



GOLD STANDARD STAY

INDEPENDENT PROPERTY CHECKS

PROPERTY CHECK REPORT

Kensington High Street • 2 bedrooms • 2 bathrooms

REPORT GS-001 | INSPECTION DATE 26 NOVEMBER 2026

7 CHECKS PASSED

In-scope checks recorded

3 ACTIONS TO CLOSE

See priorities below

II AWARD ON HOLD

Pending action closure

01 Moisture & condition

AREA	READING / OBSERVATION	RESULT
Bedroom 1 window wall	48/100; nearby reference 19/100. Small stain.	FOLLOW UP
Bedroom 2 wall	18/100; reference 17/100. No visible staining.	PASS
Living room wall	20/100; reference 18/100. No visible staining.	PASS
Kitchen & bathrooms	No visible leaks. Gap in bathroom basin seal.	ACTION
Floors, doors & windows	Clear walkways; normal door/window operation.	PASS

ROOM CONDITIONS Living room: 20.5°C / 54% RH • Bedroom 1: 19.2°C / 62% RH

Wall readings are comparative meter values, not % moisture. Pass refers to the points checked; readings alone do not identify the cause of moisture.

02 Portable appliances / PAT

APPLIANCE	VISUAL	EARTH	INSULATION	RESULT
Kettle • Class I	Pass	0.12 Ω	>199 MΩ	PASS
Toaster • Class I	Pass	0.18 Ω	>199 MΩ	PASS
TV • Class II	Pass	N/A	>199 MΩ	PASS
Hairdryer • Class II	Pass	N/A	>199 MΩ	PASS
Bedside lamp	Damaged cable	Not tested	Not tested	FAIL

Insulation setting: 500 V DC. Earth continuity applies to Class I items. Lamp not electrically tested following visual failure.

03 Required actions

ACTION	PRIORITY
1 Remove damaged lamp from guest use; check its replacement.	IMMEDIATE
2 Follow up the bedroom window-wall indicator and recheck.	BEFORE AWARD
3 Repair bathroom basin seal and check for leaks.	MAINTENANCE

CERTIFICATION STATUS On hold pending completion of the actions above.

Scope: accessible moisture screening, listed portable appliances and visible condition. Excludes hidden defects, gas, fixed electrical and structural assessments.