



Guinness Property - Empty Homes - Handover Form

71 Ridge Green Close, Bath, BA2 2EG

Incomplete

Score	1 / 9 (11.11%)	Flagged items	0	Actions	0
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Address

71 Ridge Green Close, Bath, BA2 2EG

Works Order Number

5464587/1

Conducted on

20.09.2023 16:47 BST

Inspected By

Gary Radford

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

1 / 2 (50%)

NOTES

Full re dec 3 bed house
Lots of wall paper
Gift shed
Replace back fence and gate

Access Details Whilst Property Void

Keysafe by front door 1902

COMPONENTS

1 / 2 (50%)

DECORATIONS



KITCHEN



BATHROOM



FRONT DOOR



REAR DOOR



ALL WINDOWS



QUANTUM HEATER UPGRADE



Damp & Mould in the property?

No

Electric Info

Location of Consumer Unit

In w/c

Add Clear Photo



Photo 1

Electric Certificate Number

Isolation Switch Fitted

Yes

Info;

Type of Meter

Quarterly

Add Clear Photo



Photo 2

Is it an Economy 7 Meter?

No

Is the power on at Pre Inspection?

Yes

Before Value (£)

After Value (£)

Serial Number

D0110D13D25438



Photo 3

Property Of

EDF

Before Readings

12400



Photo 4

After Readings

Gas Info

Gas In Property?

Yes

Location of Gas Meter

Outside front

Gas Cert Number

Type of Meter

Quarterly

Add Clear Photo



Photo 5

Serial Number

5029619S



Photo 6

Reading

7057

Before Value (£)

After Value (£)

British Gas Portal Updated at Stage 1 & 2

Water Info

Location Of Stop Tap

Under sink

Water Meter Fitted?

No

Before Reading

After Reading

Serial Number

Loft Info

General condition of loft No access

Loft insulation present

BEFORE PHOTOS

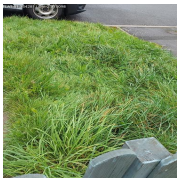


Photo 7



Photo 8



Photo 9

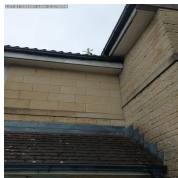


Photo 10

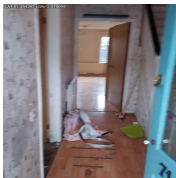


Photo 11



Photo 12

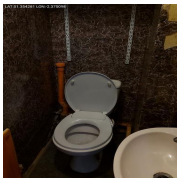


Photo 13



Photo 14

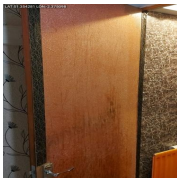


Photo 15



Photo 16

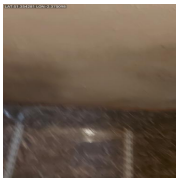


Photo 17



Photo 18



Photo 19



Photo 20

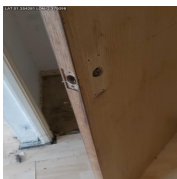


Photo 21



Photo 22

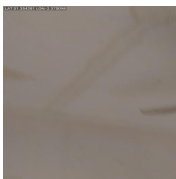


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

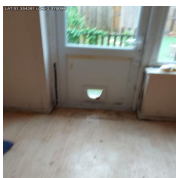


Photo 29



Photo 30



Photo 31



Photo 32

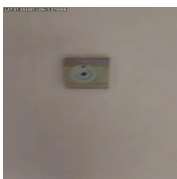


Photo 33

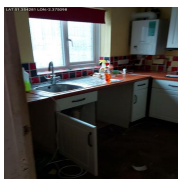


Photo 34

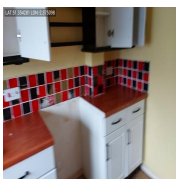


Photo 35



Photo 36



Photo 37

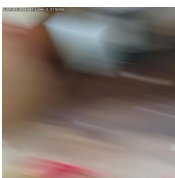


Photo 38



Photo 39

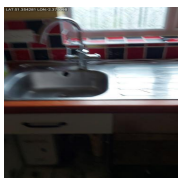


Photo 40



Photo 41

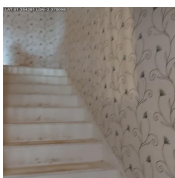


Photo 42



Photo 43



Photo 44

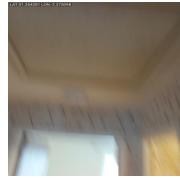


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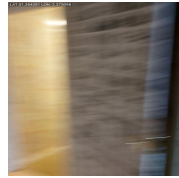


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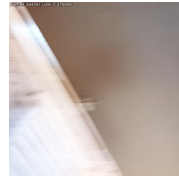


Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

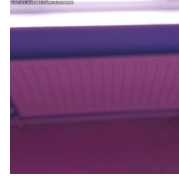


Photo 54



Photo 55

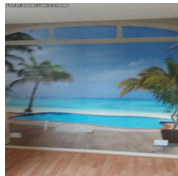


Photo 56



Photo 57



Photo 58

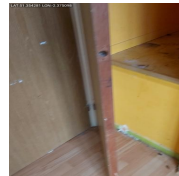


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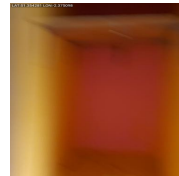


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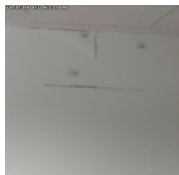


Photo 61

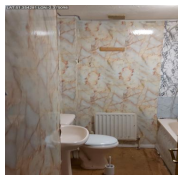


Photo 62



Photo 63

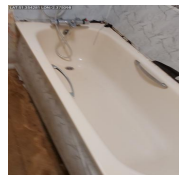


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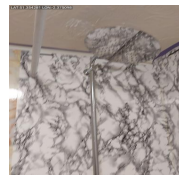


Photo 65

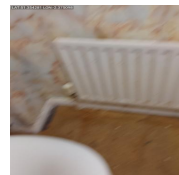


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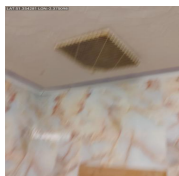


Photo 67



Photo 68

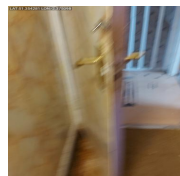


Photo 69

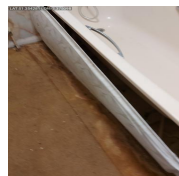


Photo 70

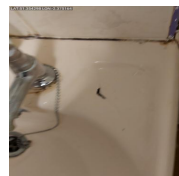


Photo 71

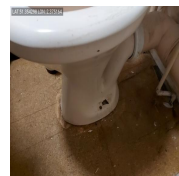


Photo 72

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



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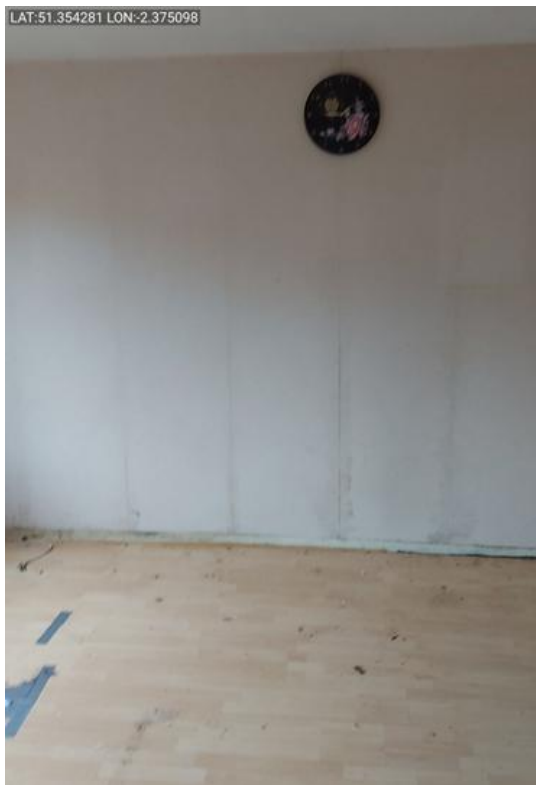


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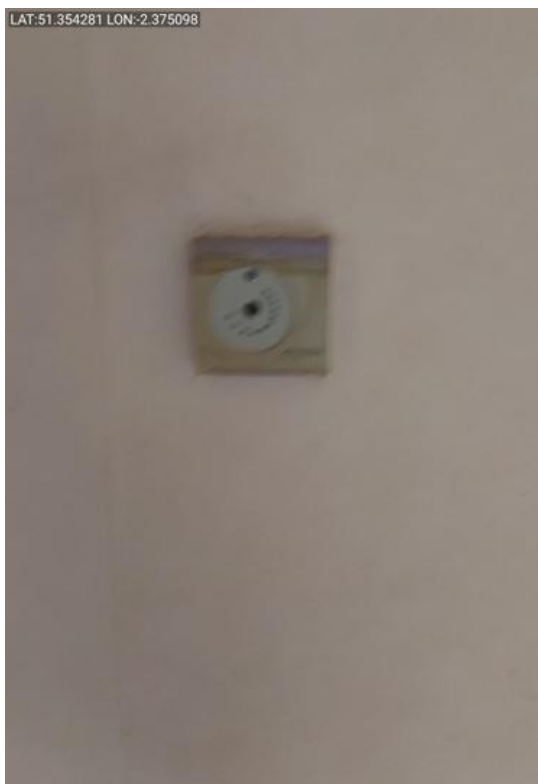


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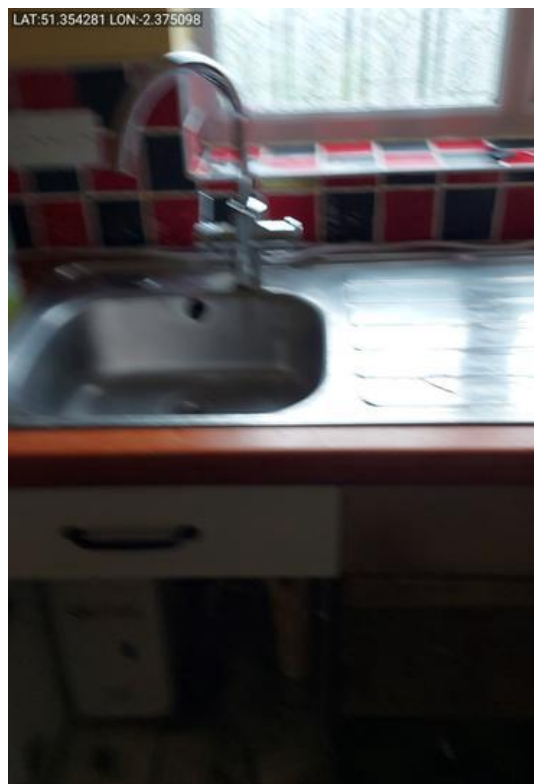


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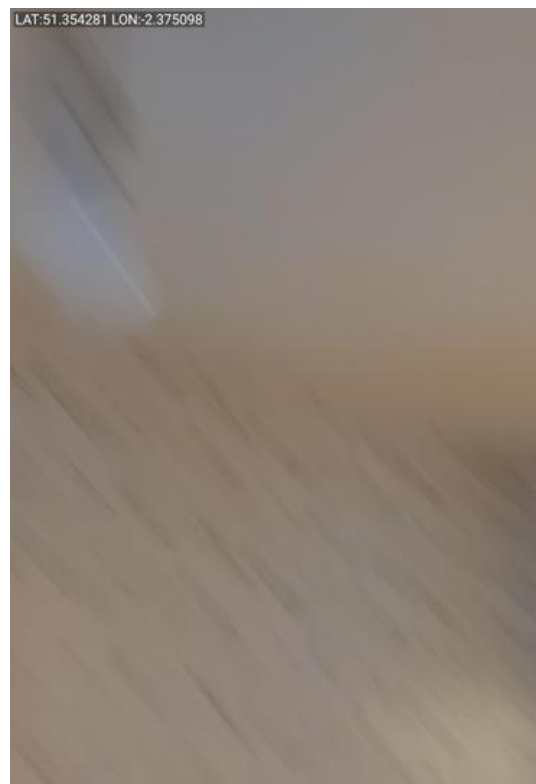


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Photo 50

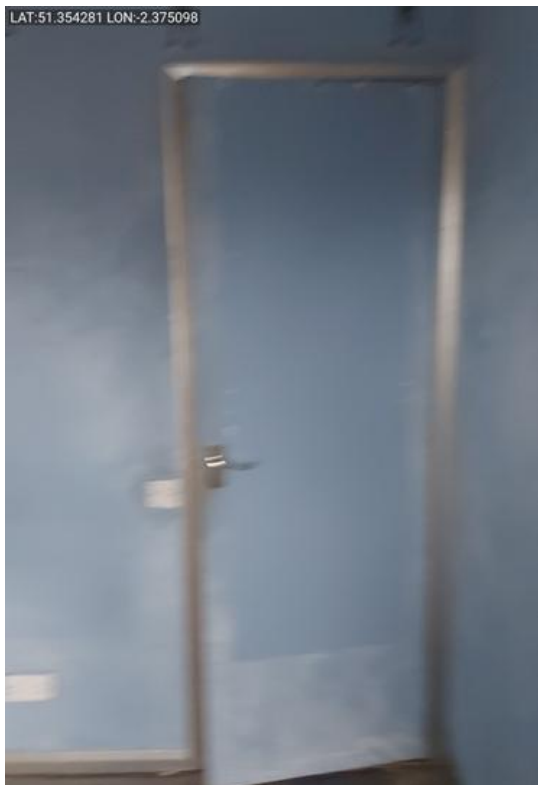


Photo 51



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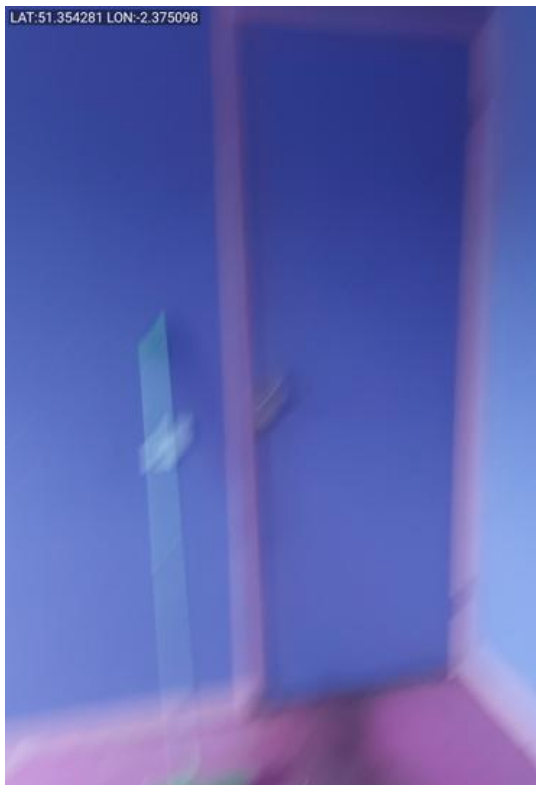


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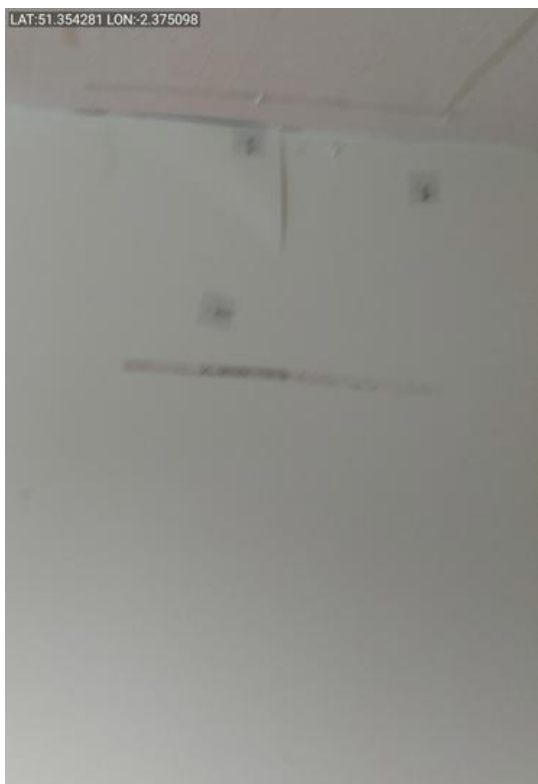


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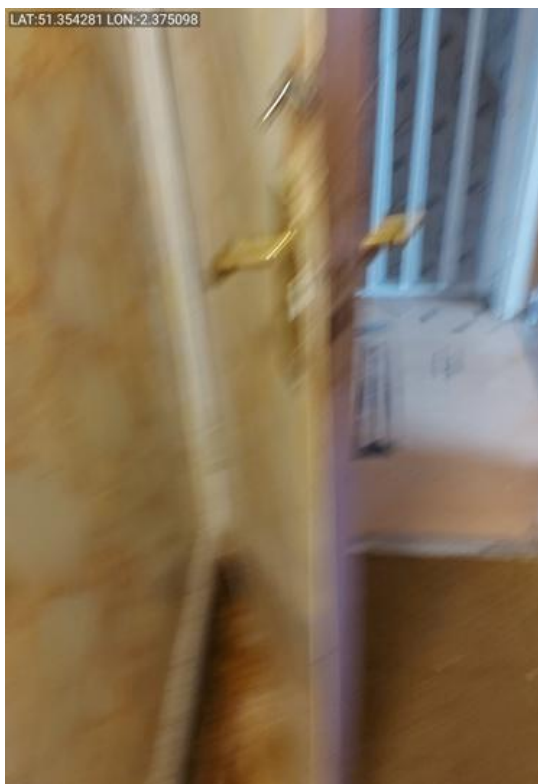


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