



## Guinness Property - Empty Homes - Handover Form

12 Kenwood Close, Kingswood, Bristol BS154TE

Incomplete

Score	0 / 8 (0%)	Flagged items	0	Actions	0
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### Address

12 Kenwood Close, Kingswood, Bristol BS154TE

### Works Order Number

### Conducted on

20.09.2023 15:28 UTC

### Inspected By

John Watchman

### First Inspection Overall Rating

Poor

OFFICE USE ONLY

0 / 7 (0%)

DOCS SENT ☐

SOR VALUE MATCH ☐

VP DATES ☐

GRN PO'S ☐

ASSIGN SOR'S ☐

UPDATE WB ☐

PLANCAP DOCS ☐

## Audit

0 / 1 (0%)

## NOTES

### Access Details Whilst Property Void

Key safe at front door 1902

## COMPONENTS

0 / 1 (0%)

### DECORATIONS

☐

### KITCHEN

☐

Flooring to renew



Photo 1



Photo 2

### BATHROOM

☐

Bathroom wash hand basin needs renewing  
Re tile over bath



Photo 3

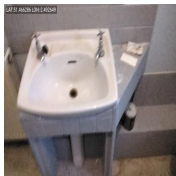


Photo 4

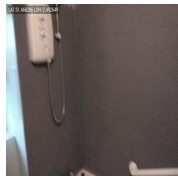


Photo 5

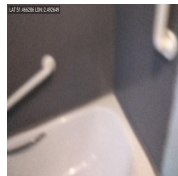


Photo 6

### FRONT DOOR

☐

Photo 7

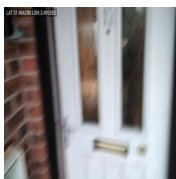


Photo 8

### REAR DOOR

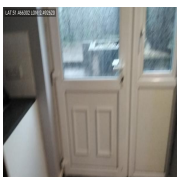
☐

Photo 9

### ALL WINDOWS

☐



Photo 10



Photo 11



Photo 12



Photo 13

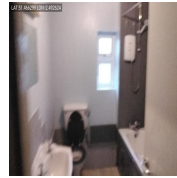


Photo 14

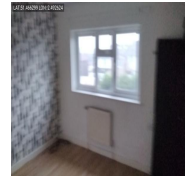


Photo 15

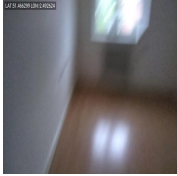


Photo 16

## QUANTUM HEATER UPGRADE



Damp & Mould in the property?

No

## Electric Info

### Location of Consumer Unit

In Hallway by front door

### Add Clear Photo



Photo 17

### Electric Certificate Number

Isolation Switch Fitted

Yes

Info;

Type of Meter

Smart

### Add Clear Photo



Photo 18

Is it an Economy 7 Meter?

Yes

Is the power on at Pre Inspection?

Yes

**Before Value (£)**

**After Value (£)**

**Serial Number**

22MO153378

**Property Of**

Bg

**Before Readings**

06471

Meter in debt Green energy topping up

**After Readings**

**Gas Info**

**Gas In Property?**

Yes

**Location of Gas Meter**

External front

**Gas Cert Number**

**Type of Meter**

Smart

**Add Clear Photo**



Photo 19

**Serial Number**

22062335

**Reading**

00491.585

**Before Value (£)**

9.07 in debt

Green energy are topping up meter

After Value (£)

British Gas Portal Updated at Stage 1 & 2

## Water Info

### Location Of Stop Tap

Under kitchen sink



Photo 20

### Water Meter Fitted?

Yes

### Before Reading

08740.69

### After Reading

### Serial Number

Unable to read

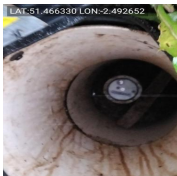


Photo 21

## Loft Info

### General condition of loft

Good

### Loft insulation present

Yes

### Thickness of insulation (recommended 250-270mm)

Inadequate

### Photo of Loft Space

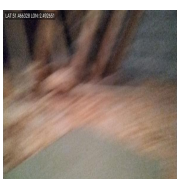


Photo 22



Photo 23

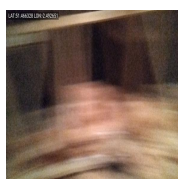


Photo 24

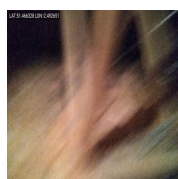


Photo 25

# BEFORE PHOTOS



Photo 26

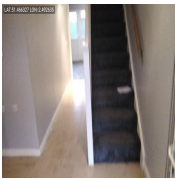


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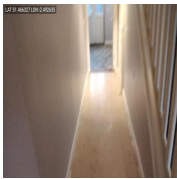


Photo 28



Photo 29

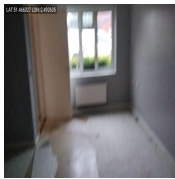


Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

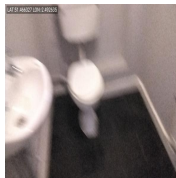


Photo 37

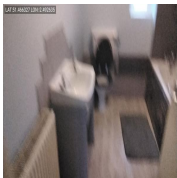


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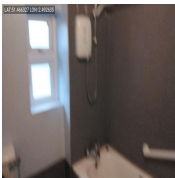


Photo 39

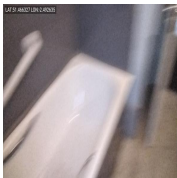


Photo 40

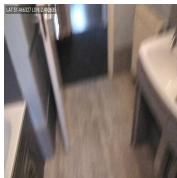


Photo 41



Photo 42

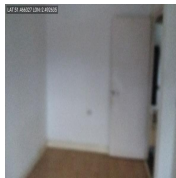


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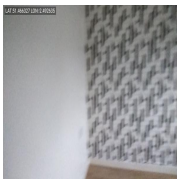


Photo 44

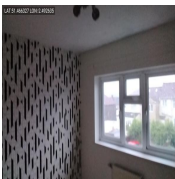


Photo 45



Photo 46

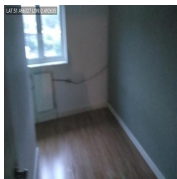


Photo 47

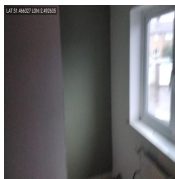


Photo 48

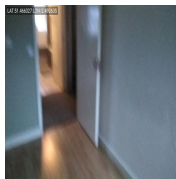


Photo 49

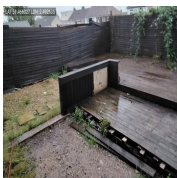


Photo 50

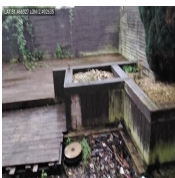


Photo 51



Photo 52



Photo 53

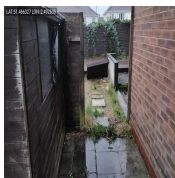


Photo 54



Photo 55

# 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

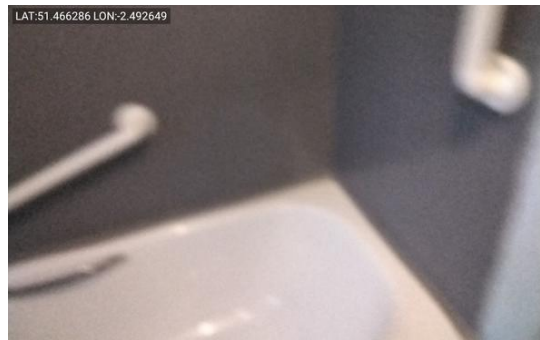


Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

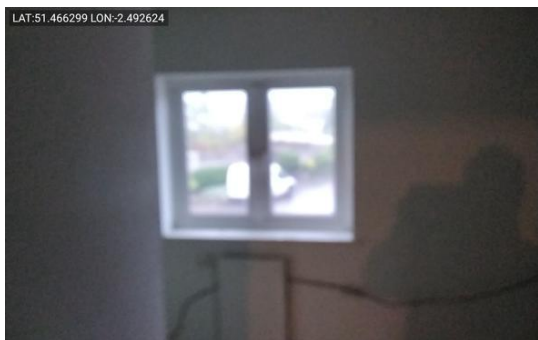


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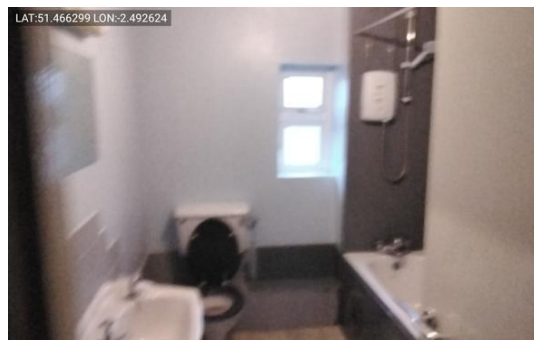


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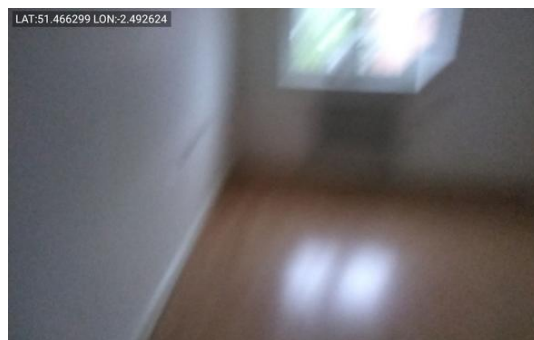


Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

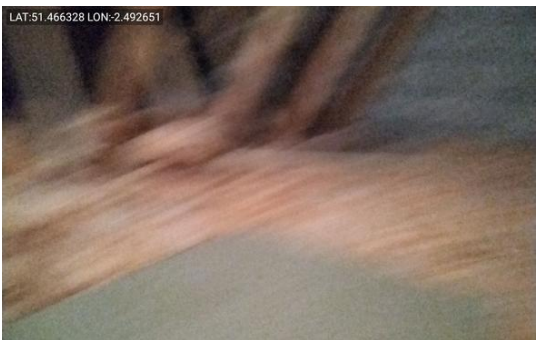


Photo 22





Photo 23



Photo 24



Photo 25



Photo 26

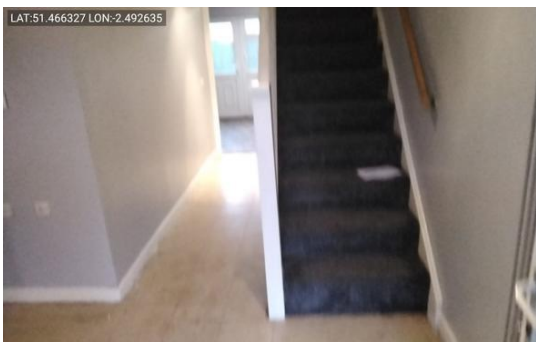


Photo 27

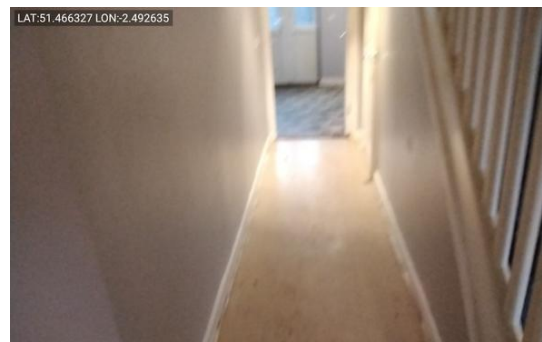


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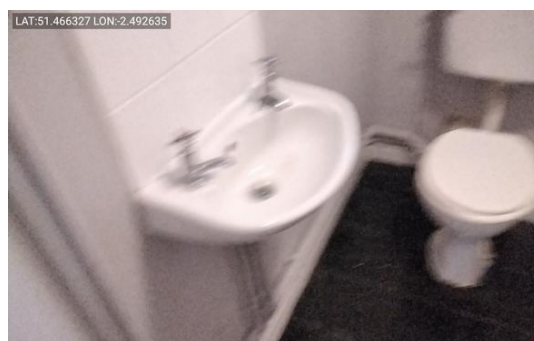


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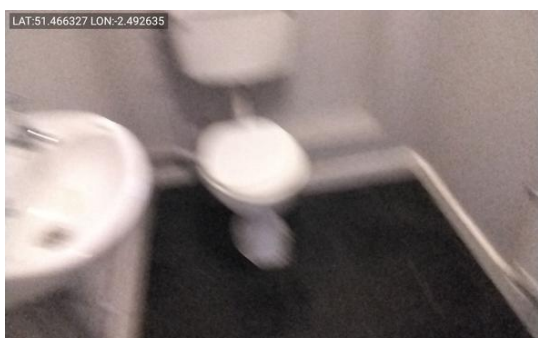


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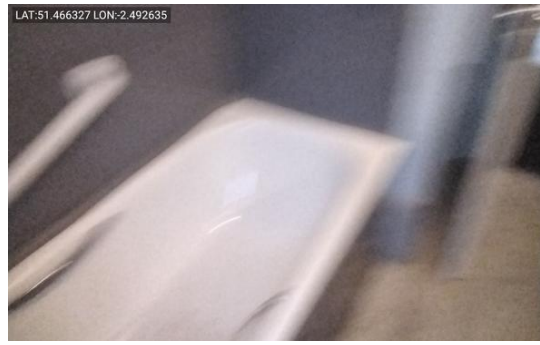


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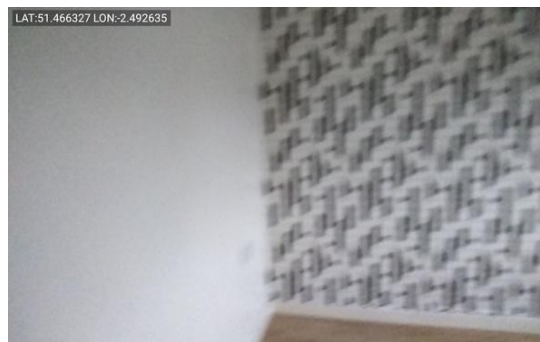


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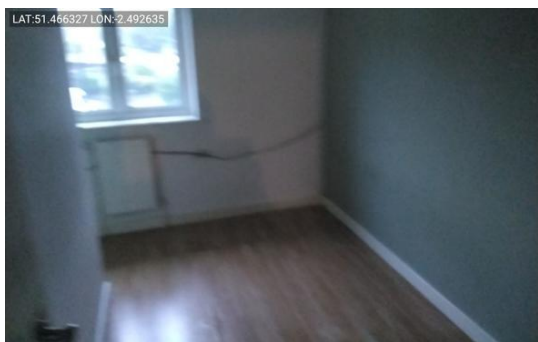


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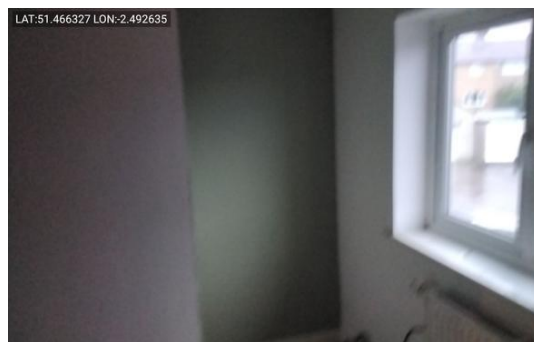


Photo 48

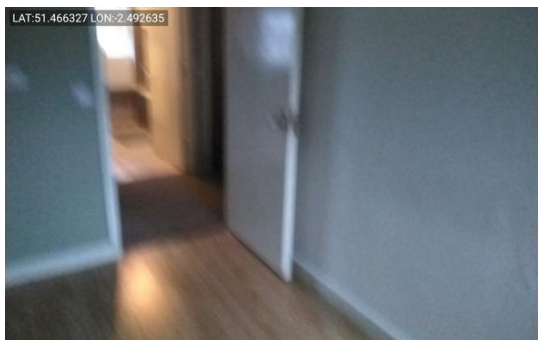


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