

HAZELDENE, GLADSTONE PLACE, PENKHULL, ST4 5HP

RISK ASSESSMENT

Please be aware prior to viewing this property, that it is a construction site, there is some historic fire damage and a viewing presents its own risks to potential buyers and surveyors. There is no electric available at the property and viewings will be under strict supervision by a representative of James Du Pavey. Please note only one person is to be permitted in the property at a time, and all viewings will be conducted during daylight hours.

We have prepared a list, which is not exhaustive room by room, of the main risks identified, and we require all parties visiting the property to read this assessment fully and understand the risks prior to visiting the property. We will require acknowledgement of receipt and understanding via text message or email prior to confirming your visit.

Please note where the term debris is used, this includes broken glass and building materials. All of which could be trip hazards.

Some areas of the property are not permitted to be walked into due to open apertures where windows would be placed on both the ground floor and first floor, however all areas of the property are.

Exterior – All of the grounds are uneven and have very overgrown weeds and plants, therefore **EXTREME CARE MUST BE TAKEN WALKING AROUND THE SITE AND ONLY FLAT SENSIBLE FOOTWEAR WILL BE PERMITTED, ALL VIEWERS MUST WEAR TROUSERS.**

Entrance Porch – Cracked glass on the window and internal door, debris on the floor.

Living Room – Debris and building materials on the floor, broken glass in the window. Nothing must be moved in order to inspect further.

Breakfast Room – Building materials and boarding on the floor loose hanging wires in the room as well as the understairs cupboard.

Kitchen – Debris on the floor and open aperture where the window should be as well as cracked glass in existing window.

Utility – Debris on the floor and low hanging wires.

Guest W.C – Debris on the floor.

Stairs – Boarding on the half landing which could be a trip hazard, boarded window restricting light and visibility .

Landing – Debris and building materials on the floor. **EXTREME CAUTION AS THE LANDING IS OPEN TO WHERE BEDROOM 3 SHOULD BE (SOUTH FACING ROOM) AND THERE IS AN OPEN APERTURE WHERE THE WINDOW SHOULD BE.**

Bedroom 1 EAST ELEVATION – Glazed panels loose on the floor, open aperture where the window should be.

Bedroom 2 SOUTH ELEVATION - Boarded window to the east elevation.

Bedroom 3 NORTH ELEVATION - Open to the landing, **NO ACCESS IS PERMITTED BEYONDE THE STEEL LINTEL LAID ON THE FLOOR BEFORE THE OPEN WINDOW APERTURE.**

Bedroom 4 EAST ELEVATION - Boarded window therefore limited light and visibility.

Bathroom – Open aperture where the window should be, therefore **NO ACCESS BEYOND THE PAINTED SQUARE AT THE ENTRANCE TO THE ROOM.**