SITE survey. APP

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
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







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, property manager
Position or company	Property manager
Inspector signature	

Signing records what was found on the day. It is not an EICR and does not replace an inspection and test by a qualified electrician.