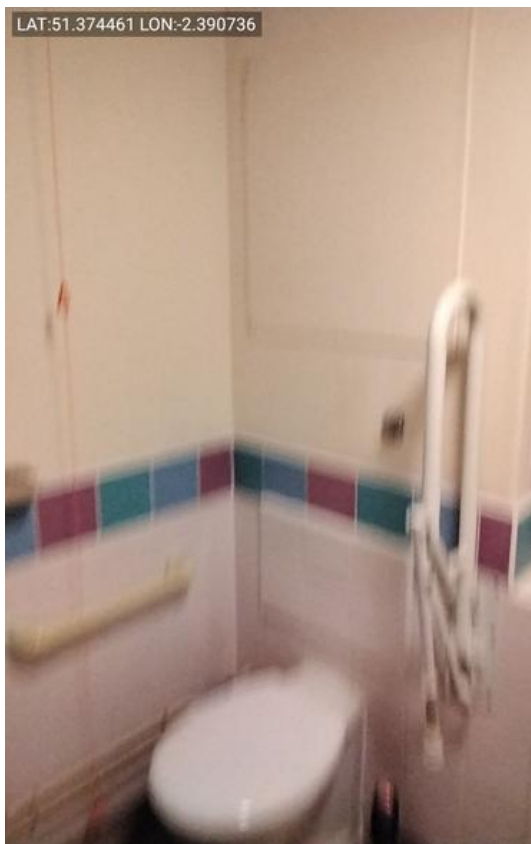


Photo 31

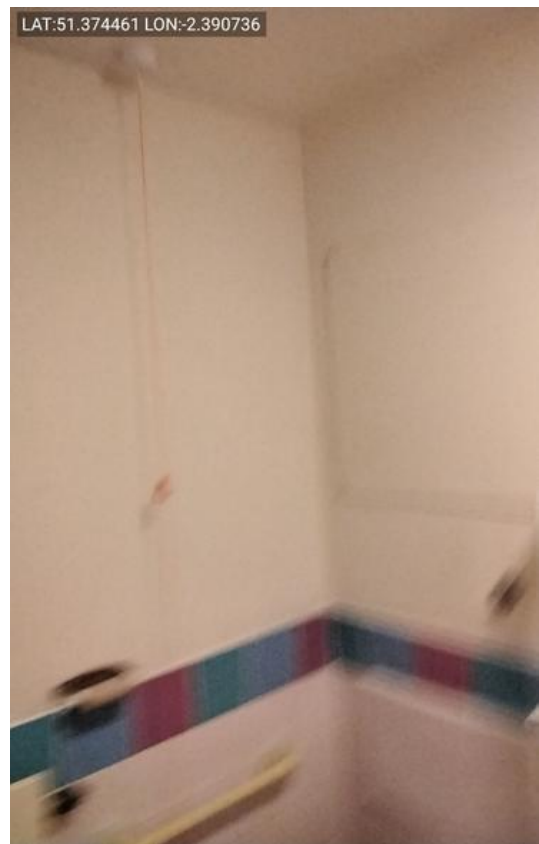


Photo 32



Photo 33

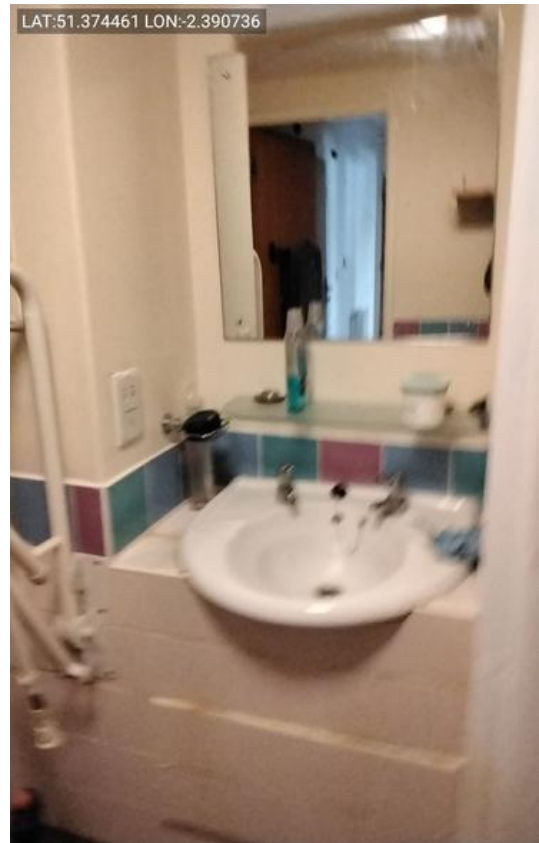


Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40