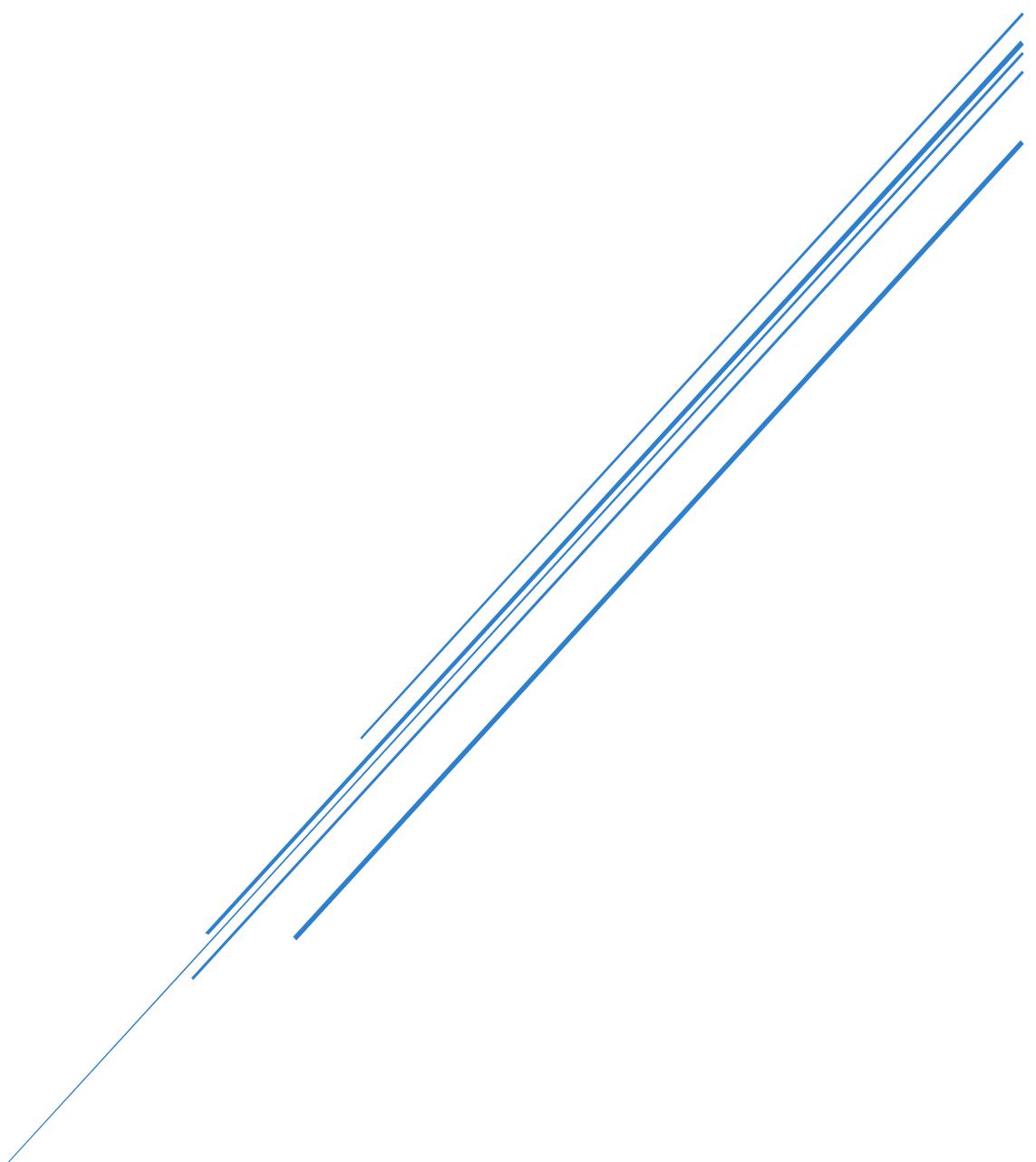


ENHANCED VIEW REPORT

Last Updated: 10/03/2025



Smart Viewing for Smart Choices

Table of Contents

| | |
|--|----|
| <i>Disclaimer for ViewForYou Property Viewing Services</i> | 2 |
| Section 1: Viewing Service | 5 |
| Exterior Assessment (front) | 5 |
| Interior Assessment | 6 |
| Garden and Outdoor Spaces (Back End) | 11 |
| Parking | 11 |
| Location..... | 11 |
| Section 2: Add-Ons: | 12 |
| Section 3: Additional Comments: | 12 |



Smart Viewing for **Smart Choices**

Disclaimer for ViewForYou Property Viewing Services

General Disclaimer:

ViewForYou excludes all liability or shall not be held liable, as clients must conduct further investigations. This Report is intended as an initial guide and should not be solely relied upon for purchasing or renting a property. Clients must conduct further investigations and seek professional advice from certified surveyors, valuers, and legal professionals.

Scope of Services:

ViewForYou provides property viewing services with four tiers:

1. **Essential View:** Basic report and video walkthrough.
2. **Enhanced View:** Intermediate report with detailed observations and video walkthrough.
3. **Premium View:** Advanced report with comprehensive observations and video walkthrough.
4. **YouView:** Virtual tour conducted via video call.

Qualifications:

Our viewers are self-employed freelance contractors, meaning they are separate entities and are not certified surveyors or valuers. They are trained to provide visual inspections based on their judgement at the time of viewing. Their training includes:

1. Basic Property Inspection Techniques:
 - Identifying key property features and potential issues.
 - Understanding common property defects and signs of wear and tear.
2. Health and Safety Protocols:
 - Safe access and navigation of various property types.
 - Identifying and avoiding hazardous areas and materials.
3. Measurement and Estimation:
 - Using tools to measure rooms and spaces accurately.
 - Providing rough estimations of property dimensions.
4. Customer Service and Communication:
 - Effective communication skills for providing clear and concise reports.
 - Addressing client queries and providing support during the viewing process.
5. Use of Technology:
 - Conducting video walkthroughs and virtual tours using appropriate equipment.
 - Handling and interpreting data from property agents.
6. Legal and Ethical Standards:
 - Understanding the legal limitations of non-certified property inspections, including:

- The lack of authority to provide professional valuations or in-depth structural assessments.
- The limitation to visual inspections without testing of systems (electrical, plumbing, HVAC, etc.).
- The requirement to clearly communicate the scope and limitations of the inspection to clients.
- Adhering to confidentiality and data protection regulations.

Report Content:

Reports may include:

- Rough estimations of measurements
- Video walkthroughs
- Information provided by property agents.

Reports are based solely on visible conditions during the visit. No systems, appliances, or structural elements are tested or verified.

Exclusions:

The following areas and systems are not inspected:

- Dangerous or difficult-to-access areas (e.g., attics, cellars)
- Fire alarms, security systems, electrical items, gas appliances, plumbing systems.
- Obstructed views (items will not be moved)

Limitations:

- Reports provide approximate guidance only.
- Measurements and descriptions are rough estimations.
- No responsibility is taken for hidden defects or conditions not visible during the inspection.

Liability:

ViewForYou endeavors to ensure the accuracy of the reports provided, however, it is not liable for any inaccuracies or omissions to the maximum extent permitted by law. Clients are encouraged to undertake their own due diligence, including professional surveys and legal advice. The Consumer Rights Act 2015 applies, ensuring that terms and conditions meet statutory requirements designed to protect consumers.

Japanese Knotweed:

ViewForYou's services do not include the identification or confirmation of the presence of Japanese Knotweed. Our viewers are not qualified to identify or assess the presence of this invasive plant species. As such, no liability is accepted for any property transactions that proceed with or without knowledge of the presence of Japanese Knotweed. Clients must carry out their investigations and seek professional advice regarding the presence of Japanese Knotweed before proceeding with any property transactions.

Any requests for identification or confirmation of Japanese Knotweed by ViewForYou will not incur liability to ViewForYou or its viewers.

Client Responsibilities:

Clients should use the reports as a preliminary guide and are advised to:

- Conduct their own thorough investigations.
- Seek professional advice before making any property decisions.

Add-Ons:

Clients may request additional questions or specific areas of focus that are not included in the standard report. Each add-on is available at an additional charge of £4. ViewForYou will make reasonable efforts to satisfy these add-on requests, but does not guarantee that all requests can be fulfilled. Should an add-on request not be met, refunds for the cost of the add-on will be assessed on a case-by-case basis after discussion with the client about the unmet services. ViewForYou reserves the discretion to determine eligibility for a refund.

Legal Compliance:

This disclaimer and our services comply with UK law. All personal data handling complies with GDPR. For more details on our data handling practices, please refer to our Privacy Policy.

Governing Law:

Any disputes arising from our services will be governed by the laws of England and Wales, applying to both the interpretation and enforcement of these terms.

Section 1: Viewing Service

Property Details

Name:

Contact Information:

Date of Viewing:

Property Address:

Asking Price:

Property Type (House, Apartment, etc.):

Furnished?

How many floors?

Exterior Assessment (front)

Natural Light:

- Any trees or structures that may block light at the front of the property?
- Details:

Fences, Walls, Hedges and Gates

- Any damage?
- Details:

Exterior Walls

- Any visible cracks or signs of bowing/bulging?
- Paint quality and colour?
- Details:

If applicable, Roof

- Any visible signs of loose/missing roof tiles?
- Fascia visibly in good condition?
- Any visible cracked/damaged, unstable gutters or downpipes?
- Details:

Windows

- Any cracked or broken windows and window frames?
- Details:

Doors

- Does the front door deadlock have the BS3621 stamp?
- Any visible damages?
- Details:

Outbuildings

Any outbuildings at the front of the property?

- Details:

Visual Documentation:

- Photographs of all angles of the front of house:

- Video of property exterior and outdoor space:

Interior Assessment

Fittings:

- Do they appear to be in usable condition? (new/old, premium/low cost, need replacing, damaged) **We will not test the actual condition of any appliances and fittings**

Damp:

- Is there any visible dampness? If applicable, location:
- Severity:

Room size

- Would you consider the rooms in the house to be big enough for their expected use?

Flooring

- Visible condition?
- Do the carpets seem to be in good condition?

Switches and Sockets:

- Visible condition of switches and sockets:
- Please ask the Agent to turn all the light switches. Do all lights work?

Lighting:

- At the time of viewing, do all the rooms get good natural light?

Windows:

- Ask agent to open and close all windows, do they open with ease?
- Any signs of mould or damage? (including the sealant)

Walls:

- Visible cracks/damage on any walls/ceiling?

Appliances:

- Ask agent/landlord, are there any appliances included with the property? (Excluding Kitchen appliances)

Taps:

- Ask agent to turn on and off all taps, do all seem to be in good condition at the time of viewing?

Heating:

- At the time of viewing, are any heating appliances visible? And in which rooms?
- Visible condition? (e.g. rust)

Visual Documentation:

- Video of property interior by floors. (each video for each floor)

Specific Rooms

Kitchen

Floor Number:**Walls and Ceilings:**

- Any visible cracks or marks:

Fittings and Appliances:

- Ask the landlord/estate agent what appliances are included in the sale? List them:
- Visible condition and type (freestanding/integrated): ***We will not test the actual condition of any appliances and fittings***
- Details and additional comments:

Drawers and Cupboards:

- Do they all open and close easily?

Visual Documentation:

- Video of Kitchen.

Living and Dining Areas

Floor Number:**Walls and Ceilings:**

- Any visible cracks or marks:

Any further comments?

[insert]

Visual Documentation:

- Video of Living and Dining Areas.

Bedrooms:

Bedroom 1:**Floor Number:**

Size and Suitability:

- Single or double room:
- ensuite:

Condition of Walls and Ceilings:

- Any visible cracks or marks:

Storage:

- What storage units are available?
- Additional comments

Windows and Frames:

- Visible condition of windows and window frames (free from condensation, mould, and cracks):

Bed:

- Will the bed be included with property?

If applicable, Toilet/Bathroom:

- Visible quality and condition of fittings:
- Visible condition of grouting:
- Ask the agent to turn taps on, do all taps work?
- At time of viewing, are bathrooms free from wear and tear? Explain:
- Ask Agent to flush the toilets, are they all flushing?

Visual Documentation:

- Video of Bedroom 1:
- If applicable, video of toilet/bathroom:

Bedroom 2:**Floor Number:****Size and Suitability:**

- Single or double room:
- ensuite:

Condition of Walls and Ceilings:

- Any visible cracks or marks:

Storage:

- What storage units are available?
- Additional comments

Windows and Frames:

- Visible condition of windows and window frames (free from condensation, mould, and cracks):

Bed:

- Will the bed be included with property?

If applicable, Toilet/Bathroom:

- Visible quality and condition of fittings:
- Visible condition of grouting:
- Ask the agent to turn taps on, do all taps work?
- At time of viewing, are bathrooms free from wear and tear? Explain:
- Ask Agent to flush the toilets, are they all flushing?

Visual Documentation:

- Video of Bedroom 2:
- If applicable, video of toilet/bathroom:

Bedroom 3:**Floor Number:****Size and Suitability:**

- Single or double room:
- ensuite:

Condition of Walls and Ceilings:

- Any visible cracks or marks:

Storage:

- What storage units are available?
- Additional comments

Windows and Frames:

- Visible condition of windows and window frames (free from condensation, mould, and cracks):

Bed:

- Will the bed be included with property?

If applicable, Toilet/Bathroom:

- Visible quality and condition of fittings:
- Visible condition of grouting:
- Ask the agent to turn taps on, do all taps work?
- At time of viewing, are bathrooms free from wear and tear? Explain:
- Ask Agent to flush the toilets, are they all flushing?

Visual Documentation:

- Video of Bedroom 3:
- If applicable, video of toilet/bathroom:

Bedroom 4:

Floor Number:**Size and Suitability:**

- Single or double room:
- ensuite:

Condition of Walls and Ceilings:

- Any visible cracks or marks:

Storage:

- What storage units are available?
- Additional comments

Windows and Frames:

- Visible condition of windows and window frames (free from condensation, mould, and cracks):

Bed:

- Will the bed be included with property?

If applicable, Toilet/Bathroom:

- Visible quality and condition of fittings:
- Visible condition of grouting:
- Ask the agent to turn taps on, do all taps work?
- At time of viewing, are bathrooms free from wear and tear? Explain:
- Ask Agent to flush the toilets, are they all flushing?

Visual Documentation:

- Video of Bedroom 4:
- If applicable, video of toilet/bathroom:

Bathrooms/Toilet (detached from bedroom):**Number of toilet/bathroom (specify) and which floors are they on:**

- Visible quality and condition of fittings:
- Visible condition of grouting:
- Ask the agent to turn taps on, do all taps work?
- At time of viewing, are bathrooms free from wear and tear? Explain:
- Ask Agent to flush the toilets, are they all flushing?

Visual Documentation:

- Video of toilet/bathroom:

Central Heating:

- Type (oil, gas, combi boiler):

Garden and Outdoor Spaces (Back End)

Is there garden(s) at the property? Details:

Exterior Walls

- Any visible cracks or signs of bowing/bulging?
- Details:

If applicable, Roof

- Any visible signs of loose/missing roof tiles?
- Fascia in good condition?
- Any visible cracked/damaged, unstable gutters or downpipes?
- Details:

Windows

- Any cracked or broken windows and window frames?
- Details:

Outbuildings

Any outbuildings at the back of the property?

- Details:

Other Observations

- Any other observations worth noting?
- Details:

Visual Documentation:

- Photographs of all angles of the back of house:
- Video of property exterior and outdoor space:

Parking

Restrictions:

- Ask landlord/agent if there are any restrictions on parking, details:
- The street has yellow or red lines?

Visual Documentation

- Video of parking areas

Location

Neighbourhood

- At the time of viewing, are houses in the neighbourhood well kept?
- Additional comments (e.g. met a neighbour and they were rude):

Amenities:

- Local bars and restaurants:
- Nearest train station, distance:
- Nearest supermarkets:

Section 2: Add-Ons:

Enhance your property report by requesting additional specific inquiries or areas of focus tailored to your needs. Each add-on is available at a nominal fee of £4. While we strive to accommodate all requests, please note that fulfilment is not guaranteed. If we are unable to complete a requested add-on, refunds for the cost of the add-on will be assessed on a case-by-case basis after discussion with the client about the unmet services. ViewForYou reserves the discretion to determine eligibility for a refund.

This ensures you get the most value out of your property viewing experience.

See disclaimer for more information.

Answers to add-on questions will be displayed here.

Section 3: Additional Comments:

Any issues or comments that you think is relevant and should be included?