

Property Inspection Report



Property Address
321 Test Street
Brighton
BN12345

Inspected by
James

Inspection Date
22 April 2026

Contact
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Executive Summary

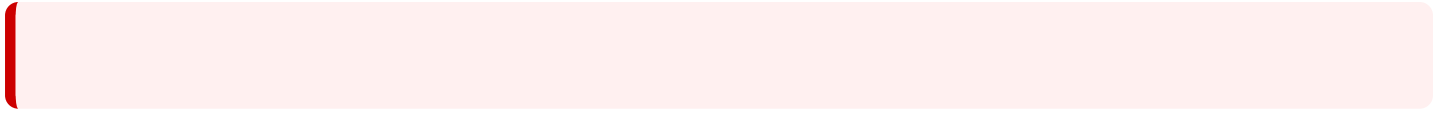
The property is generally in good condition with 10 rooms inspected. Notable issues include potential water damage in the kitchen and damp in Bedroom 1, both requiring prompt attention to prevent further complications. The exterior requires minor render repairs and paint touch-ups. The bathroom's dripping tap and the dining room's non-functional light bulb are minor issues that should be addressed. Overall, the property remains habitable with no urgent safety concerns.

This report was generated on 29/05/2026 and is intended for professional use only.

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2. Urgent Issues




3. Safety and Security Checks

Security Item	Status	Notes
House Keys	Checked	Present & Working

3.1 Alarms

Location	Alarm Type	Status	Expiry
Living Room 1	Smoke	Present	N/A
Dining Room 1	Smoke	Present	N/A
Kitchen 1	Smoke	Present	N/A
Kitchen 1	Carbon Monoxide	Present	1 Nov 2034
Bedroom 1	Smoke	Present	N/A
Bedroom 2	Smoke	Present	N/A
Bedroom 3	Smoke	Present	N/A

3.2 Meter Readings

Meter Type	Reading	Photos
Electricity Meter	10349 kWh	

4. Issues and Recommendations

Issue	Recommended Action	Priority
Render repairs needed on exterior	Conduct necessary render repairs to maintain structural integrity.	Medium
Paint around exterior window requires touch-up	Repaint the area around the window to enhance exterior aesthetics.	Low
Non-functional light bulb in dining room	Replace the non-functional light bulb to restore full lighting.	Low
Potential water damage in kitchen from above	Investigate and address the source of the leak to prevent further damage.	High
Plaster detachment in kitchen ceiling	Repair the plaster to prevent further detachment and potential hazards.	Medium
Damp in corner of Bedroom 1	Address the source of dampness to prevent mold growth and structural damage.	High
Dripping tap in bathroom	Repair or replace the tap to prevent water wastage.	Medium
Peeling paintwork in toilet	Repaint the affected area to maintain aesthetic quality.	Low
Dirt and potential slow drainage in ensuite	Clean the drain and check for blockages to ensure proper drainage.	Medium

5. Property Details

5.1 Exterior

5.1.1 Exterior 1 Overview



The exterior of the property is generally in good condition, although some render repairs are necessary. The paint around the window requires touch-up to maintain the aesthetic quality.

5.1.1 Exterior 1 Supporting Photographs



The paint surrounding the window requires touch-up to enhance the exterior appearance.

5.2 Living Room

5.2.1 Living Room 1 Overview



The living room is in excellent condition with no issues detected during the inspection.

5.3 Dining Room

5.3.1 Dining Room 1 Overview



The dining room is well-maintained, though one light bulb requires replacement to ensure full functionality.

5.3.1 Dining Room 1 Supporting Photographs



A light bulb is non-functional and requires replacement to restore full lighting capability.

5.4 Kitchen

5.4.1 Kitchen 1 Overview



The kitchen is in good condition overall. However, potential water damage from a leak above and a small plaster defect require further investigation.

5.4.1 Kitchen 1 Supporting Photographs



Potential water damage is evident from a leak above, necessitating further investigation.

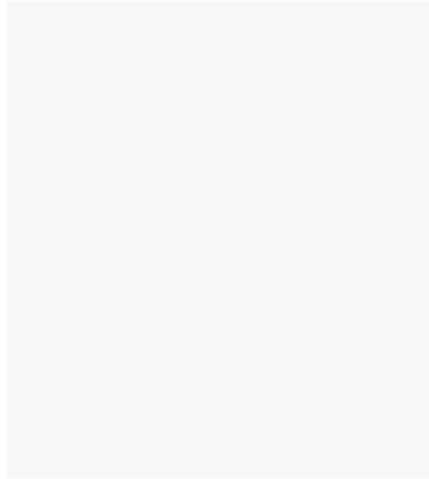


Photo 3

5.4.1 Kitchen 1 Supporting Photographs (continued)



A small section of plaster is detaching from the ceiling at head height, requiring attention.



5.5 Bedrooms

5.5.1 Bedroom 1 Overview



The bedroom shows a small amount of damp in the corner, which should be addressed to prevent further issues.

5.5.1 Bedroom 1 Supporting Photographs



A minor presence of dampness is observed in the room's corner, warranting remediation.

5.5.2 Bedroom 2 Overview



Bedroom 2 is in excellent condition with no maintenance issues observed.

5.5.3 Bedroom 3 Overview



Bedroom 3 is in good condition with no major issues noted.

5.6 Bathroom

5.6.1 Bathroom 1 Overview



The bathroom is in excellent condition overall, though the tap is dripping and requires plumbing attention.

5.7 Custom

5.7.1 Toilet Overview

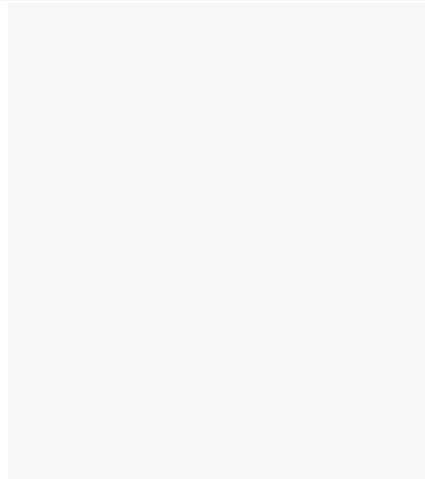


The toilet is in good condition, with minor peeling paintwork on the back wall that requires cosmetic attention.

5.7.1 Toilet Supporting Photographs



The paint on the back wall behind the toilet is peeling and requires cosmetic repair.



5.8 Ensuite

5.8.1 Ensuite 1 Overview



The ensuite is in good condition, though there is dirt around the drain that may indicate slow drainage.

5.8.1 Ensuite 1 Supporting Photographs



Photo 2



Dirt accumulation around the drain suggests potential slow drainage, requiring cleaning.