

Check-in Inventory Report



Sample No Sample Road, Sample Town, Sample County, England, Sample Post Code

TENANT NAME
Sample First Name
Sample Last Name

TENANCY TYPE
Single

REPORT CONFIRMED BY
Saj Satkunathan

TENANCY START DATE
03/01/2020

PROPERTY VISIT DATE
03/01/2020

PREPARED ON BEHALF OF
Sample Landlord/Agent
Telephone: 07460586568

 [View Photo Gallery](#)

This report contains

-  Check-in Inventory details: Record of appliance manuals (if any present); Record of key handover; Record of meter readings (where accessible).
-  Compliance checklists.
-  Habitation Compliance Checklist
-  Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.



Property Information

This is a furnished three bedrooms house with front and back gardens.

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.

Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).

Added

The date on which the photo was added to the platform.

Status Icons

-  Disagreed by tenant
-  Repair
-  Beyond fair wear and tear
-  Replace
-  Missing

Property Compliance

✓ Property Compliance Checks

YES Do all floors have smoke/heat alarms present?

NO Do all smoke/heat alarms have working test buttons?

YES Are any areas requiring a smoke/heat alarm missing an installed unit?

NO Are any smoke/heat alarms approaching the last 3 months of their life cycle?

YES Are carbon monoxide alarms present in rooms with a solid fuel burning source?

NO Do all carbon monoxide alarms have working test buttons?

YES Are any areas requiring a carbon monoxide alarm missing an installed unit?

YES Are any carbon monoxide alarms approaching the last 3-months of their life cycle?

Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

Prescribed Information

 How to Rent Guide

 Deposit Protection Information

I can confirm safe receipt of this property report email sent to me on **09/10/2022** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:
<https://reports.propertychecks ltd.com/report-documents/samplepostcode/270571>

Tenant Signature

**Name:**

Sample First Name

Sample Last Name

Date:

09/10/2022 at 6:10pm

Email address:

sample@propertychecks ltd.com

IP address:

81.132.11.183

Location:

[View Pre-Arrival Documents](#)



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Front Garden	Fair seasonal order. Numerous weeds present. Paved area Fencing appears secure.	● Fair	● Good	📷 7 photos
Porch	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
Entrance/Hallway	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
Living Room/Lounge 1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Living Room/Lounge 2	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Kitchen	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Bathroom	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Stairway/Landing	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 5 photos
Bedroom 1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Bedroom 2	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Bedroom 3	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Back Garden	Paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos



Check-in Inventory Details

✓ Safety certificates and landlord legislation compliance checks

YES

Right to Rent checks performed

Habitation Compliance Checklist

YES

Tenant(s) have access to all escape routes in the event of a fire

YES

All entrances, exits and windows have secure locking mechanisms in working order with the appropriate keys, access cards and/or codes supplied to tenant(s).

NO

Evidence of damp/mould on walls/ceilings

YES

All rooms/spaces have adequate ventilation in the form of: Windows/Trickle vents that open/close and/or; Responsive extractor fans.

NO

Evidence of fraying carpets, especially on stairs

NO

Evidence of damage to electrical fixtures & fittings, frayed cables, cracked power points

YES

Hot/Cold water facilities have been adequately serviced and are in working order.

YES

Heating facilities have been adequately serviced and are able to maintain a healthy indoor temperature of 18-21°C

YES

All bedrooms, stairways and internal living spaces (kitchens, living rooms, bathrooms) have adequate natural and artificial lighting.

YES

All drainage and supplied sanitation facilities are properly installed, free of defects and in working order.

YES

All sinks, draining boards, work tops and cooking facilities are free of defects and in working order.

YES

All food storage cupboards, shelves and refrigerator power outlets are properly installed and in working order.

YES

Internal stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.

YES

External stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.

NO

Evidence of loose roof tiles

NO

Evidence of damp on outside walls

NO

Evidence of any uneven paving slabs/decking

Check-in Inventory Procedures

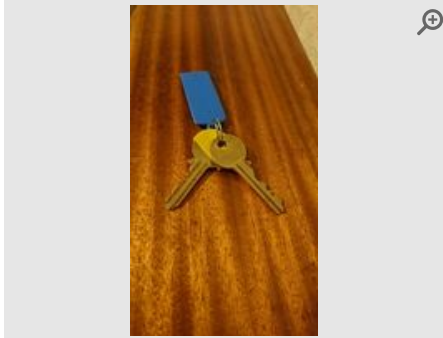
YES

Keys photographed, tested & handed over

N/A

Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
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Captured (Certified by inspector)	03/01/2020
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Added	04/05/2020
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Utility Details

Gas - Standard Meter

Supplier

British Gas (0800 0480202)

Serial Number (MSN)

Sample Serial Number

Location

Exterior/cabinet (right side)

Date	Notes	Reading
03/01/2020		Sample Meter Reading

Electricity - Single Rate Meter

Supplier

EDF (0113 820 7117)

Serial Number (MSN)

Z14N256895

Location

Entrance hallway

Date	Notes	Reading
03/01/2020		11465

Water - Single Rate Meter

Supplier

Essex and Suffolk Water (01473
824664)

Serial Number (MSN)

Not Accessible

Location

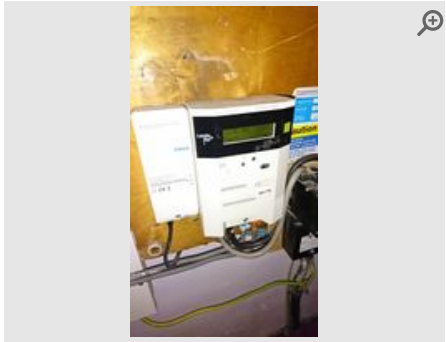
Roadside

Date	Notes	Reading
03/01/2020		Not Accessible

General Utility Photos



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	04/05/2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	04/05/2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	04/05/2020



Room Details

The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the '**Room Image Library**' section towards the end of this report.

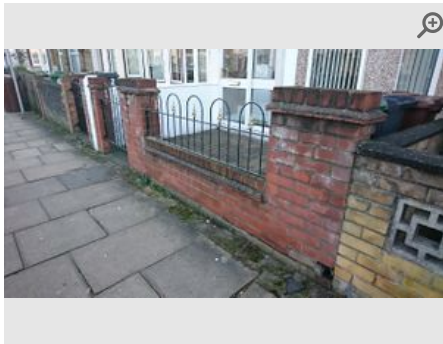
1 Front Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 1.1	Fair seasonal order. Numerous weeds present. Paved area Fencing appears secure.	● Fair	● Good	📷 7 photos



Front Garden Photos

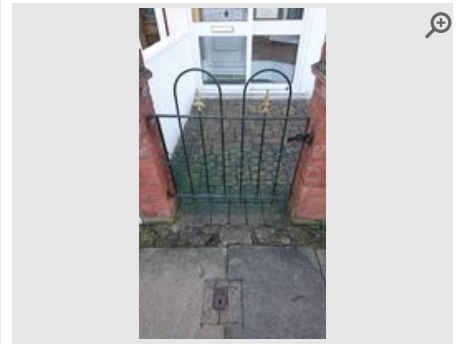
Overview (External)



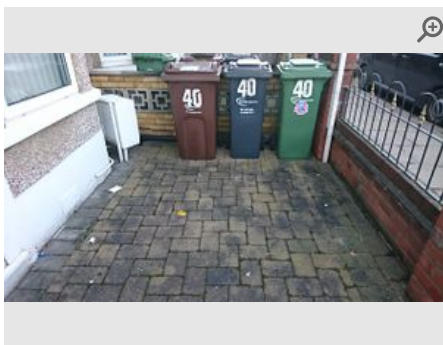
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Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.1



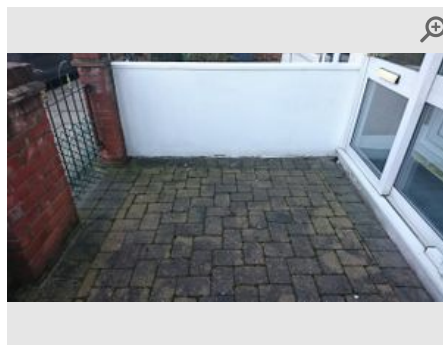
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Added	03/01/2020
Reference	1.1.2



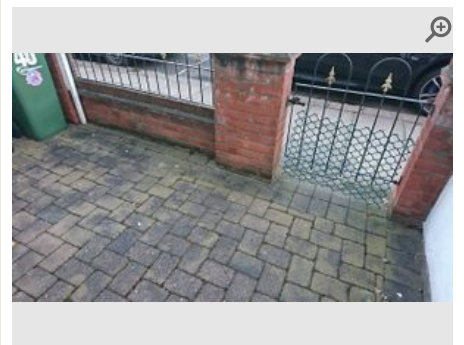
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.3



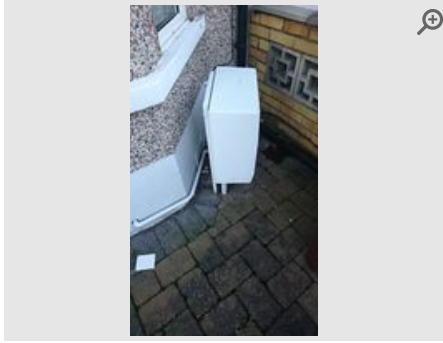
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.4



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.6



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.7

2 Porch

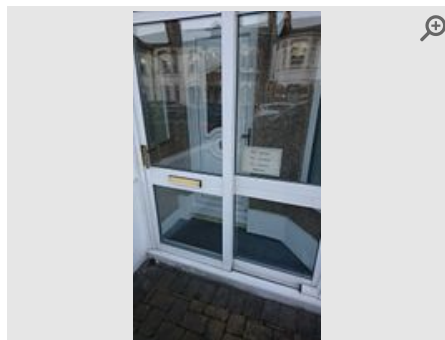
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
Front Door 2.2	UPVC double glazed. Clear glass. Chrome handle. Yale lock. Chrome Letterbox. Discoloured (front side)	● Good	● Good	📷 1 photo
Ceiling 2.3	Plastered/Painted white. Wooden beams. Free of marks/mould. Free of cobwebs/dust	● Good	● Good	📷 N/A
Light Fittings 2.4	Wall. 1 fixing in total. 1 bulb/spotlight. All bulbs working	● Good	● Good	📷 N/A
Walls 2.5	Stone cladding. Air brick/vent present. Air pockets present. Brown (pale)	● Good	● Good	📷 N/A
Floor 2.6	Carpeted. Worn carpet. Loose fitting carpet. Loose debris present	● Good	● Good	📷 2 photos

📷 Porch Photos

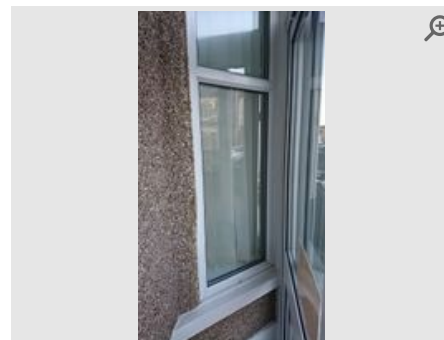
General Overview



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.2



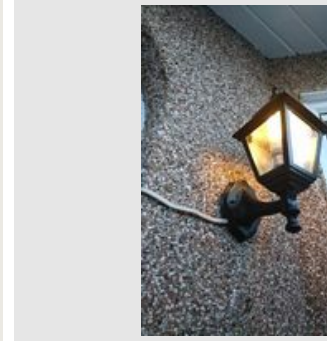
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Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.3



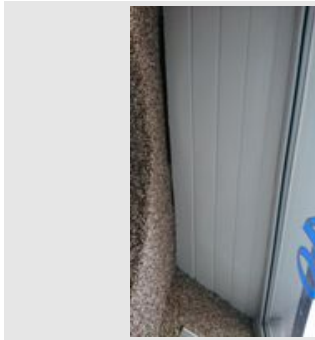
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Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.4



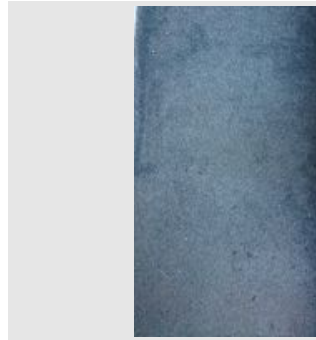
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.6

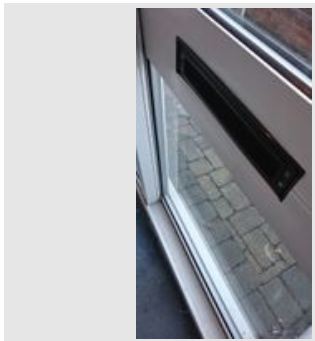


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.7



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.8

Front Door

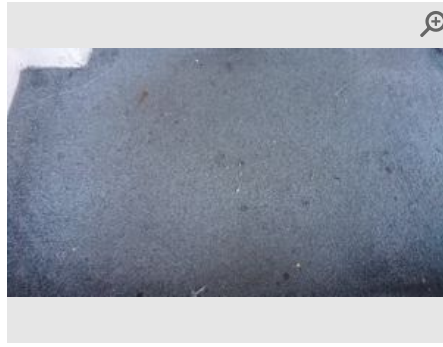


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	04/05/2020
Reference	2.2.1

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.6.1

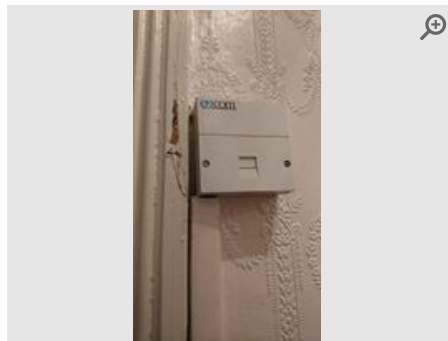


Provided by	Inspector
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Added	03/01/2020
Reference	2.6.2

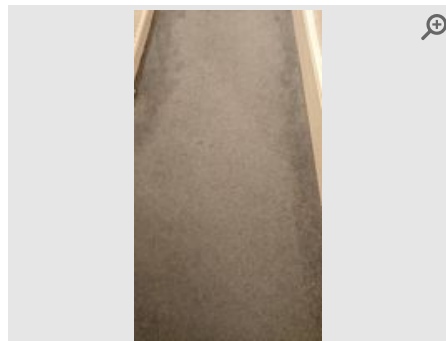
3 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
Front Door 3.2	UPVC double glazed. Stained glass. Brass handle. Brass knocker. White Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	● Good	● Good	📷 N/A
Ceiling 3.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 3.4	Wall. Flush fitting. Glazed. 2 fixings in total. 2 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 N/A
Smoke Alarm 3.5	Battery powered. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	📷 1 photo
Walls 3.6	Wallpapered/painted magnolia. Picture hooks/nails present Free of marks stains and scuffs.	● Good	● Good	📷 1 photo
Radiator 3.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 N/A
Floor 3.8	Carpeted. Blue (pale) Free of stains, marks and scratches.	● Good	● Good	📷 N/A

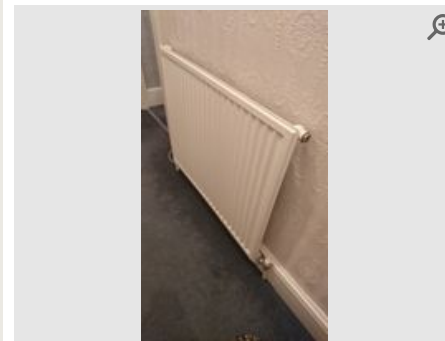
General Overview



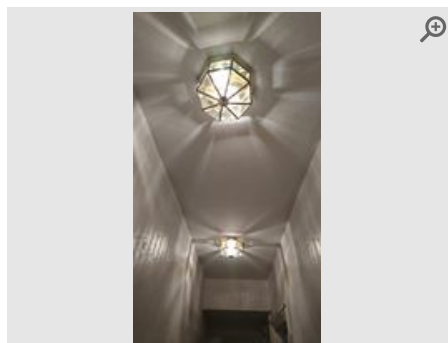
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Reference	3.1.1



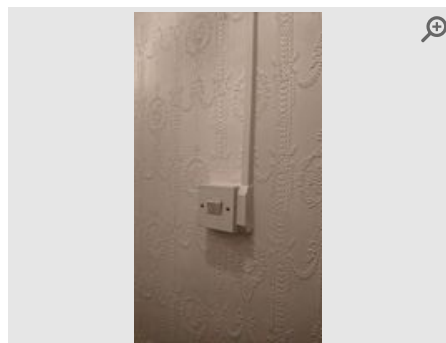
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Added	03/01/2020
Reference	3.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.3



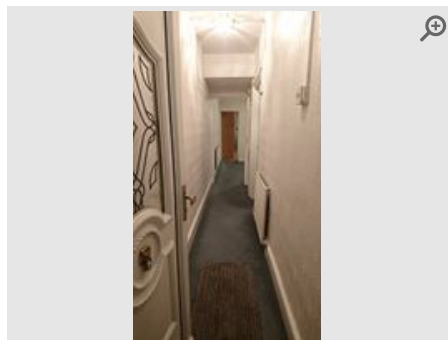
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Added	03/01/2020
Reference	3.1.4



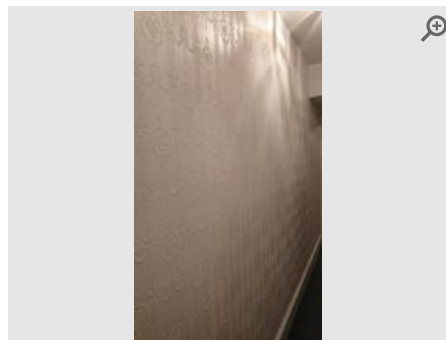
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Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.5



Provided by	Inspector
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Added	03/01/2020
Reference	3.1.6

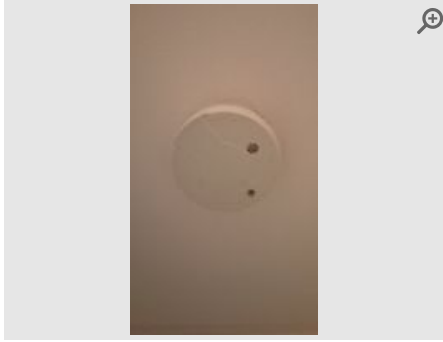


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Added	03/01/2020
Reference	3.1.7



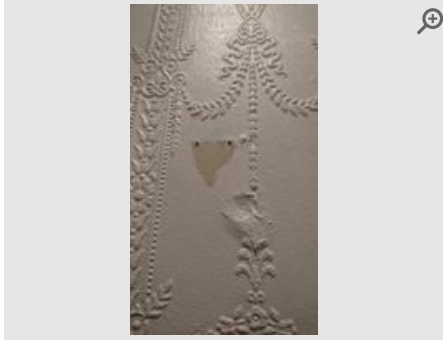
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.8

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.5.1

Walls

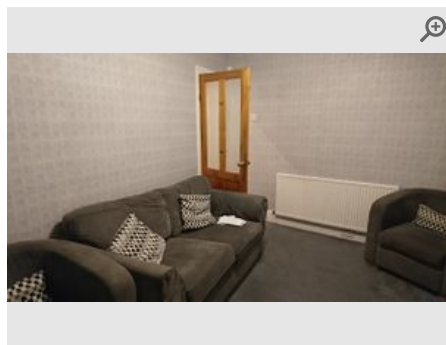


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Added	03/01/2020
Reference	3.6.1

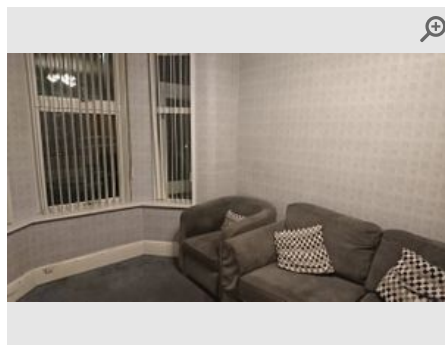
4 Living Room/Lounge 1

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 4.2	Wood panelled; brass handle. Natural wood (varnished). Glazed panel above door. Brown Free of marks and scratches to front side and reverse. Door frame is damaged	● Fair	● Good	📷 3 photos
Ceiling 4.3	Plastered/Painted white. Hairline crack present. Free of cobwebs/dust	● Fair	● Good	📷 3 photos
Light Fittings 4.4	Ceiling. Trio fixing. Brass. 1 fixing in total. 3 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 4.5	Wallpapered/painted white. Raw plug/nail holes present Free of marks stains and scuffs.	● Fair	● Good	📷 4 photos
Windows and Sills 4.6	Bay window. 1 in total. UPVC double glazed. Clear glass. White blinds Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Radiator 4.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Sockets & Switches 4.8	All sockets/switches plastic All sockets and switches present.	● Good	● Good	📷 3 photos
Sofa 4.9	4 seater. Leather effect upholstered. Free of marks and stains. Grey	● Good	● Good	📷 2 photos
Floor 4.10	Blue (pale) Carpeted. Stain marks present.	● Good	● Fair	📷 2 photos

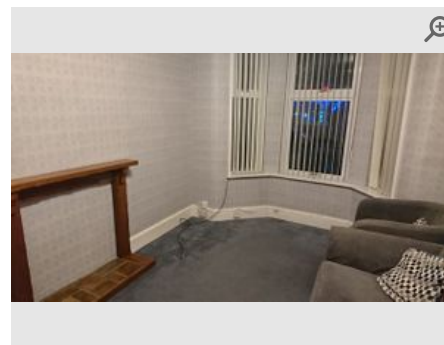
General Overview



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.1.2

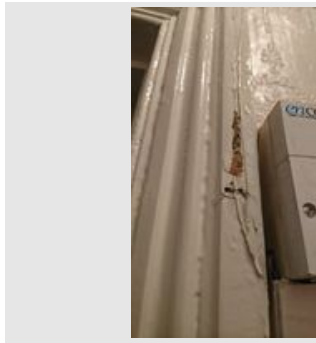


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Added	03/01/2020
Reference	4.1.3

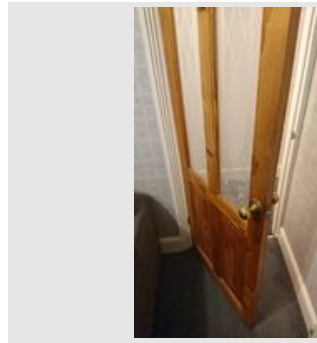


Provided by	Inspector
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Added	03/01/2020
Reference	4.1.4

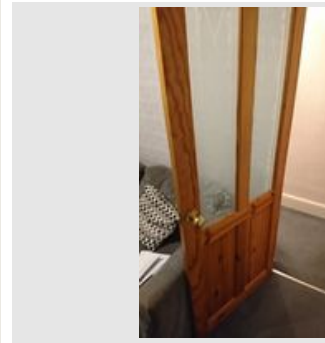
Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.2.1

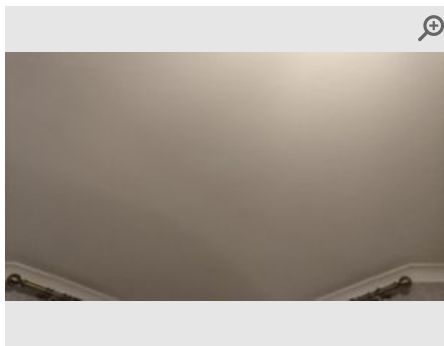


Provided by	Inspector
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Added	03/01/2020
Reference	4.2.2

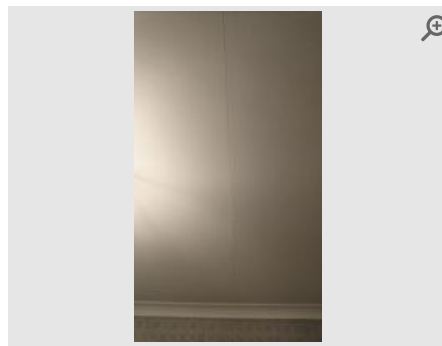


Provided by	Inspector
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Added	03/01/2020
Reference	4.2.3

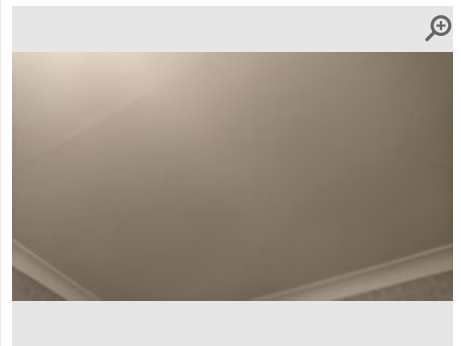
Ceiling



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.3.1

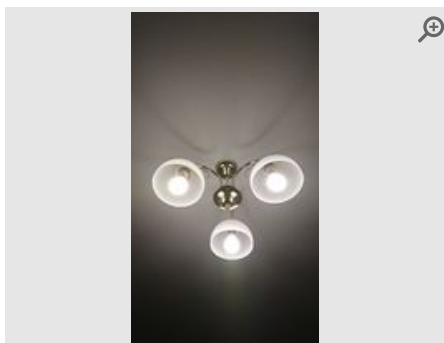


Provided by	Inspector
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Added	03/01/2020
Reference	4.3.2



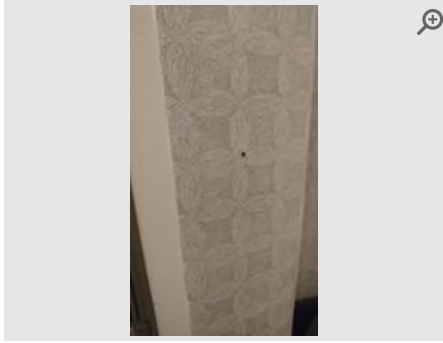
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.3.3

Light Fittings



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.4.1

Walls



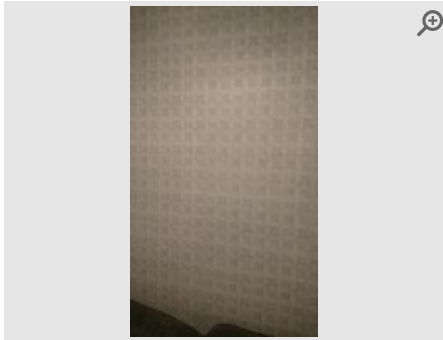
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.2

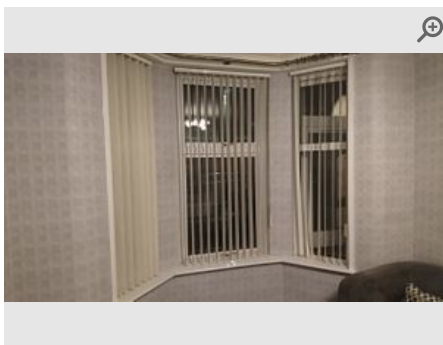


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.4

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.7.1

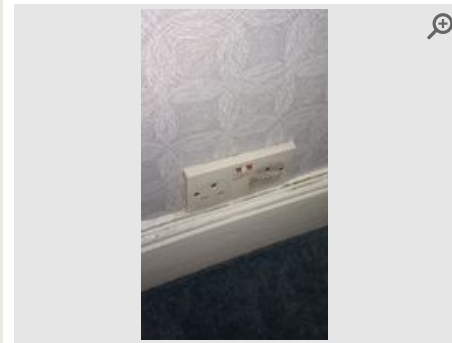
Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.8.1

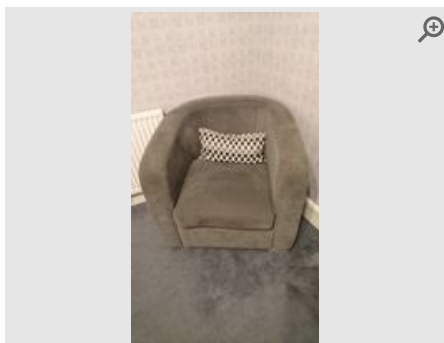


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.8.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.8.3

Sofa

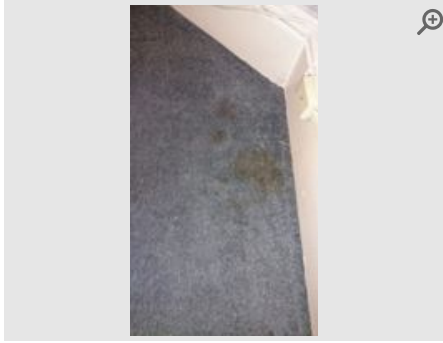


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.9.1

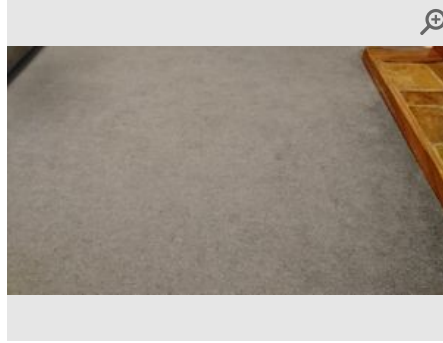


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.9.2

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.10.1

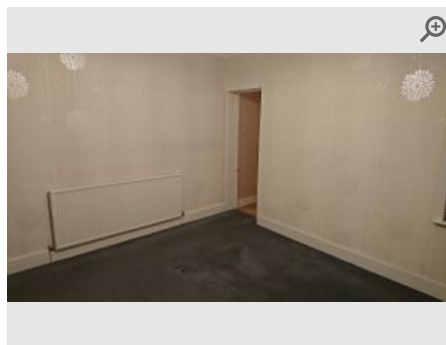


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.10.2

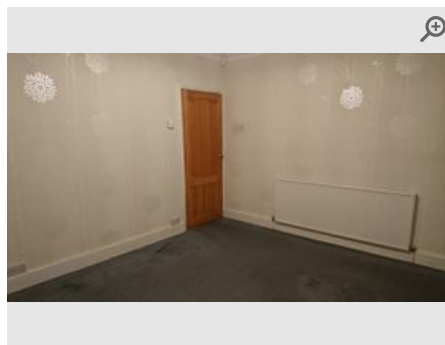
5 Living Room/Lounge 2

Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 5.2	Wood panelled; brass handle. Natural wood (varnished). Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 5.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Light Fittings 5.4	Ceiling. Trio fixing. Brass. 1 fixing in total. 3 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 5.5	Wallpapered/painted magnolia Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 3 photos
Windows and Sills 5.6	Standard window. 1 in total. UPVC double glazed. Clear glass. Plastic handle. UPVC sills. Vertical blind. White blinds Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Radiator 5.7	White panelled. 1 in total Wall mounted radiator. All valve caps present and intact. Stains present.	● Good	● Fair	📷 2 photos
Sockets & Switches 5.8	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 3 photos
Floor 5.9	Carpeted. Blue (pale) Stains present.	● Good	● Fair	📷 2 photos

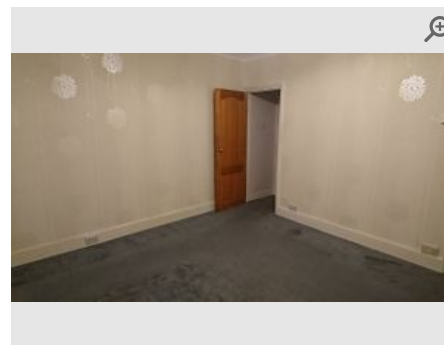
General Overview



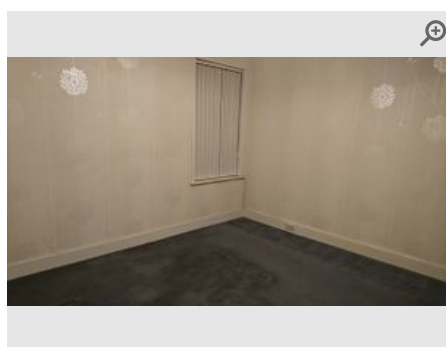
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.2

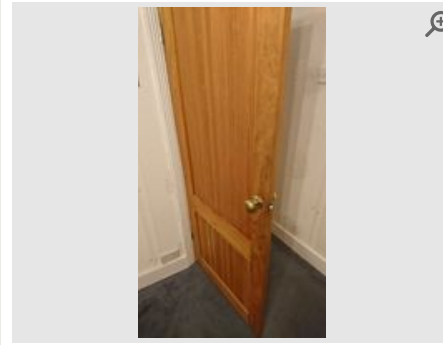
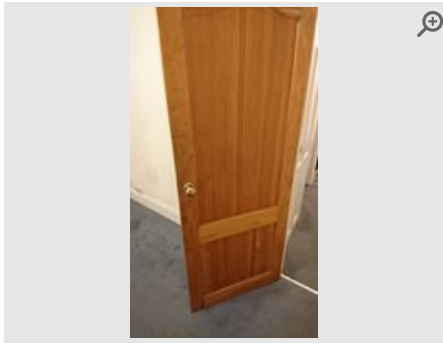


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.4

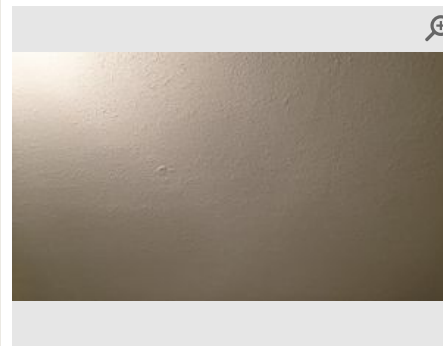
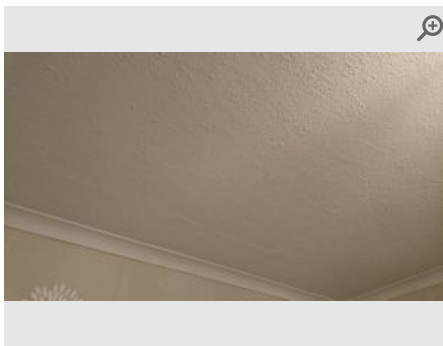
Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.2.1

Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.2.2

Ceiling



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.3.1

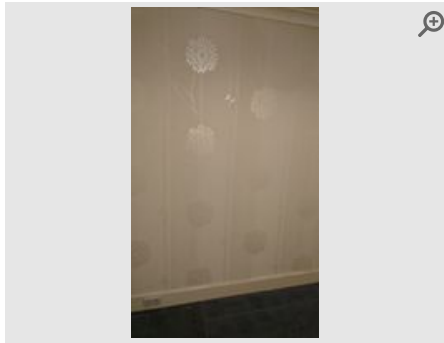
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.3.2

Light Fittings

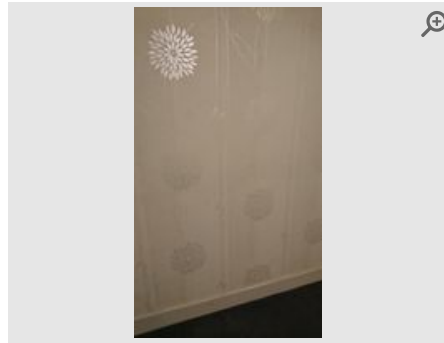


Provided by	Inspector
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Added	03/01/2020
Reference	5.4.1

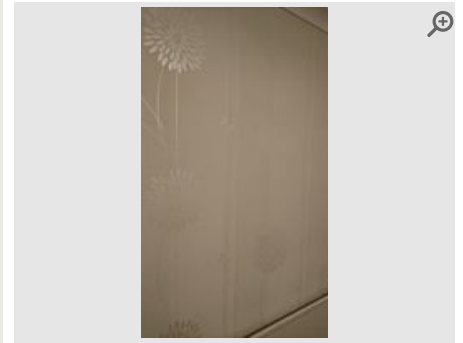
Walls



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.5.1

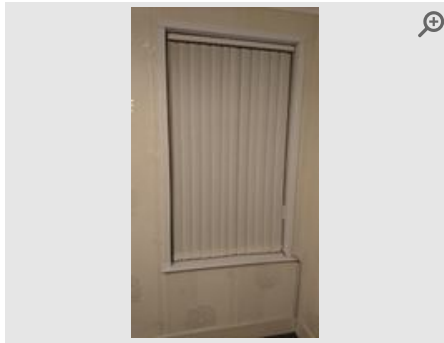


Provided by	Inspector
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Added	03/01/2020
Reference	5.5.2



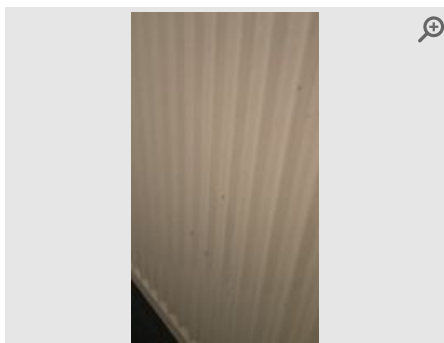
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.5.3

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.7.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.7.2

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.8.1

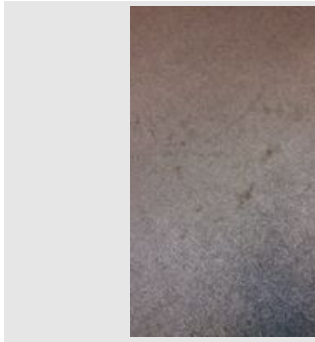


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.8.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.8.3

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.9.1



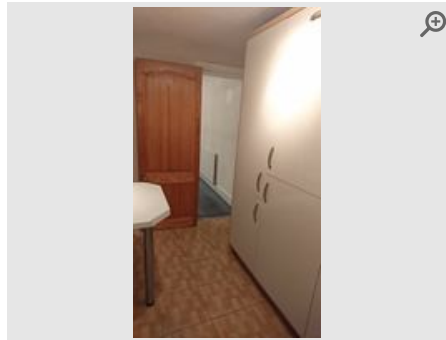
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.9.2

6 Kitchen

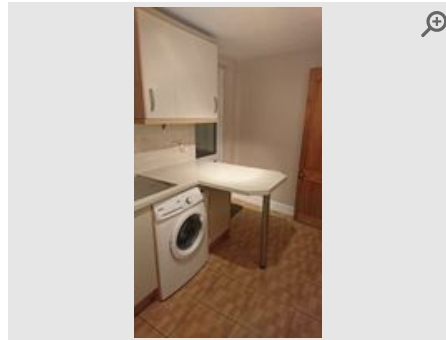
Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 6.2	Wood panelled; brass handle. Brass door stop. Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 6.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Light Fittings 6.4	Ceiling. Spotlight(s). Bar fixing. 1 fixing in total. 4 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 6.5	Plastered & painted magnolia. Tiled (around worktops) Free of marks stains and scuffs. Numerous holes present. Tiles cracked.	● Fair	● Fair	📷 6 photos
Windows and Sills 6.6	Standard window. 1 in total. UPVC double glazed. Clear glass. Brass handle. Tiled sills. Roller blind. Fabric blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Sockets & Switches 6.7	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 3 photos
Kitchen Cupboards/Units 6.8	Wall units present. Base units present. Laminate wood effect. Chrome handles. Laminated shelving. Brown. White All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Fair	📷 8 photos
Kitchen Worksurfaces 6.9	Laminated worksurface. Charcoal Free of marks and scratches. Stains present.	● Good	● Fair	📷 5 photos
Kitchen Sink 6.10	Single bowl. Stainless steel. Mixer tap. Lever taps. Chrome taps. Chrome plug Free of scratches and cracks. No food residue or grease present.	● Good	● Good	📷 1 photo
Hob 6.11	Gas hob. 4 rings. New World Glass splashback. Grease and food residue present. Free of dust. Dials/knobs intact.	● Good	● Fair	📷 4 photos
Oven 6.12	Double oven. Electric cooker. Chrome rack x 3. Baking tray x 1. New Grease and food residue inside present. Seal intact and door hinge functioning smoothly. Door glass is missing inside on the top oven.	● Poor	● Good	📷 4 photos
Extractor Cooker Hood 6.13	Integrated hood. Some bulbs/spots working. New World Hood filter has evidence of grease and food residue. Fan switches are responsive.	● Fair	● Good	📷 1 photo
Fridge Freezer (Integrated) 6.14	Upright. 6 Shelves. Egg tray. Internal light. Ice dispenser. Hotpoint Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Good	📷 3 photos
Washing Machine 6.15	Front loader. Zanussi. White Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Good	● Fair	📷 2 photos
Fire Extinguisher 6.16	Powder. Free of marks Maintenance label within 'use by' date.	● Good	● Good	📷 1 photo
Fire Blanket 6.17	1m x 1m Quick release. Free of dirt/dust Wall mounted quick release fire blanket.	● Good	● Good	📷 1 photo
Carbon Monoxide Alarm 6.18	Wall mounted. Test button/function working. Battery powered. Kidde. Tenant note: Test periodically	● Good	● Good	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
Boiler 6.19	Wall-mounted. Potterton. Buttons & dials intact. Scratched. Stained	 Good	 Fair	 1 photo
Floor 6.20	Tiled. Magnolia Stains present, marks and scratches.	 Good	 Fair	 3 photos

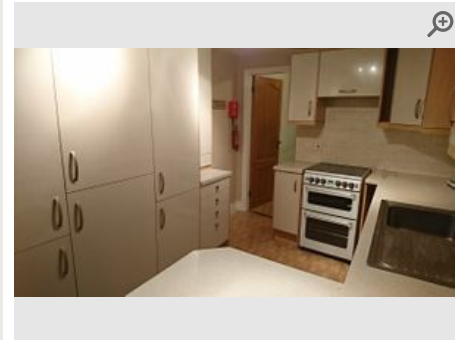
General Overview



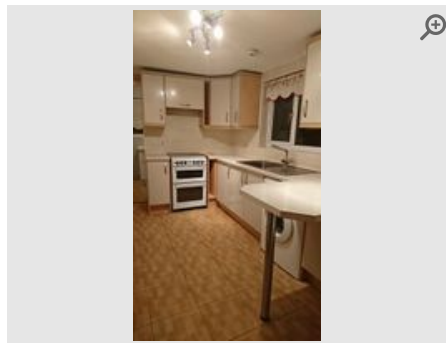
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.2

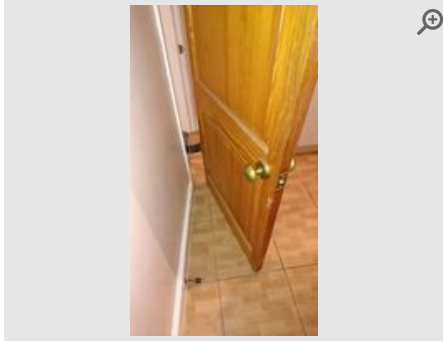


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.4

Door (Internal)

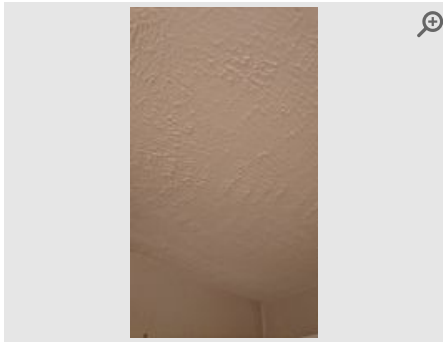


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.2.1

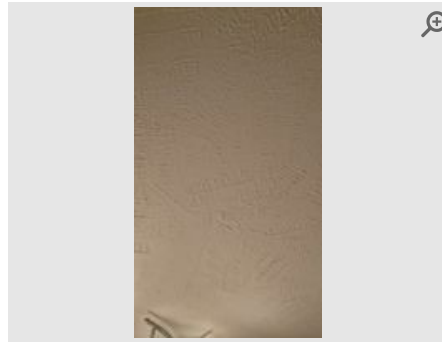


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.2.2

Ceiling

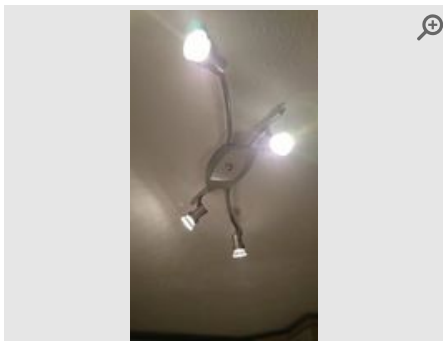


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.1



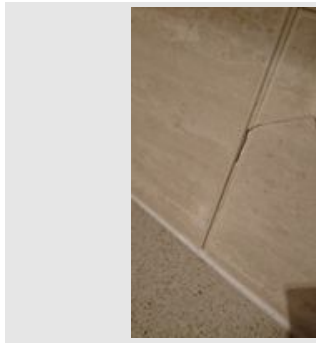
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.2

Light Fittings

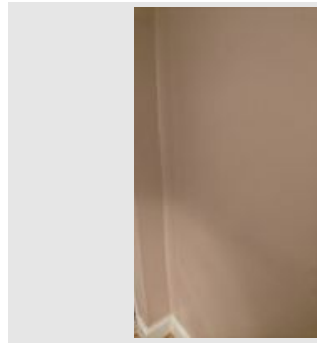


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.4.1

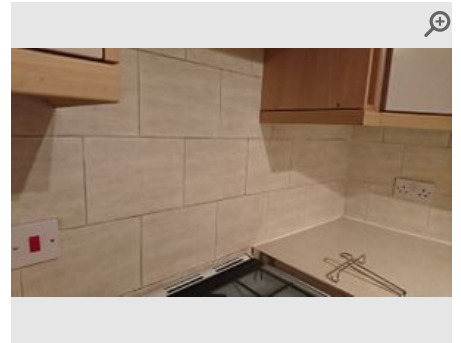
Walls



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.2



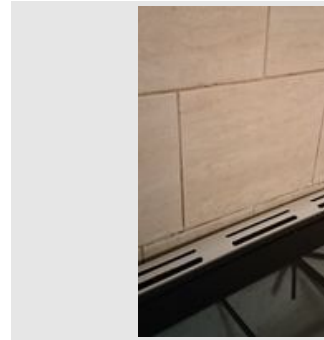
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.4



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.5.6

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.6.1

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.7.1

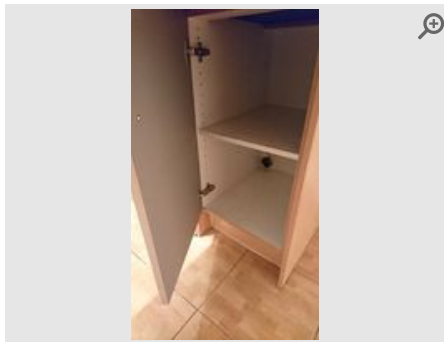


Provided by	Inspector
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Added	03/01/2020
Reference	6.7.2

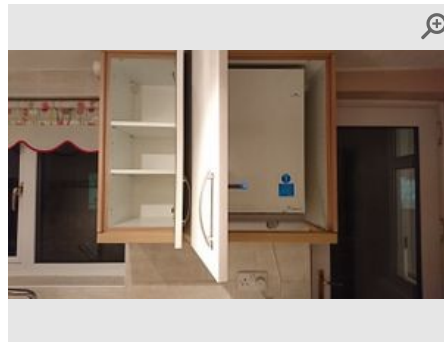


Provided by	Inspector
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Added	03/01/2020
Reference	6.7.3

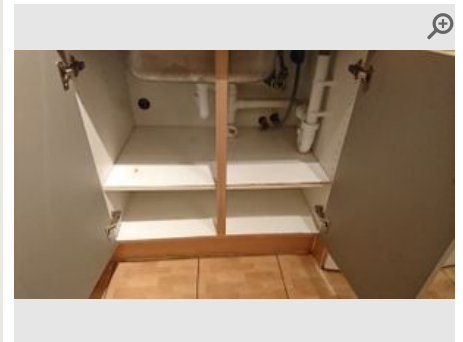
Kitchen Cupboards/Units



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.2



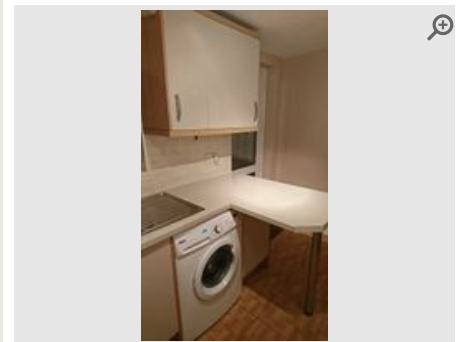
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.4



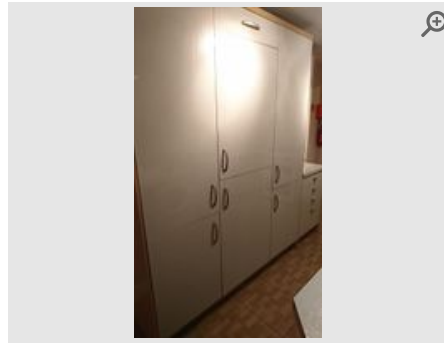
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.6

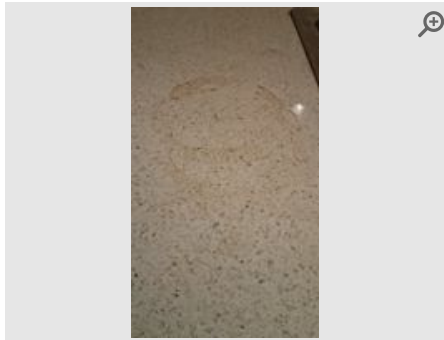


Provided by	Inspector
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Added	03/01/2020
Reference	6.8.7

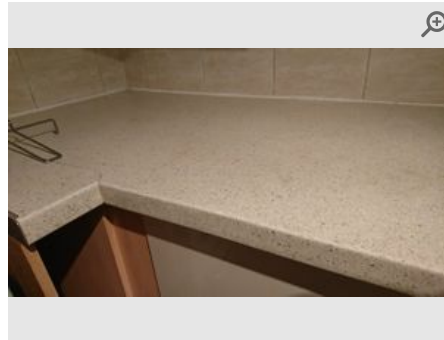


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.8.8

Kitchen Worksurfaces



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.9.1



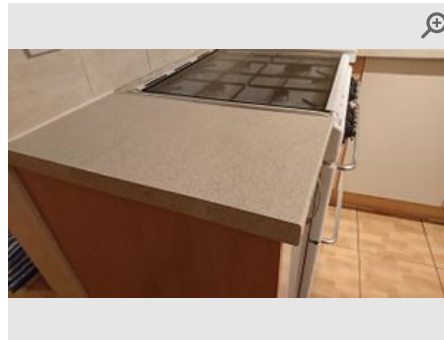
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.9.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.9.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.9.4



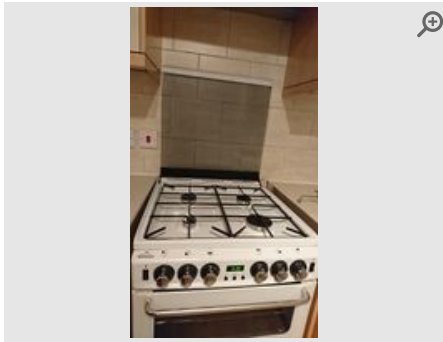
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.9.5

Kitchen Sink



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.10.1

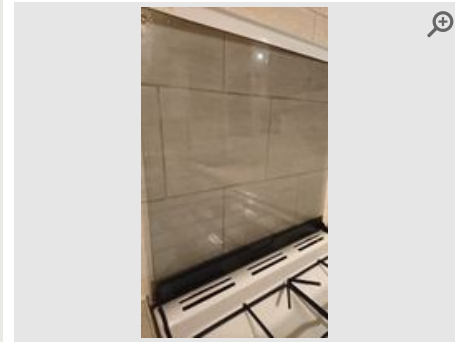
Hob



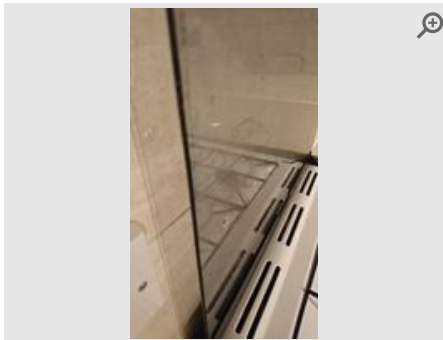
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.11.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.11.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.11.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.11.4

Oven



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.12.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.12.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.12.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.12.4

Extractor Cooker Hood

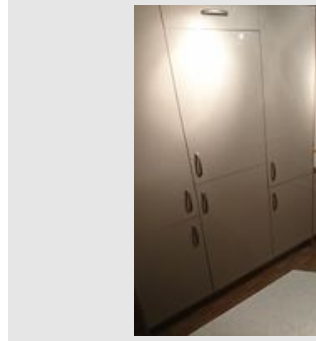


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.13.1

Fridge Freezer (Integrated)



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.14.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.14.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.14.3

Washing Machine

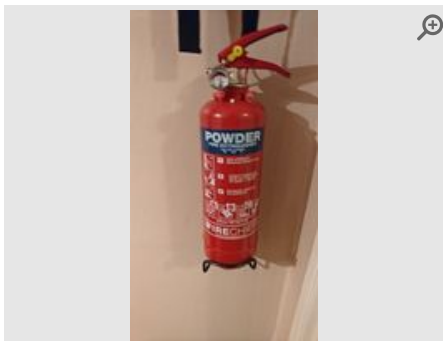


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.15.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.15.2

Fire Extinguisher



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.16.1

Fire Blanket



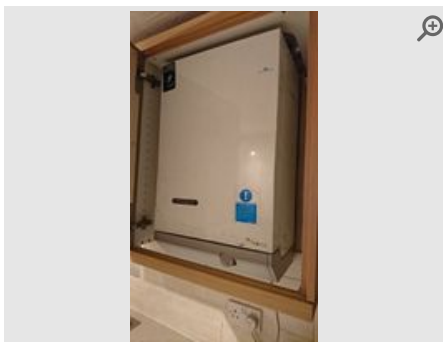
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.17.1

Carbon Monoxide Alarm



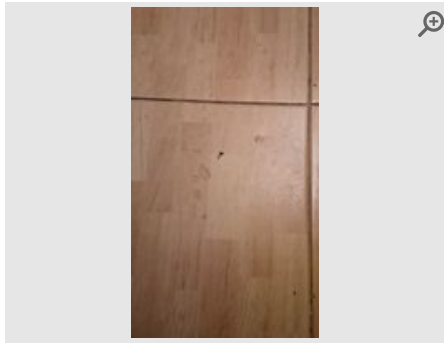
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.18.1

Boiler

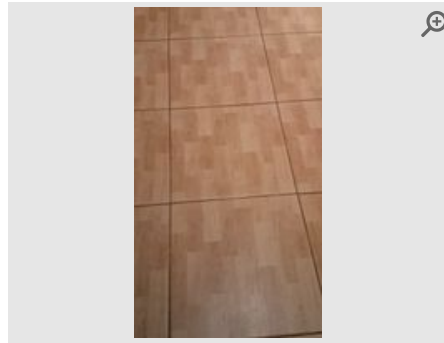


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.19.1

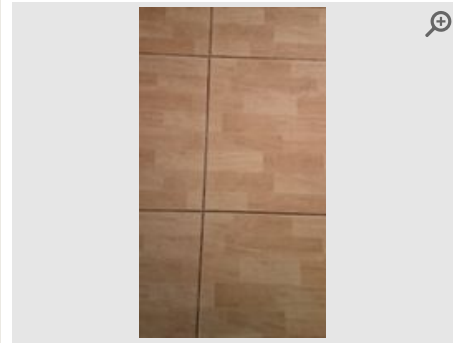
Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.20.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.20.2

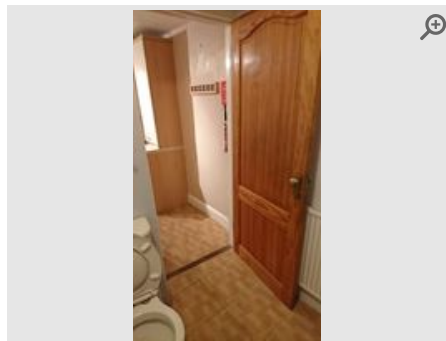


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.20.3

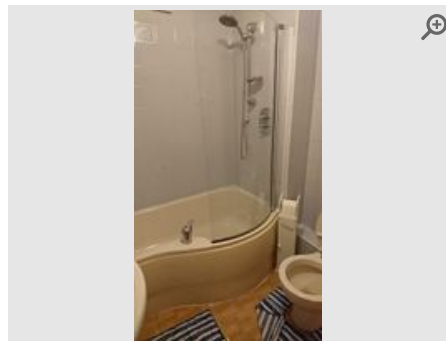
7 Bathroom

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 7.2	Wood panelled; brass handle. Natural wood (varnished). Coat hook (reverse side). Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 7.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 1 photo
Light Fittings 7.4	Ceiling. Enclosed spotlight fixing(s). Glazed. 1 fixing in total. 1 bulb/spotlight. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Extractor Fan 7.5	White casing Responsive when switched. Free of dust inside.	● Good	● Good	📷 1 photo
Switches/Cord 7.6	Cord fixing. All sockets/switches plastic. White Present and intact.	● Good	● Good	📷 1 photo
Walls 7.7	Plastered & painted magnolia. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 3 photos
Windows and Sills 7.8	Standard window. 1 in total. UPVC double glazed. Tiled sills. Roller blind. Fabric blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Radiator 7.9	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Bath 7.10	Standard. Corner. Acrylic/Plastic. Mixer tap. Shower rinse head. Chrome plug. Cream No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	📷 4 photos
Sink/Basin 7.11	Semi ped porcelain. Mixer tap. Chrome taps. Chrome plug. Cream Base unit present. Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	📷 3 photos
Toilet 7.12	Porcelain. Plastic/Acrylic seat & lid. Flush button. Cream Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	📷 2 photos
Mirror 7.13	Wall-mounted round. Metal frame No cracks/chips. Free of smears and dust.	● Good	● Good	📷 1 photo
Bathroom Fixings 7.14	Toilet roll holder. Shelving. Wood. Free of marks and scratches. Securely fitted	● Good	● Good	📷 1 photo
Floor 7.15	Tiled. Brown Bath mats present. Free of stains, marks and scratches.	● Good	● Good	📷 2 photos

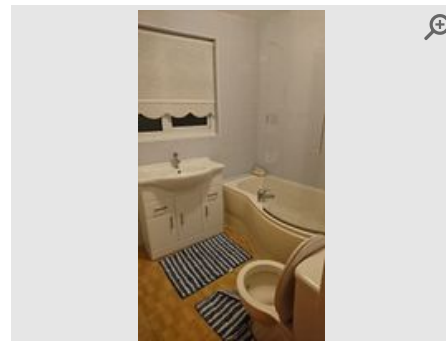
General Overview



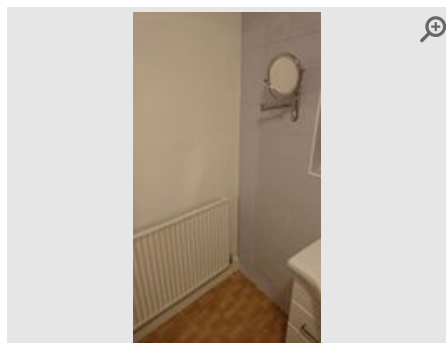
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.2

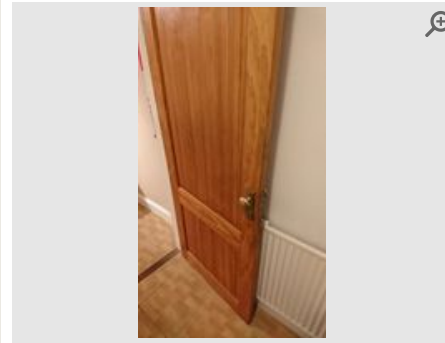
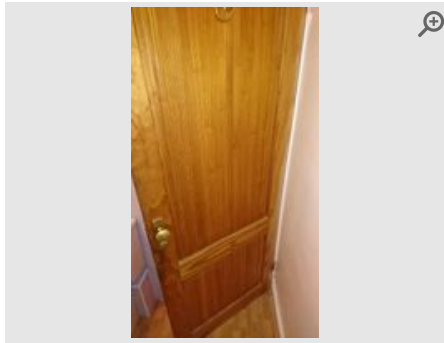


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.4

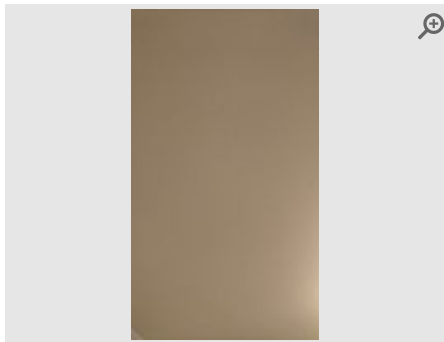
Door (Internal)



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.2.1

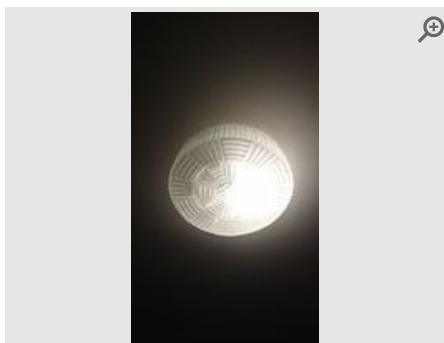
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.2.2

Ceiling



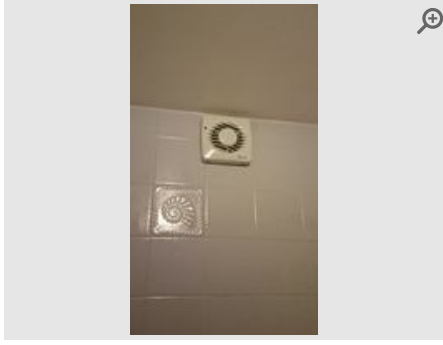
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.3.1

Light Fittings



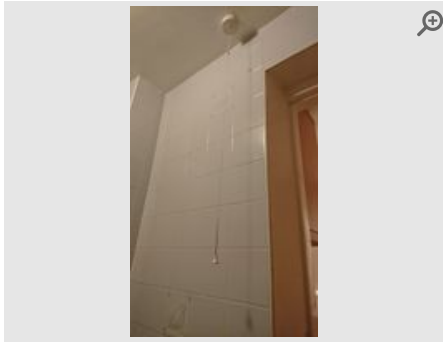
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.4.1

Extractor Fan



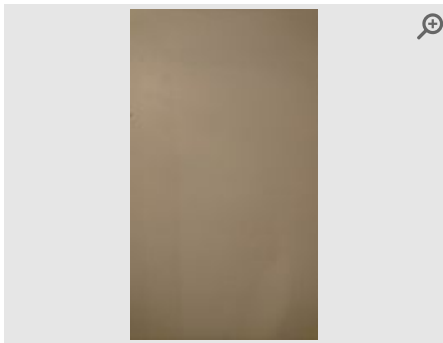
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.5.1

Switches/Cord

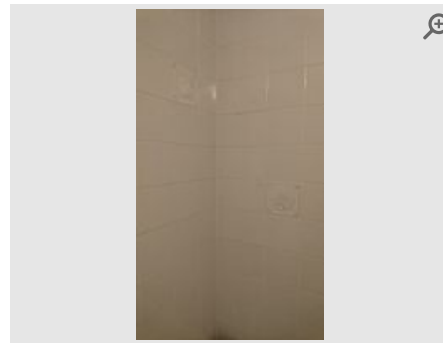


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.6.1

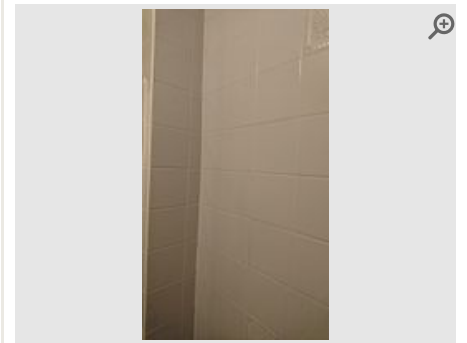
Walls



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.7.1

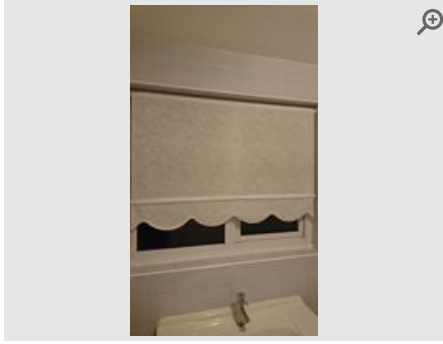


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.7.2



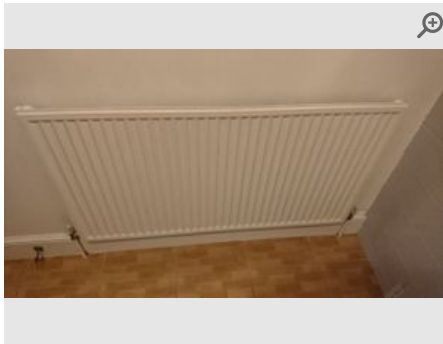
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.7.3

Windows and Sills



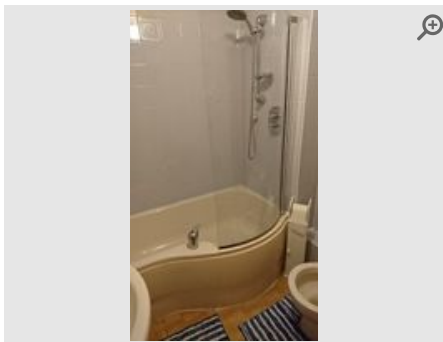
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.8.1

Radiator

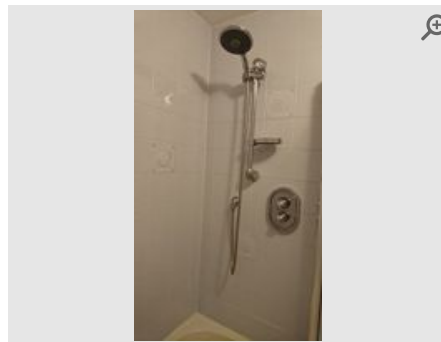


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.9.1

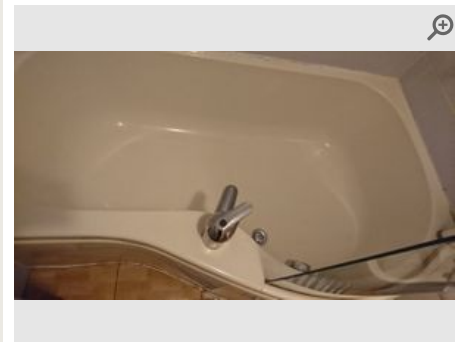
Bath



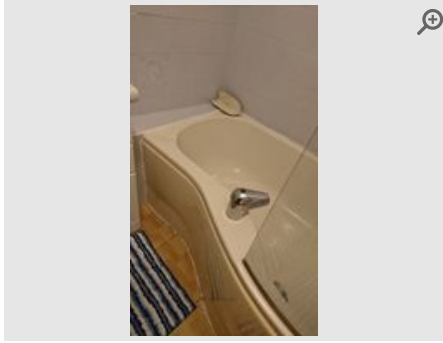
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.10.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.10.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.10.3

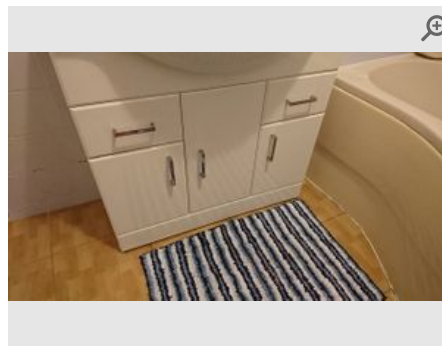


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.10.4

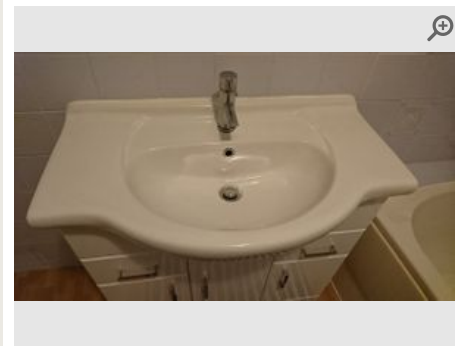
Sink/Basin



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.11.1

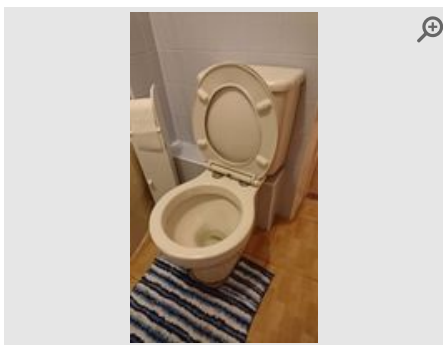


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.11.2

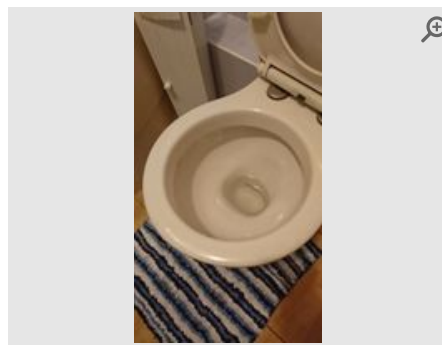


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.11.3

Toilet

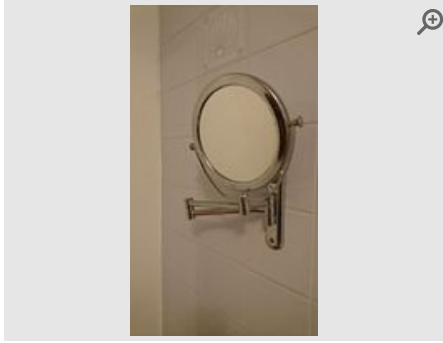


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.12.1



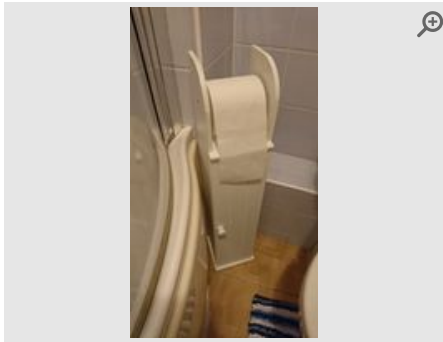
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.12.2

Mirror



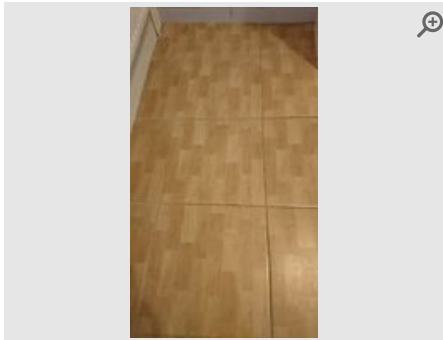
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.13.1

Bathroom Fixings



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.14.1

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.15.1

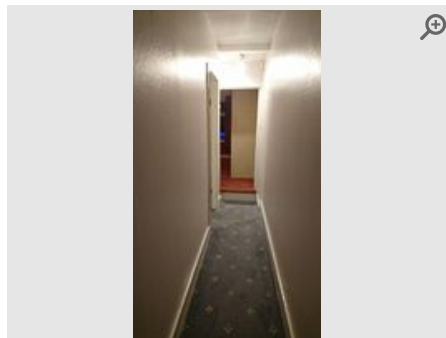


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.15.2

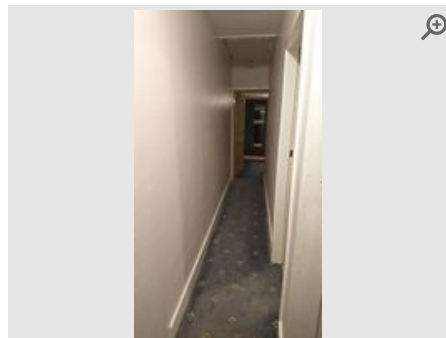
8 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 5 photos
Bannister/Hand Rail 8.2	Wooden handrail. Metal handrail. White. Varnished wood. Brown Appears securely fixed and intact. Free of marks and scratches.	● Good	● Good	📷 1 photo
Ceiling 8.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Loft Hatch 8.4	Wooden. White Free of marks and scratches.	● Good	● Good	📷 1 photo
Light Fittings 8.5	Ceiling. Spotlight(s). Bar fixing. Glazed. 1 fixing in total. 2 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Smoke Alarm 8.6	Battery powered. Tenant note: Do not obstruct the unit Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	📷 2 photos
Walls 8.7	Wallpapered/painted magnolia Free of marks stains and scuffs. Picture hooks, raw plug or filled holes present.	● Good	● Good	📷 6 photos
Floor 8.8	Carpeted. Blue (pale) Free of stains, marks and scratches.	● Good	● Good	📷 2 photos

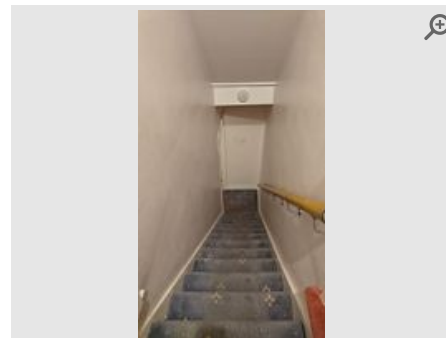
General Overview



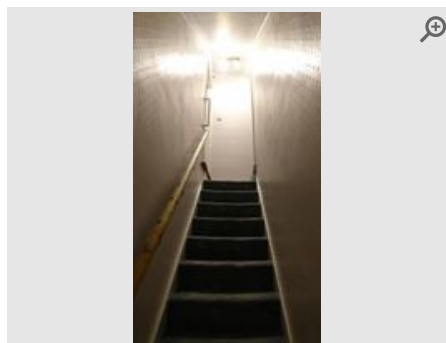
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.1



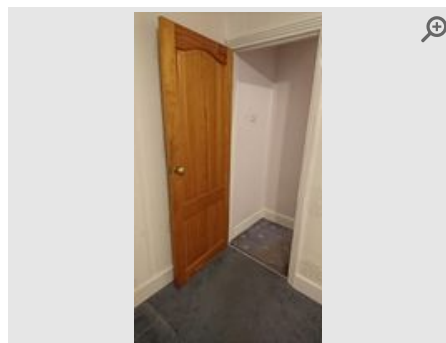
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.3

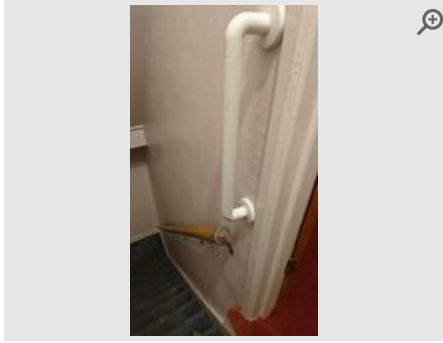


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.4



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.5

Bannister/Hand Rail



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.1

Ceiling

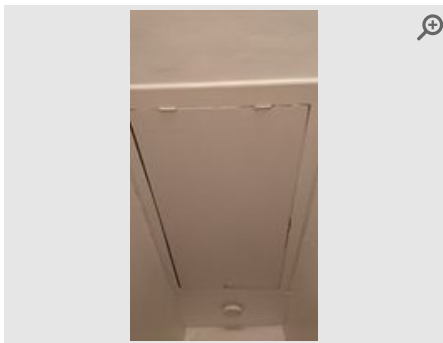


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.3.1



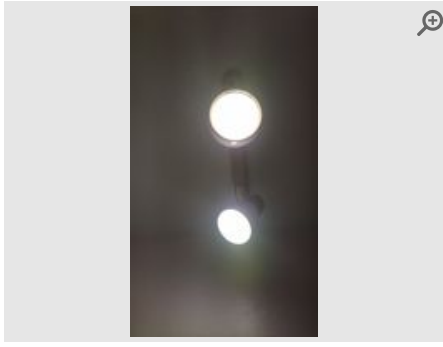
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.3.2

Loft Hatch



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.4.1

Light Fittings

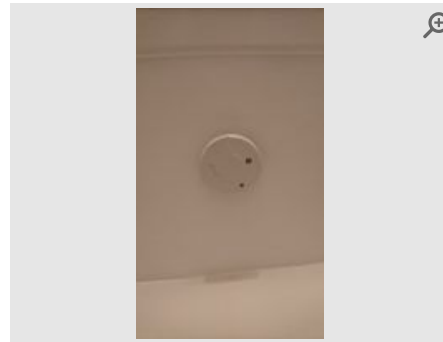


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.5.1

Smoke Alarm



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.6.1

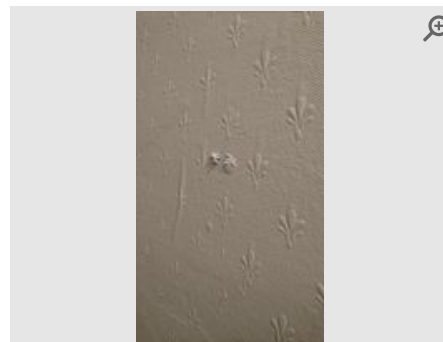


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.6.2

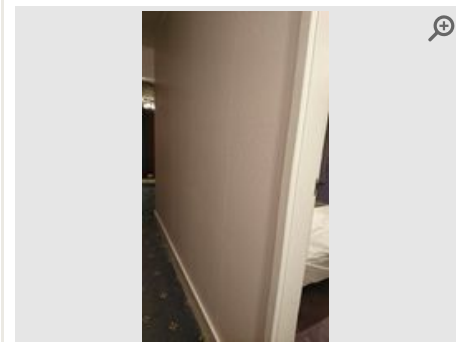
Walls



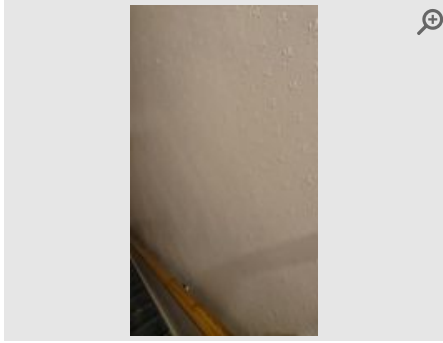
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.1



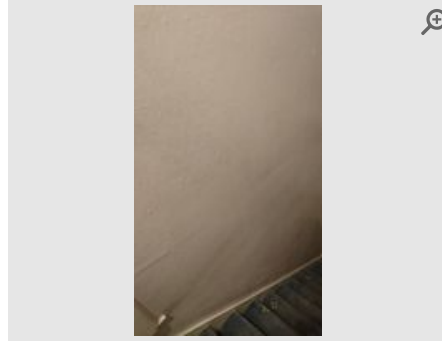
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.2



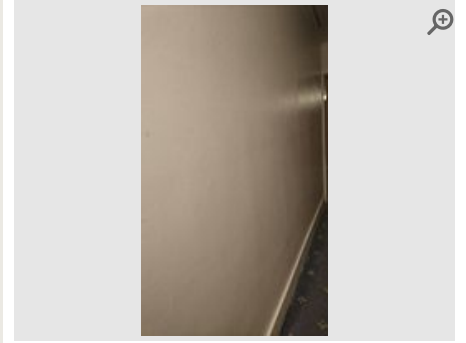
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.4

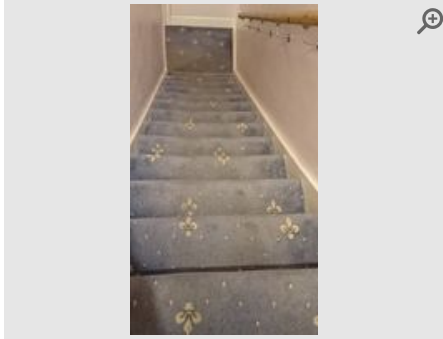


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.5

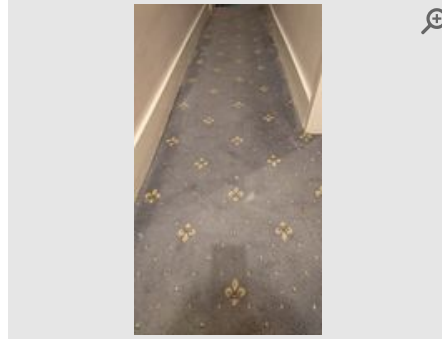


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.7.6

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.8.1

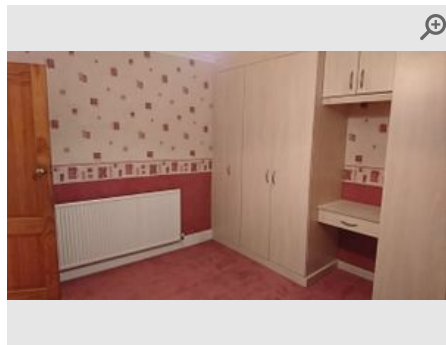


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.8.2

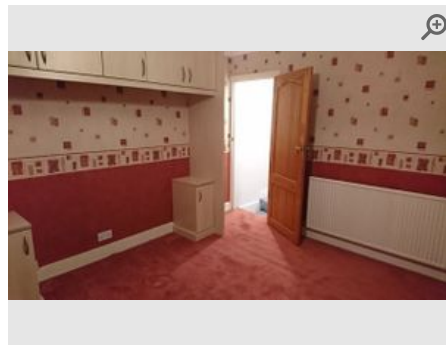
9 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 9.2	Wood panelled; brass handle. Natural wood (varnished). Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 9.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Light Fittings 9.4	Wall. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 9.5	Wallpapered & painted. Pink (pale). White Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Wallpaper peeling off.	● Fair	● Good	📷 5 photos
Windows and Sills 9.6	Standard window. 2 in total. UPVC double glazed. Clear glass. Brass handle. UPVC sills. Curtain runner (plastic). Curtain pole; wooden. Curtains present. Pink (pale) curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 2 photos
Radiator 9.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Sockets & Switches 9.8	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 2 photos
Wardrobe 9.9	Laminate wood effect. Chrome handle. Cream Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	📷 8 photos
Floor 9.10	Carpeted. Red (pale) Free of stains, marks and scratches.	● Good	● Good	📷 2 photos

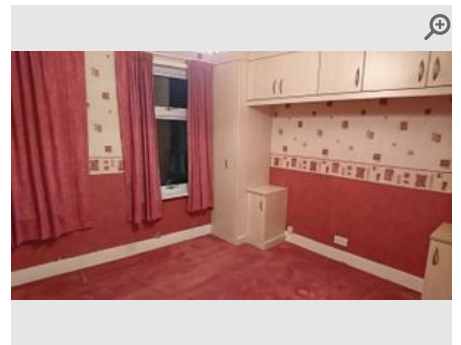
General Overview



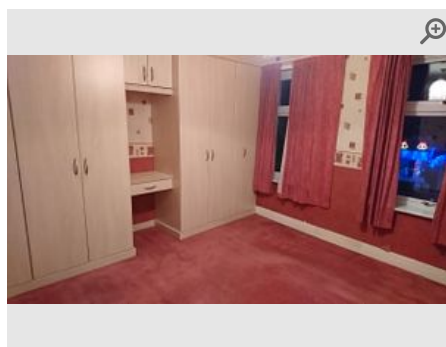
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.1.2

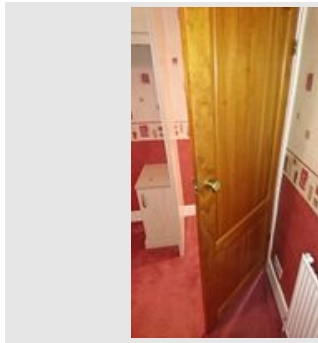


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.1.3

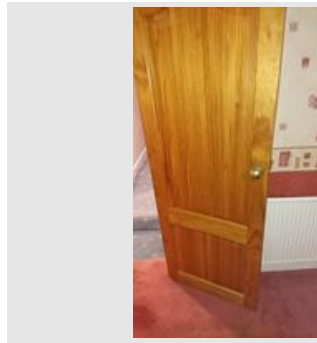


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.1.4

Door (Internal)

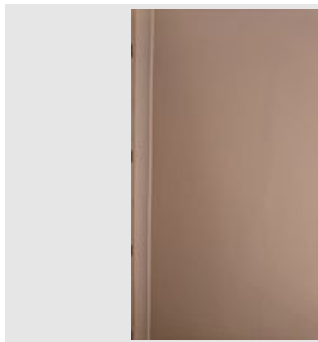


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.2.1

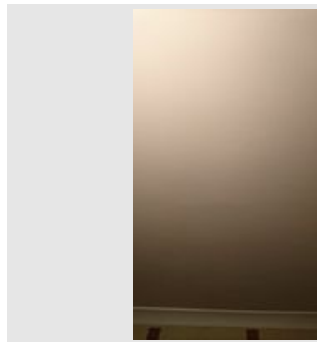


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.2.2

Ceiling



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.1



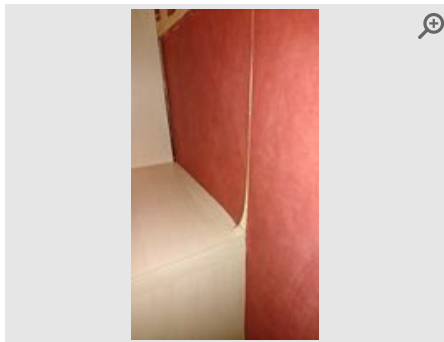
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.2

Light Fittings

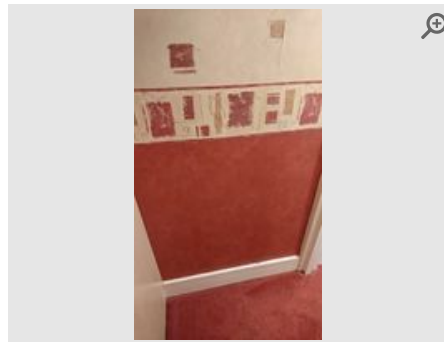


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.4.1

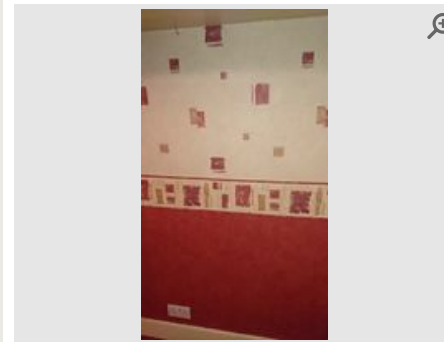
Walls



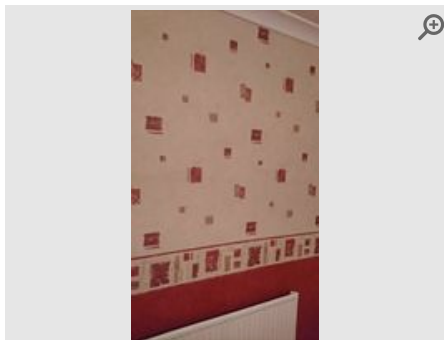
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.5.1



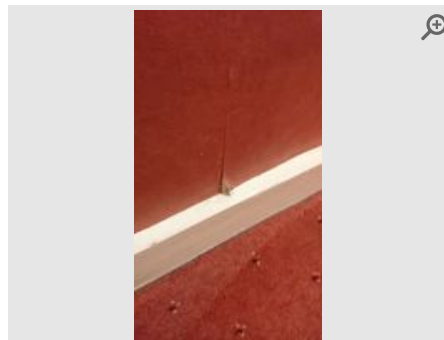
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.5.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.5.3

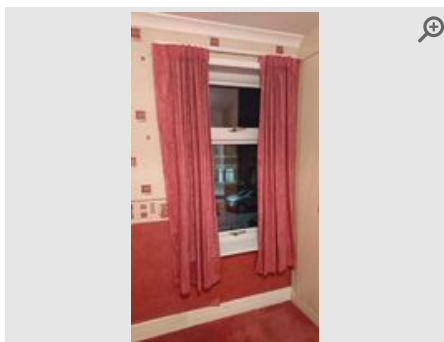


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.5.4

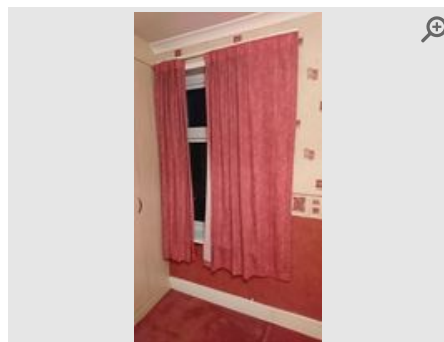


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.5.5

Windows and Sills



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.6.1



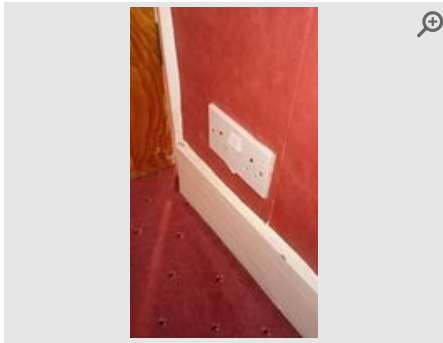
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.6.2

Radiator



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.7.1

Sockets & Switches

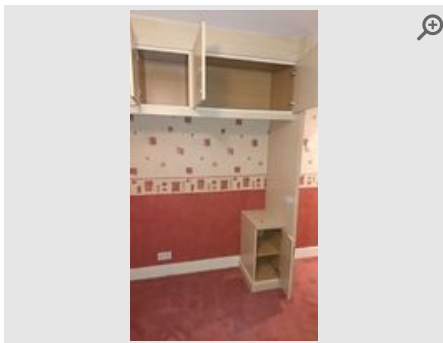


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.8.1

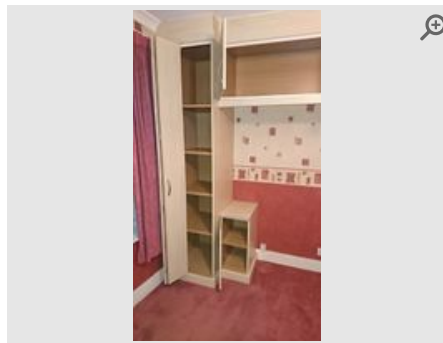


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.8.2

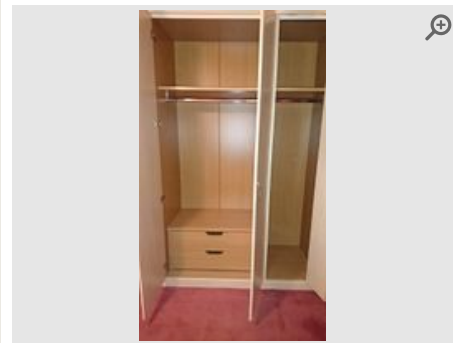
Wardrobe



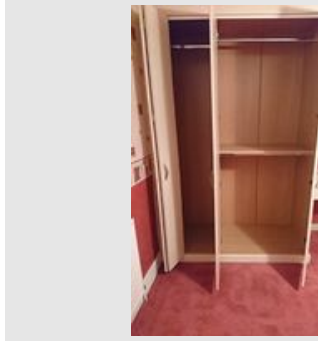
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.3



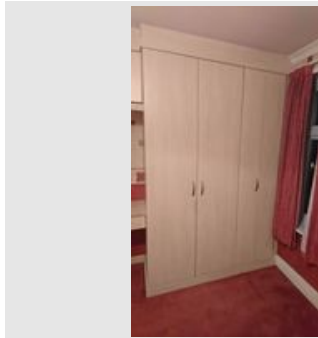
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.4



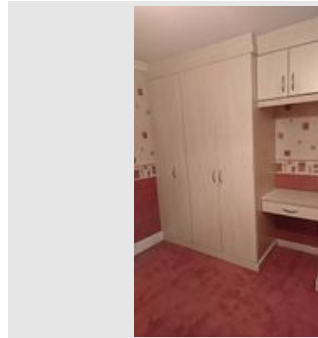
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.6

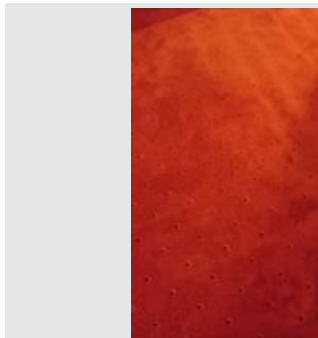


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.7



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.9.8

Floor



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.10.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.10.2

10 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
General Overview 10.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 10.2	Wood panelled; brass handle. Natural wood (varnished). Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 10.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Light Fittings 10.4	Wall. Spotlight(s). Trio fixing. Brushed chrome. 1 fixing in total. 3 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 10.5	Wallpapered & painted. Woodchip papered. Blue (pale). Bronze. White Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 3 photos
Windows and Sills 10.6	Skylight. 1 in total. UPVC double glazed. Clear glass. Brass handle. UPVC sills. Curtain runner (plastic). Curtain pole; metal. Curtains present. Blue (pale) curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Radiator 10.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Sockets & Switches 10.8	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 2 photos
Wardrobe 10.9	2 sliding doors. Laminate wood effect. Glass. Brown. Charcoal Free of marks and scratches to front side of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	📷 3 photos
Bed 10.10	Single. Mattress present. Headboard present. Metal frame. Black. White Bed base slats intact and frame appears secure with legs intact.	● Good	● Good	📷 2 photos
Hot Water Cylinder 10.11	Fitted in the cupboard. Control dial and pipes present.	● Good	● Good	📷 3 photos
Floor 10.12	Carpeted. Violet Worn. Stains present	● Fair	● Fair	📷 5 photos

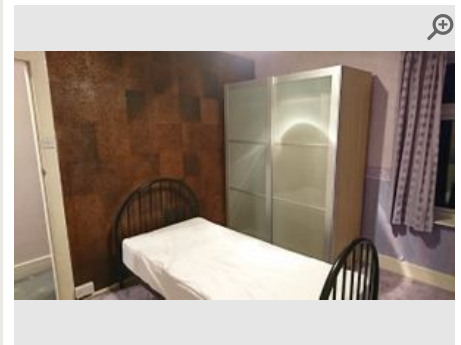
General Overview



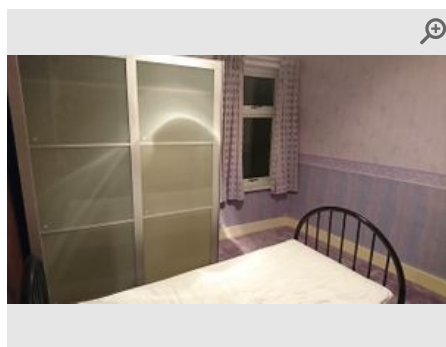
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.1.3

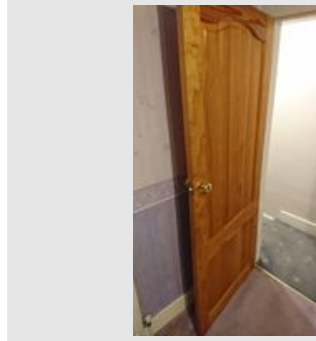


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.1.4

Door (Internal)

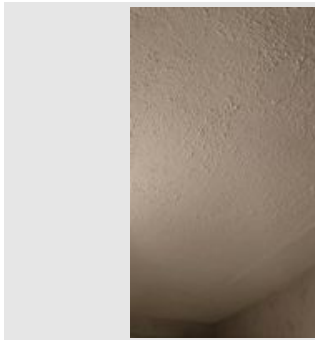


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.2.1

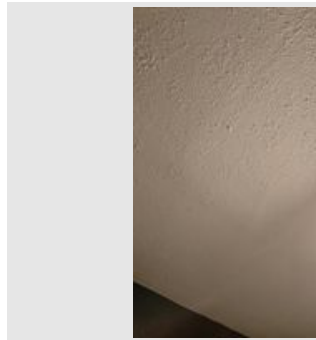


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.2.2

Ceiling

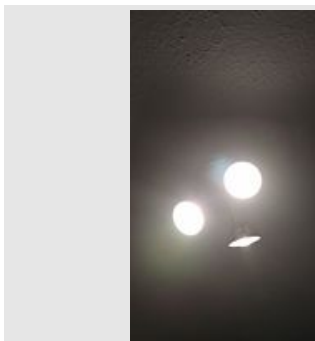


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.3.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.3.2

Light Fittings

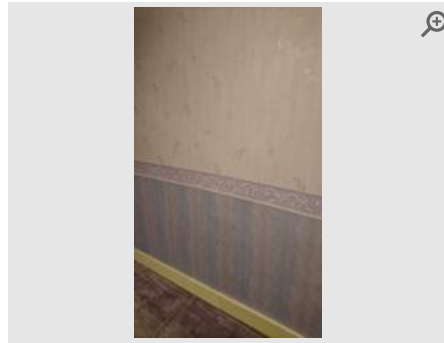


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.4.1

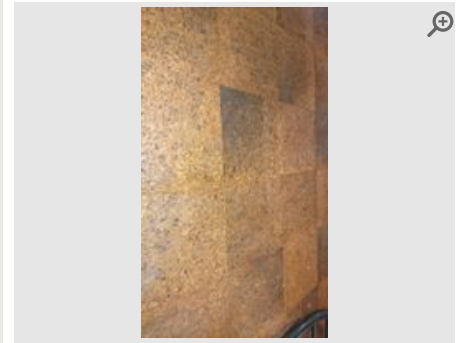
Walls



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.5.1

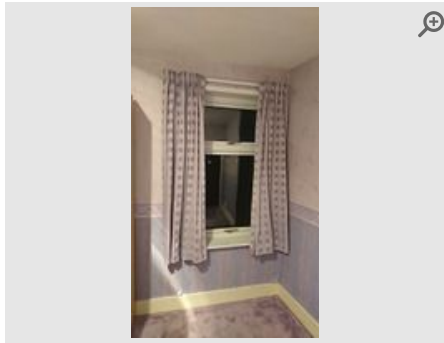


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.5.2



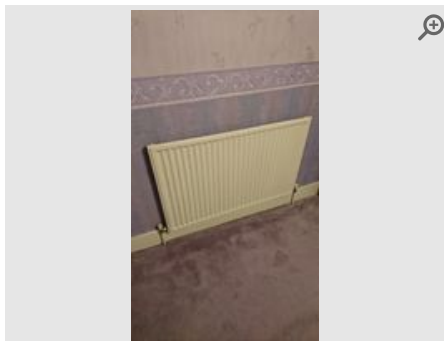
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.5.3

Windows and Sills



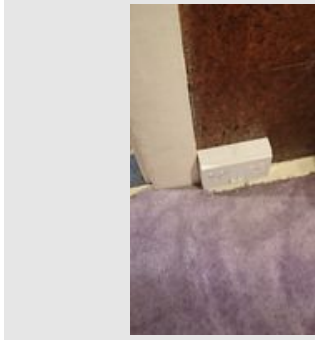
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.7.1

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.8.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.8.2

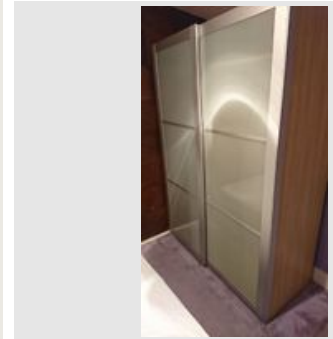
Wardrobe



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.9.1

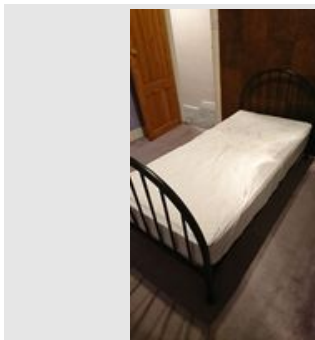


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.9.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.9.3

Bed

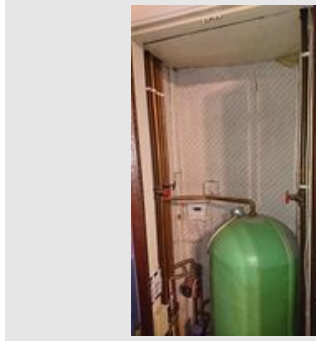


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.10.1

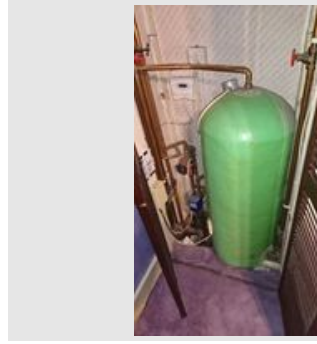


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.10.2

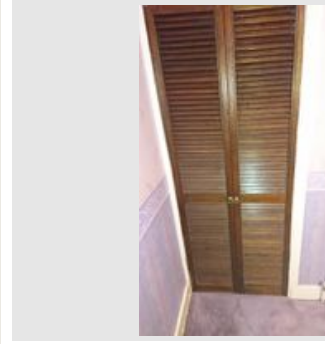
Hot Water Cylinder



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.11.1

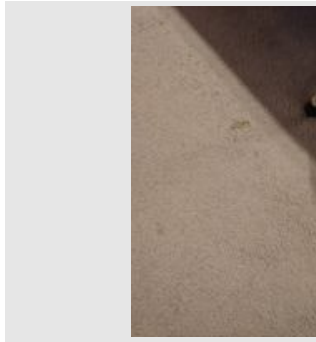


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.11.2

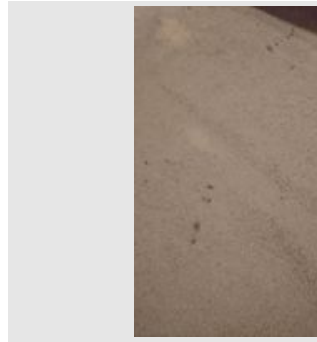


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.11.3

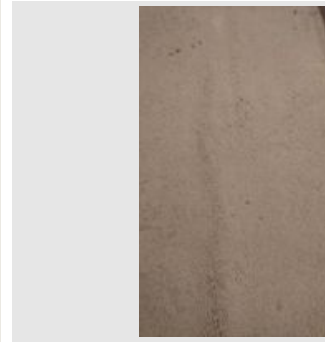
Floor



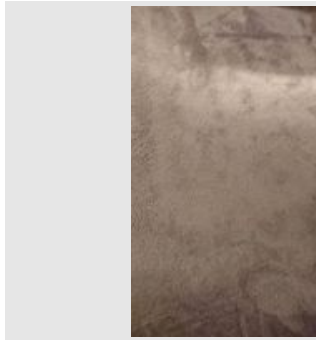
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.12.1



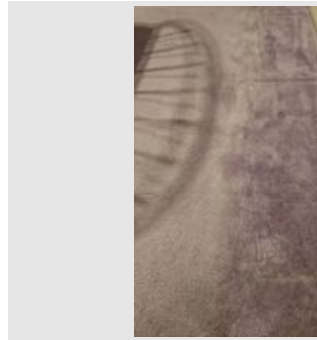
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.12.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.12.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.12.4

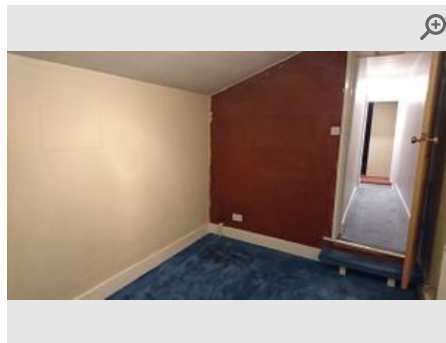


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.12.5

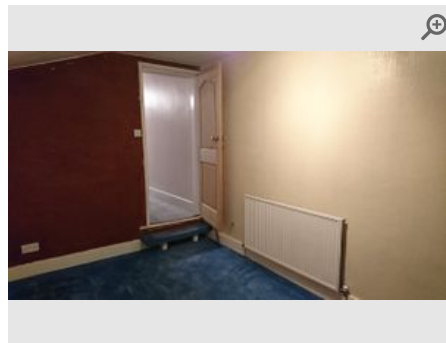
11 Bedroom 3

Item	Description	Condition	Cleanliness	Photos
General Overview 11.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
Door (Internal) 11.2	Wood panelled; brass handle. Natural wood (varnished). Brass door stop. Brown Free of marks and scratches to front side and reverse.	● Good	● Good	📷 2 photos
Ceiling 11.3	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
Light Fittings 11.4	Ceiling. Spotlight(s). Trio fixing. Brushed chrome. 1 fixing in total. 3 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
Walls 11.5	Wallpapered & painted. Woodchip papered Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 3 photos
Windows and Sills 11.6	Standard window. 1 in total. UPVC double glazed. Clear glass. Brass handle. UPVC sills. Curtain runner (plastic). Curtain pole; metal. Curtains present. Blue (pale) curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 1 photo
Radiator 11.7	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Sockets & Switches 11.8	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 2 photos
Floor 11.9	Carpeted. Blue (pale) Stains present.	● Good	● Fair	📷 4 photos
	🔴 Disagreed by tenant - 19th September 2022 ● The inspector agreed			
	Information provided by tenant SAMPLE The inspector responded to the above tenant comments with the following: SAMPLE APPROVED			

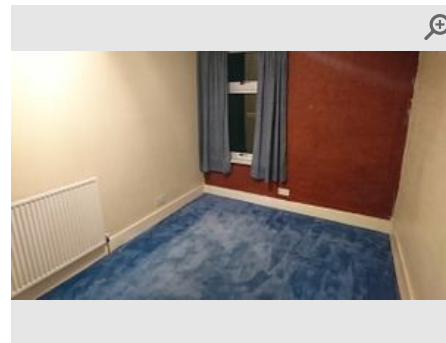
General Overview



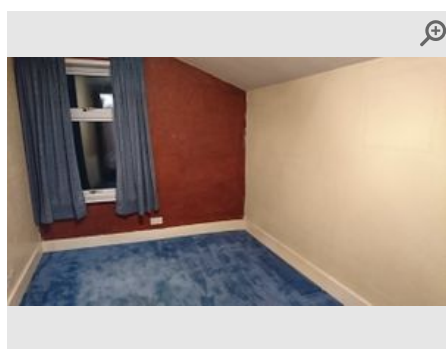
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.1.2

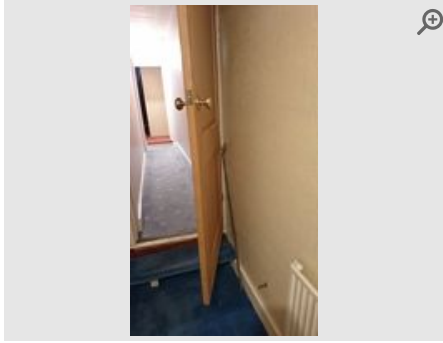


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.1.3

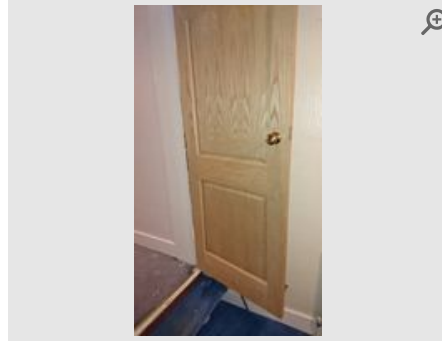


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.1.4

Door (Internal)

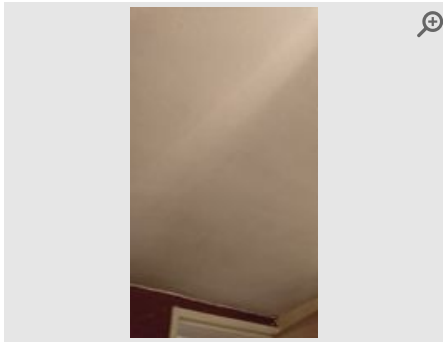


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.2.1

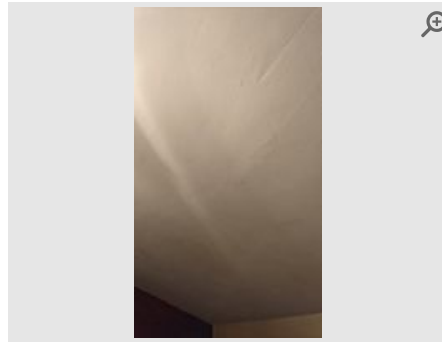


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.2.2

Ceiling

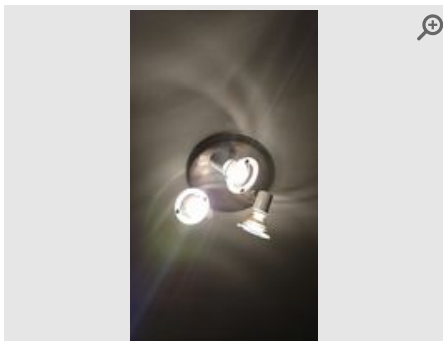


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.3.1



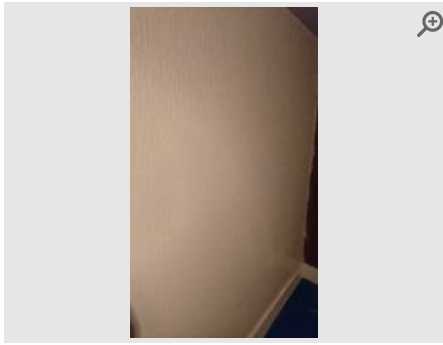
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.3.2

Light Fittings

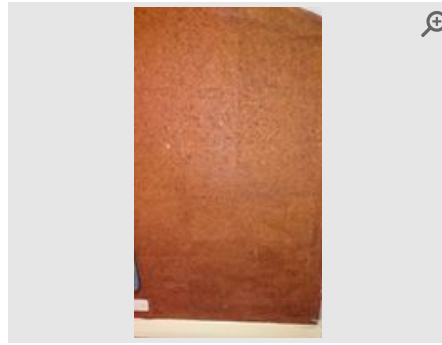


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.4.1

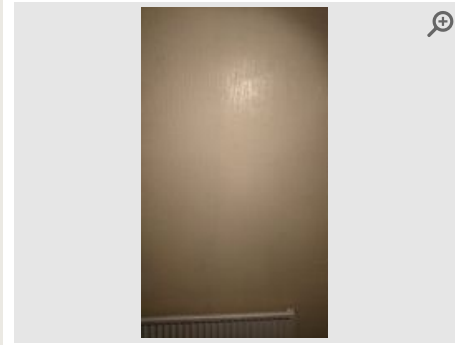
Walls



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.5.1

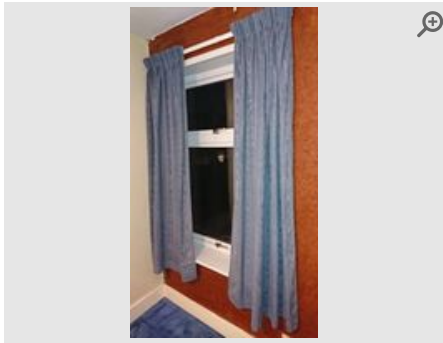


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.5.2



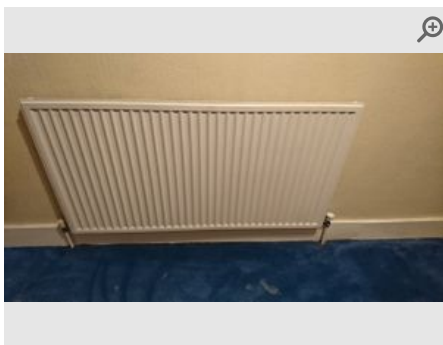
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.5.3

Windows and Sills



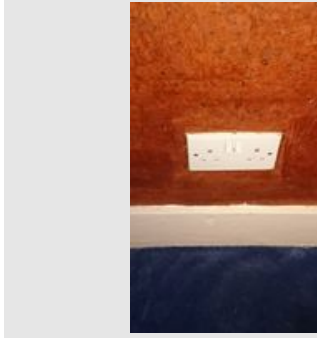
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.7.1

Sockets & Switches



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.8.1

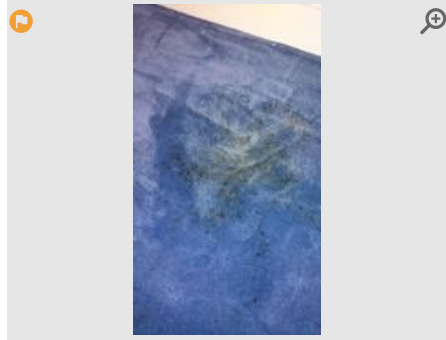


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.8.2

Floor



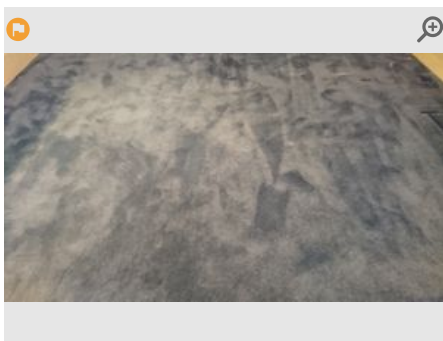
Provided by	Tenant
Captured (Certified by inspector)	03/01/2020
Added	19/09/2022
Reference	11.9.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.9.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.9.3



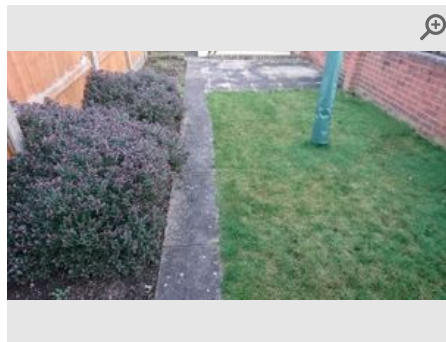
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.9.4

12 Back Garden

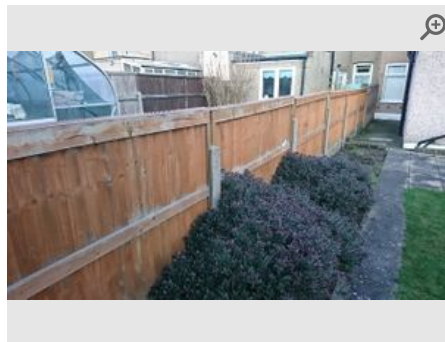
Item	Description	Condition	Cleanliness	Photos
Overview (External) 12.1	Paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos

📷 Back Garden Photos

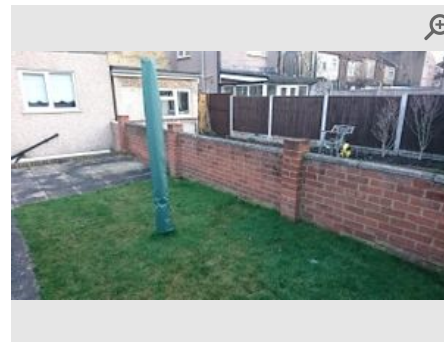
Overview (External)



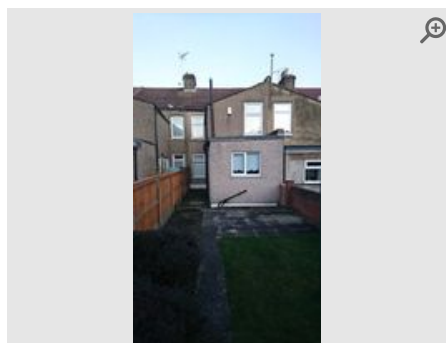
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.1



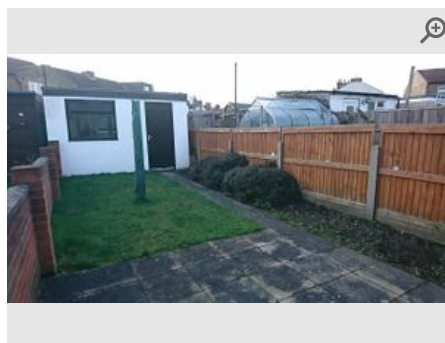
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.2



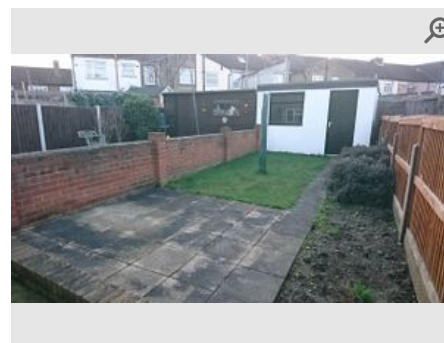
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.3



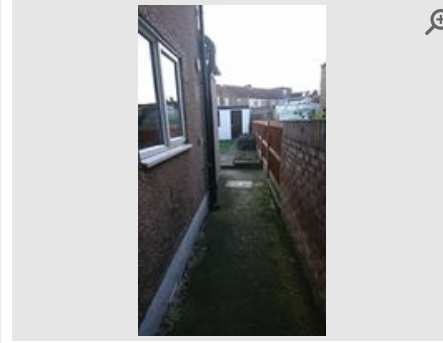
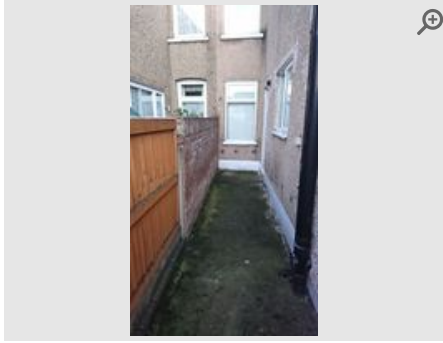
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.4



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.6



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.7

Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.8



Declaration

Was the tenant present during the inspection

NO

I (Tenant) hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report.

Inspector Signature



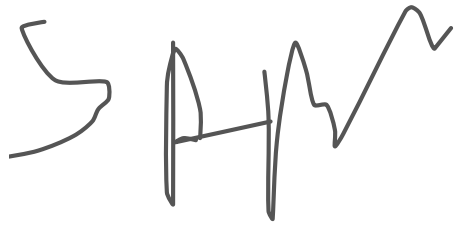
Name:

Saj Satkunathan

Date:

09/10/2022 at 6:08pm

Tenant Signature



Name:

Sample First Name

Sample Last Name

Date:

09/10/2022 at 6:10pm

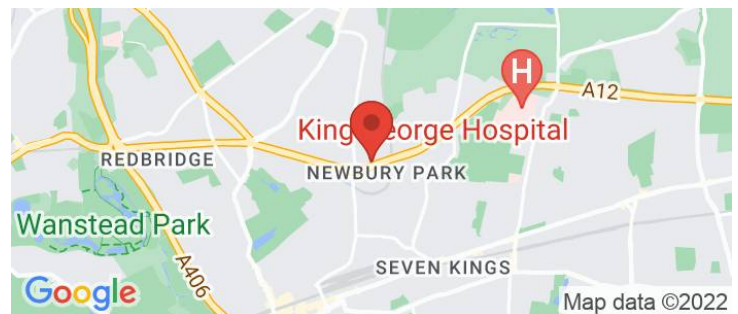
Email address:

sample@propertychecksLtd.com

IP address:

81.132.11.183

Location:



Disclaimer

The term 'Inspector' is used hereafter to define the Inventory clerk that is responsible for completing this property report. It is the duty and ultimate responsibility of the Inspector and Tenant to agree upon the accuracy of this report within **7 days** of receiving it in line with the tenancy start date or move in date or end date or move out date, whichever is applicable or appropriate or acceptable or admissible via digital paperless process.

This report has been prepared by an inspector who is not an expert in buildings, furnishings, decorations, woods, antiques or a qualified surveyor.

The inspector will not take gas, electricity, water, heat or oil meter readings unless the meter is clearly visible or accessible within the property or attached to an exterior wall at low accessible level at the time of inspection.

This report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the report and the superficial condition of same. Windows or doors throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, doors, frames and locks. The inspector can accept no liability arising from any failure of the windows, doors or parts thereof to function properly at all. Inspectors do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should be noted that inspectors are not required to inspect smoke or carbon monoxide alarms, testing such alarm 'test functions' may occur. However, this is no guarantee, or report on, the adequacy of these alarms. It is merely a record that batteries were present (if tested) upon completion of this report.

The inspector cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. Inspectors reserve the right not to handle or move items deemed to be fragile or valuable. In addition, the inspectors reserve the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

Furniture and furnishings (Fire) Safety Regulations 1988 – (1993)

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principle. Where the report notes "Fire Label Present", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

Safety Certificate and Legislation Compliance

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered to highlight issues that may exist at the property at the date of preparing this report. Inventory clerk accepts no responsibility for the contents of these steps. It is the responsibility of the Landlord or Letting Agent or Instructing Party and Tenant to agree upon the accuracy of these steps.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered to highlight issues that may exist at the property at the date of preparing this report. Inventory clerk accepts no responsibility for the contents of these steps. It is the responsibility of the Landlord or Letting Agent or Instructing Party and Tenant to agree upon the accuracy of these steps.

Guidance Notes to Tenants

What should I know about the check-out process?

At the beginning of the tenancy it is important to note any specific discrepancies on the report that you do not agree with i.e marks on walls, carpets, etc. If no such additional notes are made via the electronic process at the start of the tenancy, the report will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the report will be compared to the condition of the property at the end of tenancy. Details of any alterations to the property after the report has been agreed upon will be recorded by an inspector. The inspector will adhere The Houses of Lords wear and tear guidelines, while doing the comparison with the inventory report, if applicable/appropriate/required.

A 'Check-Out' report will be conducted to determine any changes to the report. The tenant should gain permission from the letting agent/landlord if they wish to remove or store any items during the tenancy and this should be confirmed in writing by the letting agent/landlord.

The inspector cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. Inspectors reserve the right not to handle or move items deemed to be fragile or valuable. In addition, the inspector reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

What should I know before the check-out report is created?

All items should be returned to their original position (as detailed on the report); this includes stored or boxed items not used during the tenancy. Any items listed as 'Item Missing' can often result in a replacement cost or a charge being made. Letting agents/landlords may also charge for the removal of unapproved items left by a tenant at the end of the tenancy that were not included in the original report.

At the time of the property 'Check-Out' all personal items (including consumable items) should have been removed and cleaning of the property completed. Generally, no further cleaning is permitted once the 'Check-Out' inspection has commenced. Tenants should be advised of the date and time of the 'Check-Out' and provide access, or let the appointed inspector know the details of their departure of the property. Additional costs are sometimes charged by letting agents/landlords if the inspector is not able to complete the 'Check-Out' inspection due to the tenant not being ready to vacate or if they are delayed.

The 'Check-Out' report is advisory and is based on information available to the inspector at the time of the 'Check-Out'. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree any issues and/or deductions (if any) from the deposit.

Cleaning

Soiling is not considered to be 'Fair wear & Tear', (as defined by the House of Lords as 'reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e; the passage of time'). Generally speaking, tenants are liable for the property to be cleaned to the same standard as detailed in the report at the start of the tenancy.

Soft Furnishings

Excessive discolouring which cannot be attributed to sun bleaching and/or the passage of time, soiling or damage may result in repair or cleaning costs being charged to tenants. Discolouration due to smoke, staining, burns or tears to curtains may also incur costs.

Flooring

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the letting agent/landlord). Tenants are often charged by the letting agent/landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

Decoration

As specified in the majority of tenancy agreements, tenants should gain signed, written permission (keep a copy) from the letting agent/landlord prior to putting nails, pins and other fixtures into walls and ceilings and should avoid the use of tac or tape. Additional marks/fittings are often noted at the 'Check-Out' and any damage or repair work required is often charged to tenants by letting agents/landlords.

Beds & Linen

Mattresses, divan bases, pillows, and duvets are often inspected for soiling where practically possible. Costs may be incurred by tenants for clearing, compensation or a percentage of the replacement charge by the letting agent/landlord in the event that any such items are soiled beyond that noted to the report. Beds should not be made up at the time of the 'Check-Out' inspection and any linen should be left clean, pressed and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks are often inspected for knife cuts, cup marks, scorch and burn damage. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, Chinaware, Kitchen Utensils

These items are often checked for soiling, chips and damage. If damage has occurred that is not considered as consistent with 'fair wear and tear', compensation or replacement costs may be incurred by the tenant.

Keys

All keys listed in the report should be kept safe and handed back at the 'Check-Out'. When keys get lost or are not returned to the letting agent, landlord or inspector, tenants are often charged for replacement keys or possibly for the changing of locks. Any additional keys cut during the tenancy should also be returned to the letting agents or landlords.

Gardens & Exterior Areas

Most tenancy agreements state that the tenant is responsible for the maintenance of gardens and exterior areas such as driveways unless agreed in writing otherwise. This includes the cutting of lawns, weeding and maintaining the garden, paths, driveways, flowerbeds etc according to the season. If the standard is found to be below the condition as detailed to the report, (with consideration given for a change in season) tenants are often charged for necessary work to bring the affected area back the required level.