

## SITE SURVEY REPORT

# Landlord Electrical Visual Check

|              |                     |
|--------------|---------------------|
| Prepared for | Oak Street Lettings |
| Date         | 1 Oct 2026          |
| Site         | 27 Oak Street       |
| Prepared by  | P. Ward             |

## FORM

## Landlord Electrical Visual Check

## 1. Property

|                                                       |                                                                                 |
|-------------------------------------------------------|---------------------------------------------------------------------------------|
| Project                                               | 27 Oak Street: visual electrical check at change of tenancy (completed example) |
| Client                                                | Oak Street Lettings                                                             |
| Site                                                  | 27 Oak Street                                                                   |
| Site address                                          | 27 Oak Street, Derby                                                            |
| Property location                                     | Front door, 27 Oak Street · 52.918680, -1.485370 (SK 34699 35819, ±6 m)         |
| Date                                                  | 1 Oct 2026                                                                      |
| Time                                                  | 11:00                                                                           |
| Checked by                                            | P. Ward, property manager                                                       |
| Reason                                                | Change of tenancy                                                               |
| Date of the last EICR                                 | 10 Feb 2023                                                                     |
| Days since the EICR                                   | 1329                                                                            |
| Next inspection due (date given on the EICR)          | 10 Feb 2028                                                                     |
| Days until the next inspection is due                 | 498                                                                             |
| Last EICR result                                      | Satisfactory                                                                    |
| Has the tenant been given a copy of the current EICR? | Yes                                                                             |

A visual check does not replace an EICR. GOV.UK guidance recommends at least a visual inspection before a new tenancy starts, to confirm nothing has been damaged since the last report. Anything that looks unsafe goes to a qualified electrician.

## 2. Checks

|                                                                 |                                        |
|-----------------------------------------------------------------|----------------------------------------|
| Sockets and switches: no damage, scorch marks or loose fittings | Defect                                 |
| What is wrong?                                                  | Cracked socket faceplate in bedroom 2. |
| Light fittings and ceiling roses undamaged                      | OK                                     |
| Consumer unit: cover on, no damage, labels legible              | OK                                     |

|                                                                                                       |                                                                          |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| RCD test button trips and resets                                                                      | OK                                                                       |
| Meter and supply intake: no damage or signs of burning                                                | OK                                                                       |
| No taped repairs, damaged flexes or overloaded adaptors                                               | OK                                                                       |
| Bathroom: no sockets within 2.5 m of the bath or shower (shaver sockets excepted), fittings undamaged | OK                                                                       |
| Outside lights and sockets undamaged and covered                                                      | Defect                                                                   |
| What is wrong?                                                                                        | Back door bulkhead light: diffuser cracked and water inside the fitting. |
| Landlord's appliances undamaged (cooker, extractor, heaters)                                          | OK                                                                       |
| Checks OK                                                                                             | 7                                                                        |
| Checks with a defect                                                                                  | 2                                                                        |
| Not applicable                                                                                        | 0                                                                        |

At least one check has a defect. A visual check cannot tell whether the installation is safe inside the walls or the consumer unit. Get a qualified electrician to look at each defect, and add it as an action below.

#### Photos of any problems



Illustrative stamp: 1 Oct 2026  
09:15 BST · sample GPS 51.5074,  
-0.1278. Original photo capture  
date/location unverified.



Is anything dangerous now (exposed live parts, burning smell, scorching)?

No

### 3. Actions and sign-off

Are further actions needed?

Yes

#### Further actions 1: Electrician to replace the bedroom 2 socket before move-in.

What needs doing? Electrician to replace the bedroom 2 socket before move-in.

Who will do it? Spark Right Electrical

Due date 8 Oct 2026

Status Open

#### Further actions 2: Electrician to isolate and replace the back door bulkhead light before move-in.

What needs doing? Electrician to isolate and replace the back door bulkhead light before move-in.

Who will do it? Spark Right Electrical

Due date 8 Oct 2026

Status Open

Inspector name P. Ward

Position or company Property manager

Inspector signature

P. Ward

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.