

Check-out 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

TENANCY END DATE
02/07/2020

PROPERTY VISIT DATE
03/07/2020

PREPARED ON BEHALF OF
Sample Landlord/Agent
Telephone: 07460586568

 [View Photo Gallery](#)

This report contains



Check-out 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.





Maintenance Action Required

Name	Status
Porch	
Floor	! Tenant responsibility 🚫 Clean
Entrance/Hallway	
Walls	! Tenant responsibility 🛠 Repair 🚫 Clean
Living Room/Lounge 1	
Door	🏠 Landlord responsibility 🛠 Repair
Ceiling	! Tenant responsibility 🛠 Repair
Light Fittings	! Tenant responsibility 🚫 Clean
Walls	! Tenant responsibility 🛠 Repair
Floor	! Tenant responsibility 🚫 Clean
Sofa	! Tenant responsibility 🚫 Clean
Living Room/Lounge 2	
Radiator	! Tenant responsibility 🚫 Clean
Sockets & Switches	! Tenant responsibility 🚫 Clean
Floor	! Tenant responsibility 🚫 Clean
Kitchen	
Ceiling	! Tenant responsibility 🚫 Clean
Walls	! Tenant responsibility 🛠 Repair 🚫 Clean
Floor	🏠 Landlord responsibility 🛠 Repair 🚫 Clean
Hob	! Tenant responsibility 🚫 Clean
Oven	! Tenant responsibility 🛠 Repair 🚫 Clean
Bathroom	
Extractor Fan	! Tenant responsibility 🚫 Clean
Bath	! Tenant responsibility 🛠 Repair 🚫 Clean
Basin	! Tenant responsibility 🛠 Repair 🚫 Clean
Stairway/Landing	
Walls	! Tenant responsibility 🛠 Repair 🚫 Clean
Loft Hatch	! Tenant responsibility 🚫 Clean
Bedroom 1	
Windows and Sills	! Tenant responsibility 🛠 Repair 🚫 Clean
Wardrobe	! Tenant responsibility 🚫 Items left behind require removal
Bedroom 2	

Name	Status
Radiator	! Tenant responsibility 🛠️ Repair 🧹 Clean
Bed	! Tenant responsibility 🛠️ Repair 🧹 Clean
Hot water cylinder	! Tenant responsibility 🧹 Clean
Bedroom 3	
Ceiling	! Tenant responsibility 🧹 Clean
Floor	! Tenant responsibility 🧹 Clean

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

-  Changed since the last report.
-  Disagreed by tenant
-  Repair
-  Beyond fair wear and tear
-  Replace
-  Missing



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Front Garden	Fair seasonal order. Numerous weeds present. Paved area Good seasonal order. Fencing appears secure.	● Good	● 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	Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos



Check-out Inventory Details

Check-out Inventory Procedures

YES

Keys handed back match-up with Check-In

N/A

Appliance manuals photographed & handed over

YES

All tenant items, rubbish & food removed

YES

Doors and windows locked before exit

Action Required by Tenant

N/A

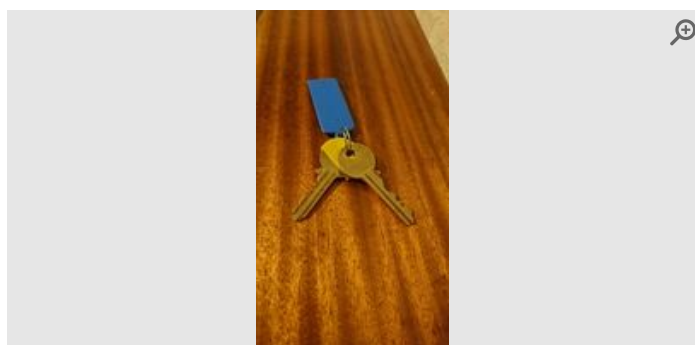
Action Required by Landlord

N/A

Key Photos

Previous State

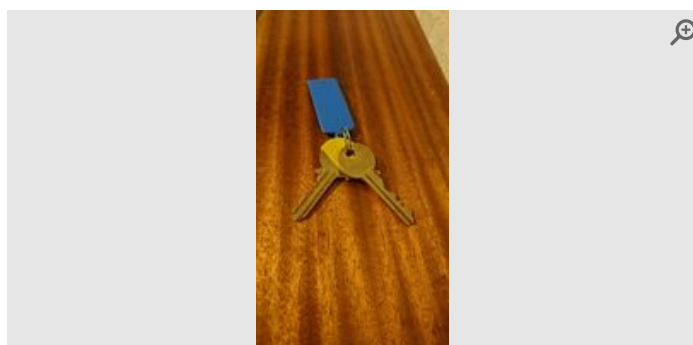
3rd January 2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	28/04/2020

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	01/05/2020



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
01/05/2020		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
01/05/2020		11465

General Utility Photos

Previous State

3rd January 2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	28/04/2020

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	01/05/2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	28/04/2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	01/05/2020



Provided by	Inspector
Captured (External device)	04/05/2020
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

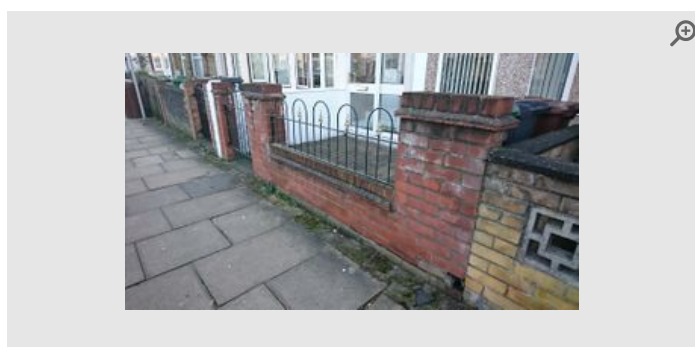
Item	Date	Description	Condition	Cleanliness	Photos
Overview (External) 1.1	Previous State 3rd January 2020	Fair seasonal order. Numerous weeds present. Paved area Fencing appears secure.	 Fair	 Good	 7 photos
	Current State 3rd July 2020	Fair seasonal order. Numerous weeds present. Paved area Good seasonal order. Fencing appears secure.	 Good	 Good	 7 photos

Front Garden Photos

Overview (External)

Previous State

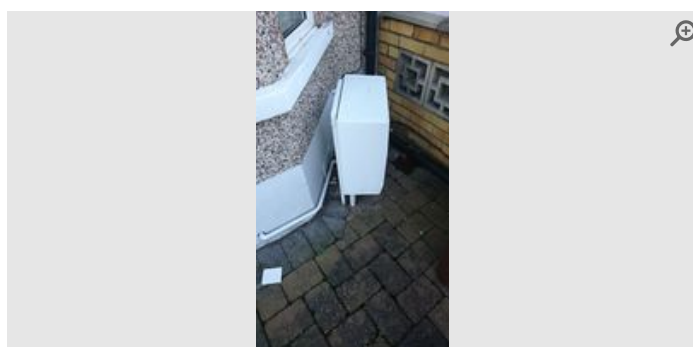
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	1.1.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



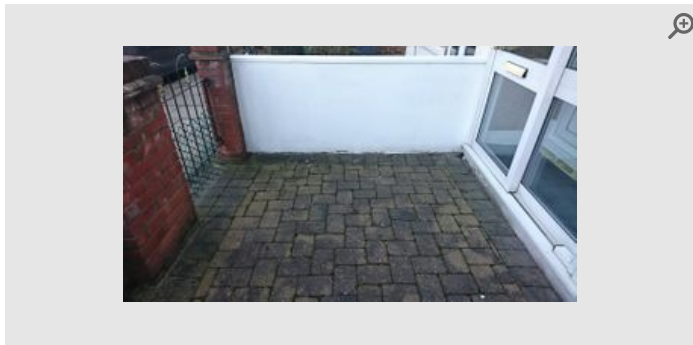
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	1.1.3



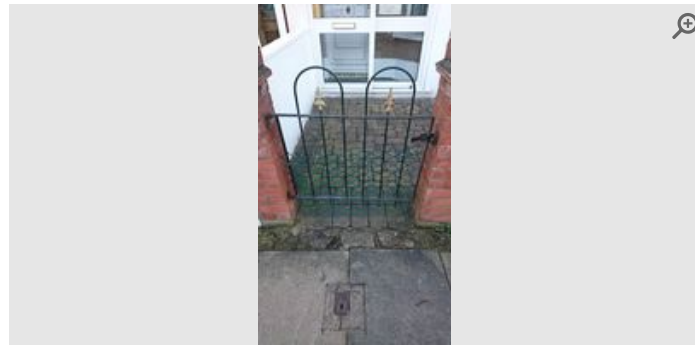
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.4



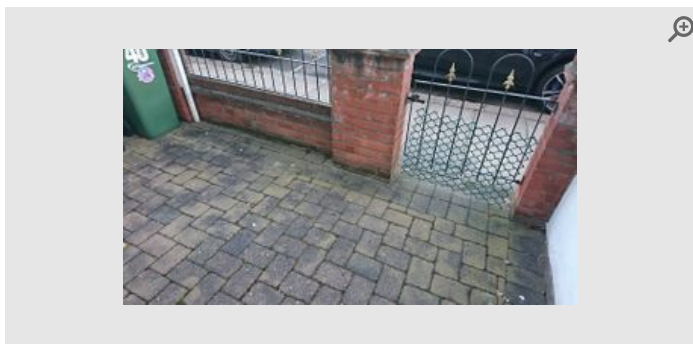
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	1.1.4



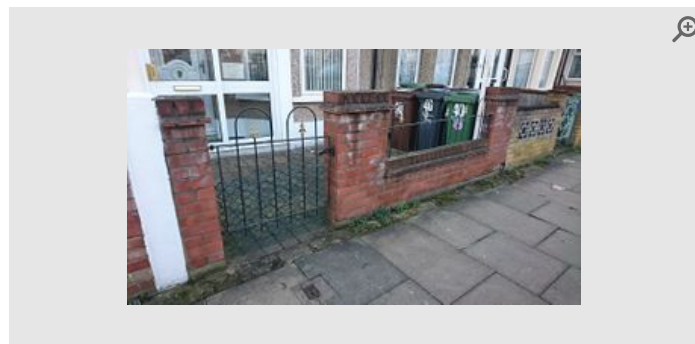
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	1.1.5



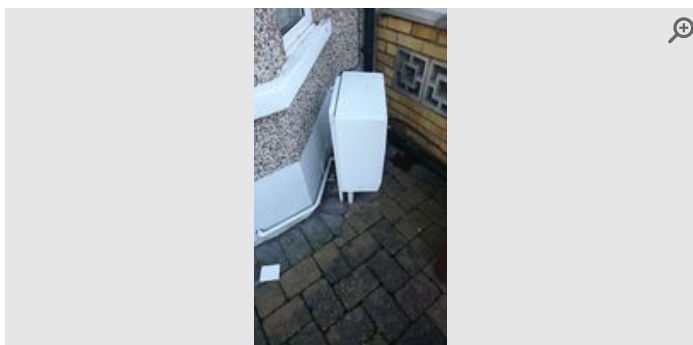
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	1.1.5



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)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	1.1.7

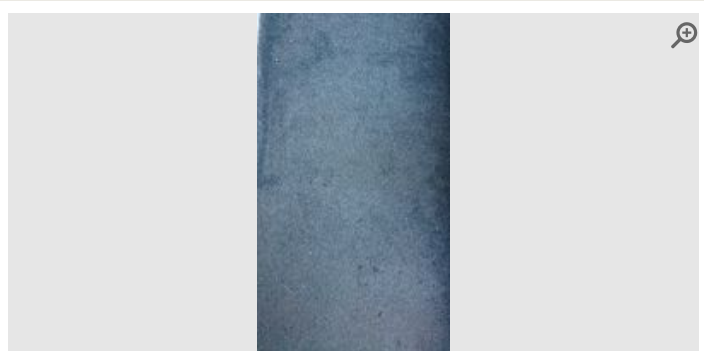
2 Porch

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 2.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 8 photos
Floor 2.2	Previous State 3rd January 2020	Carpeted. Worn carpet. Loose fitting carpet. Loose debris present	● Good	● Good	📷 2 photos
	Current State 3rd July 2020	Carpeted. Worn carpet. Loose fitting carpet. Loose debris present	● Good	● Poor	📷 2 photos
! Tenant responsibility					🧹 Clean

📷 Porch Photos

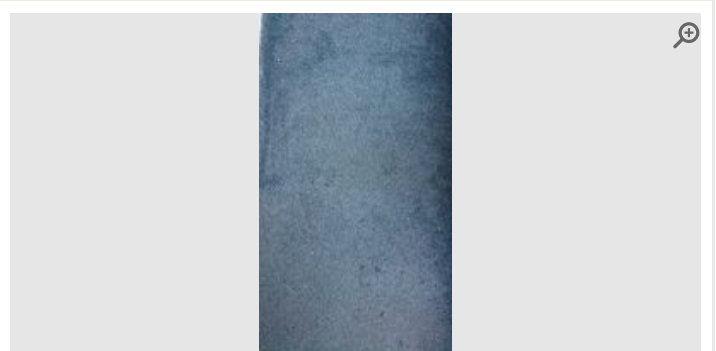
General Overview

Previous State 3rd January 2020

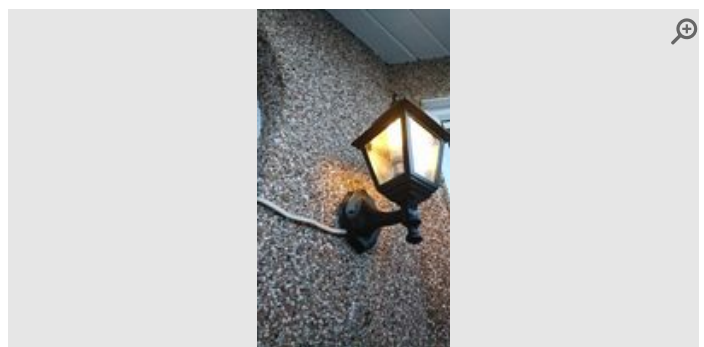


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.1

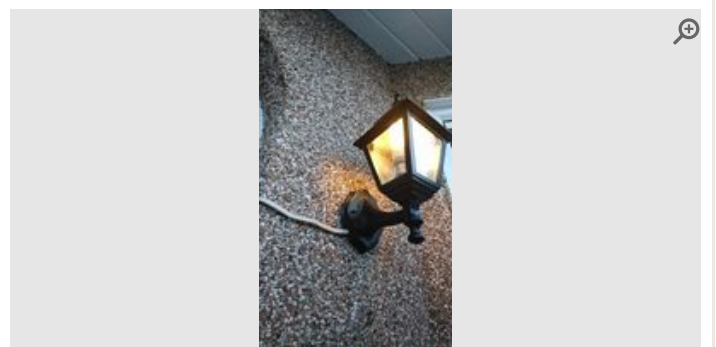
Current State 3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



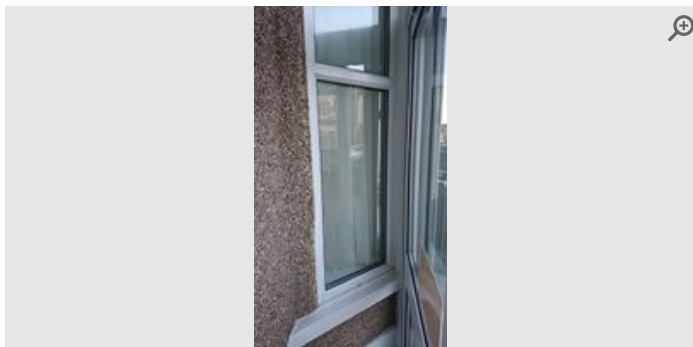
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.1.2



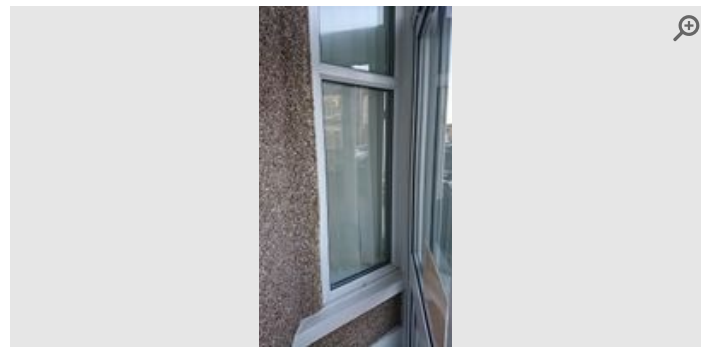
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.3



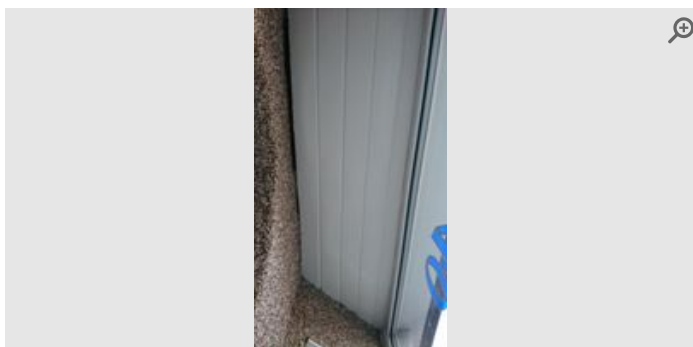
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.1.3



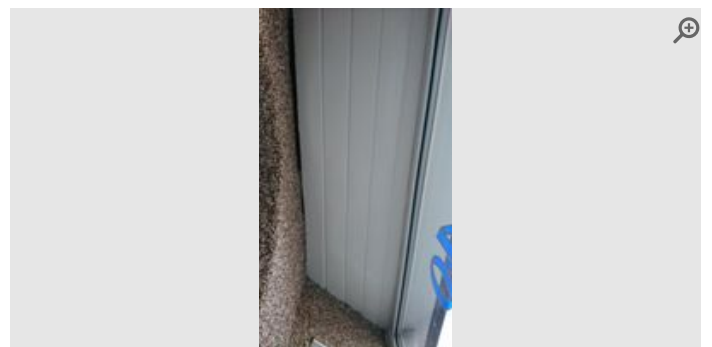
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.4



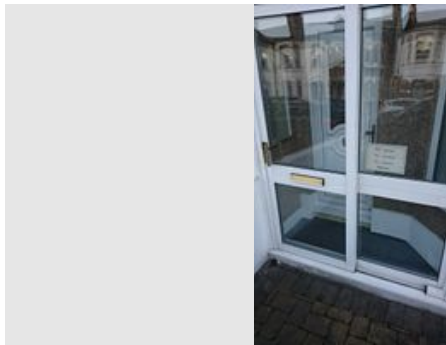
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.1.4



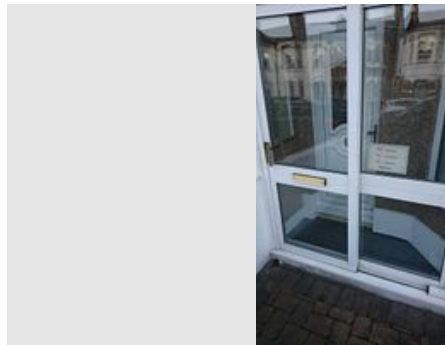
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.5



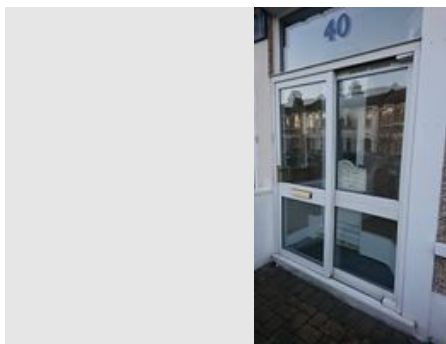
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.1.5



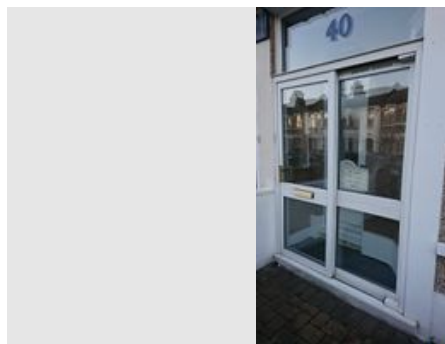
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.1.6



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.1.8

Floor

Previous State

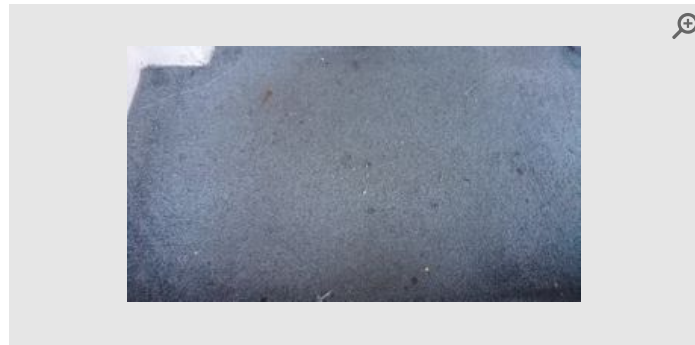
3rd January 2020

Current State

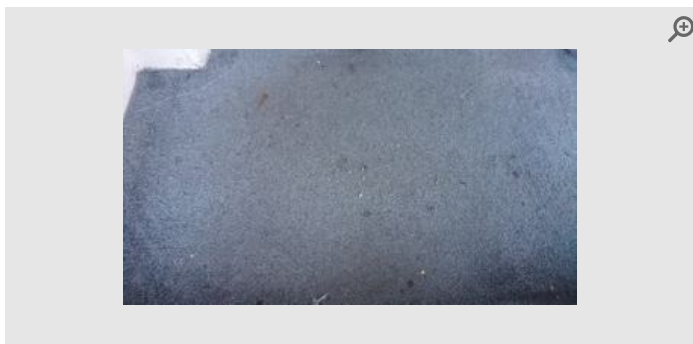
3rd July 2020



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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.2.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	2.2.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	2.2.2

3 Entrance/Hallway

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 3.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 8 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 8 photos
Smoke Alarm 3.2	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	📷 1 photo
Walls 3.3	Previous State 3rd January 2020	Wallpapered/painted magnolia. Picture hooks/nails present Free of marks stains and scuffs.	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Picture hooks/nails present Free of marks stains and scuffs.	● Good	● Fair	📷 1 photo
! Tenant responsibility				🔧 Repair	🧹 Clean

📷 Entrance/Hallway Photos

General Overview

Previous State

3rd January 2020



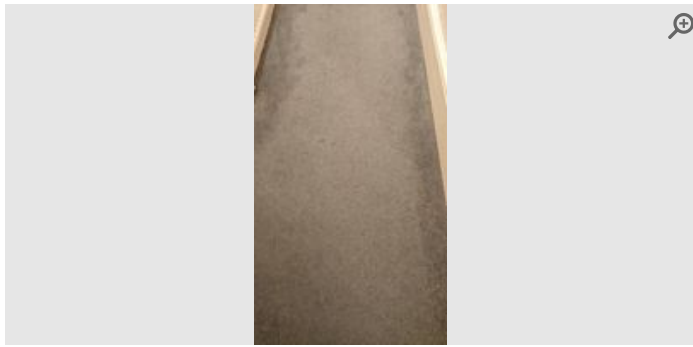
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.1

Current State

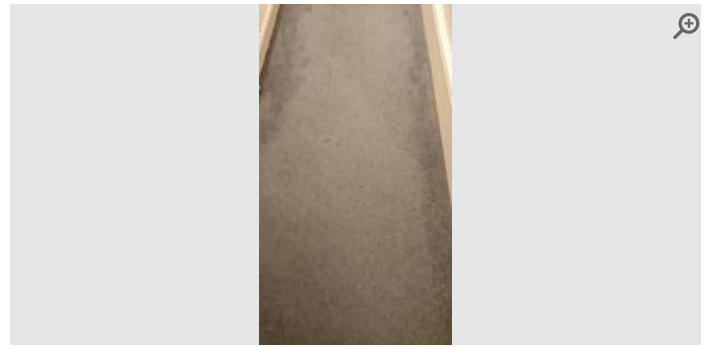
3rd July 2020



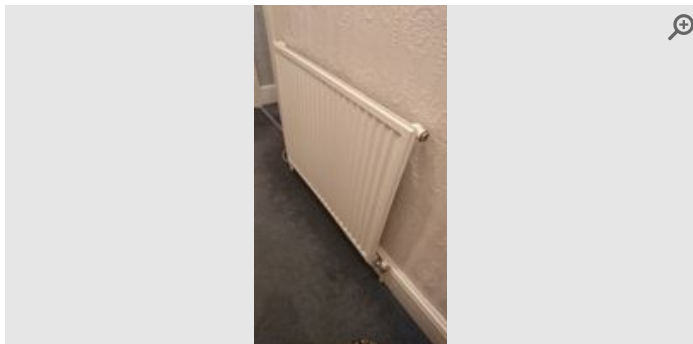
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.1



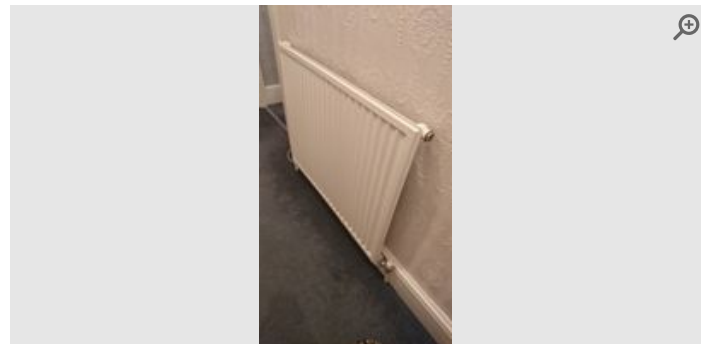
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.2



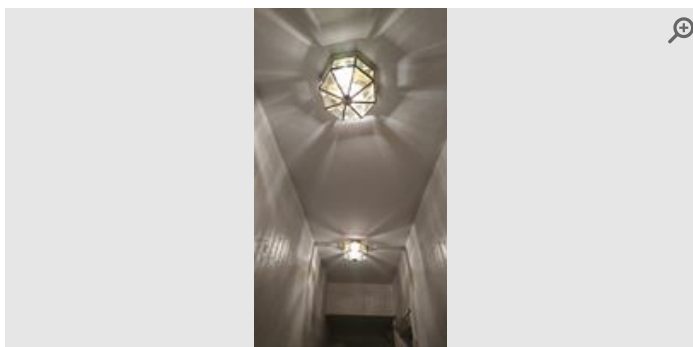
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.2



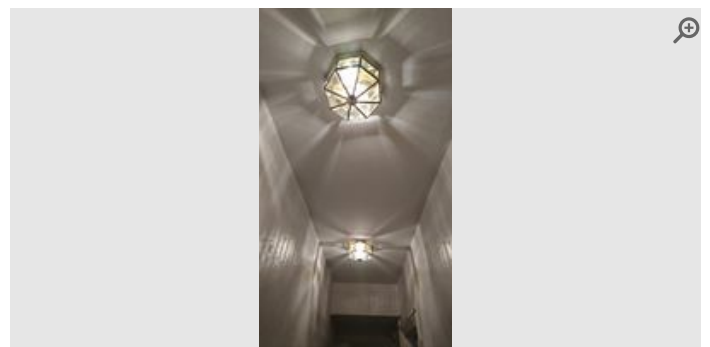
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.3



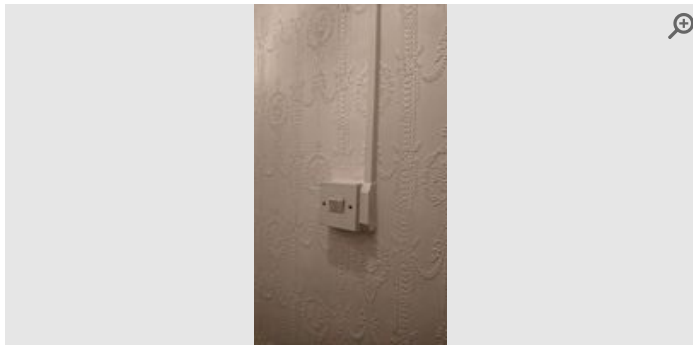
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.3



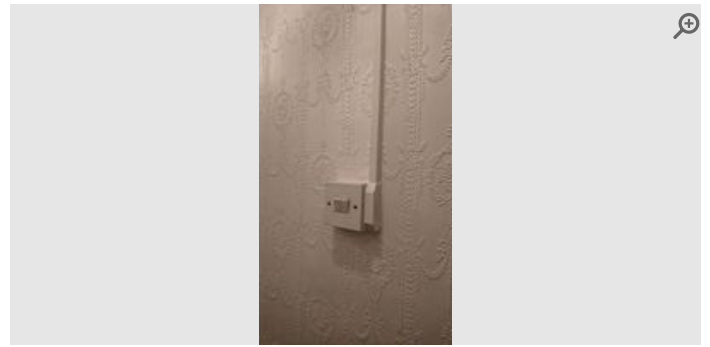
Provided by	Inspector
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Added	03/01/2020
Reference	3.1.4



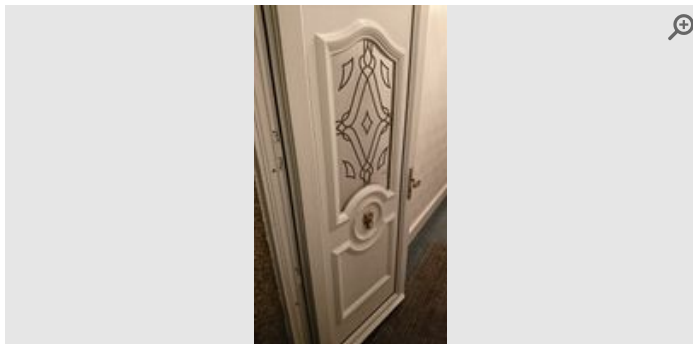
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.4



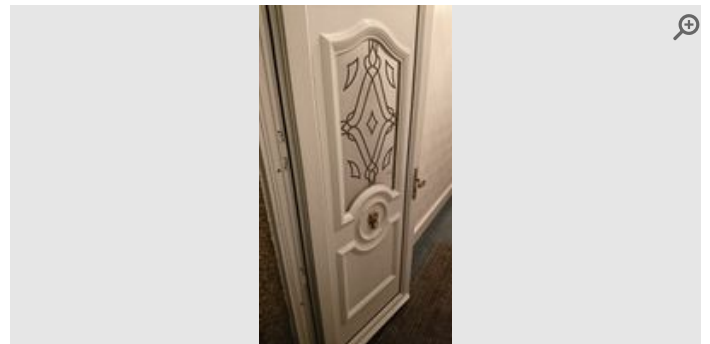
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.5



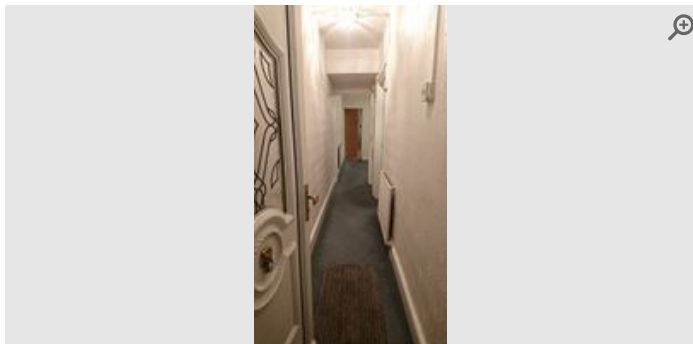
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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Reference	3.1.5



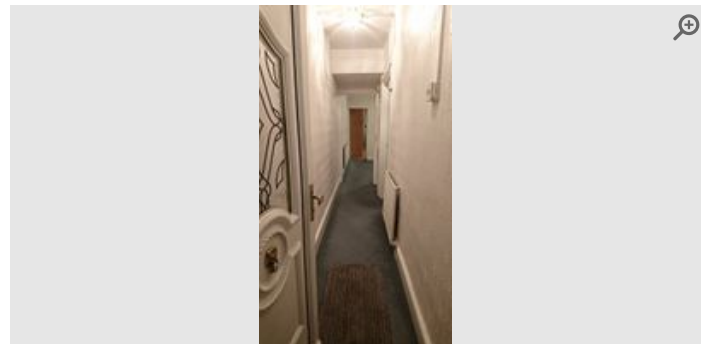
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.6



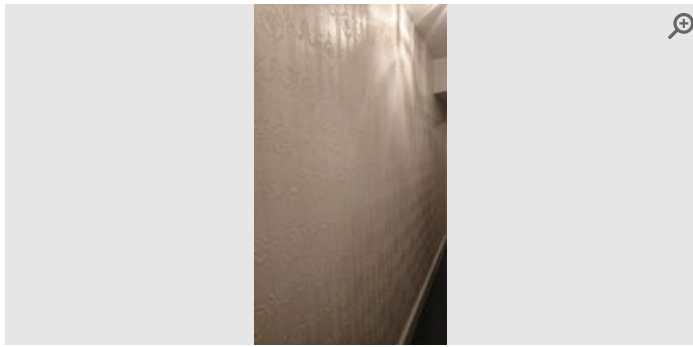
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.6



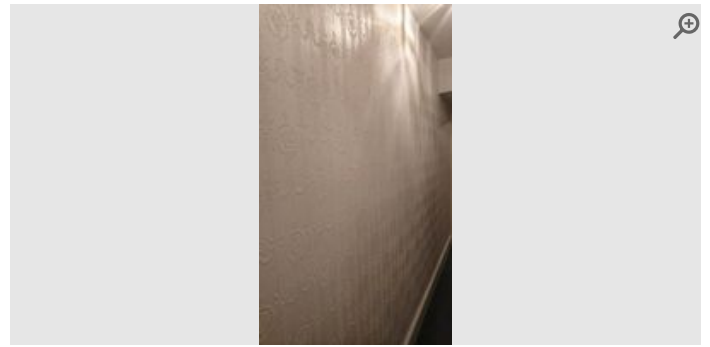
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.1.7



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

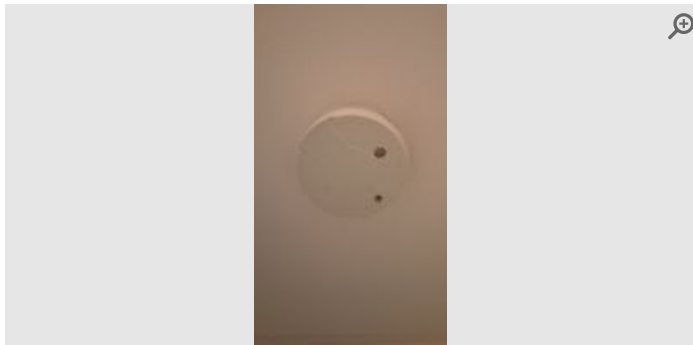


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.1.8

Smoke Alarm

Previous State

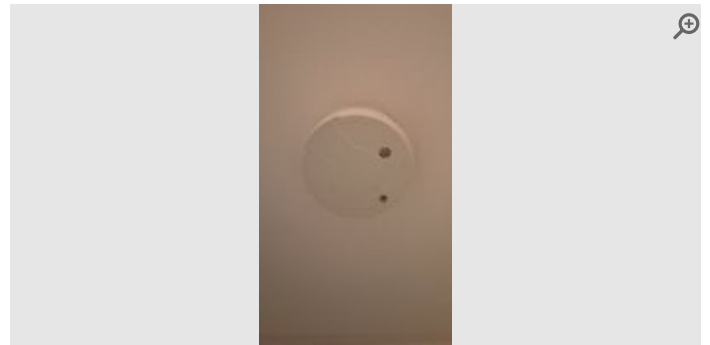
3rd January 2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.2.1

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.2.1

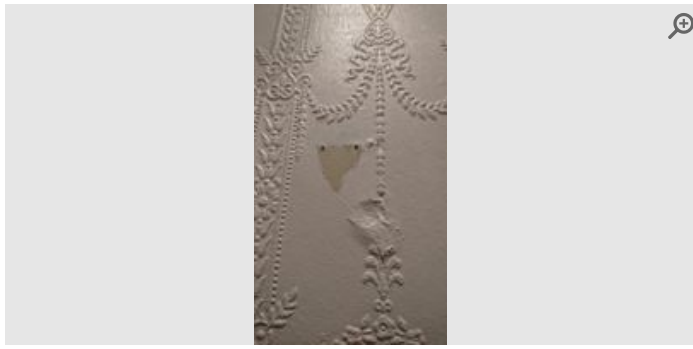
Walls

Previous State

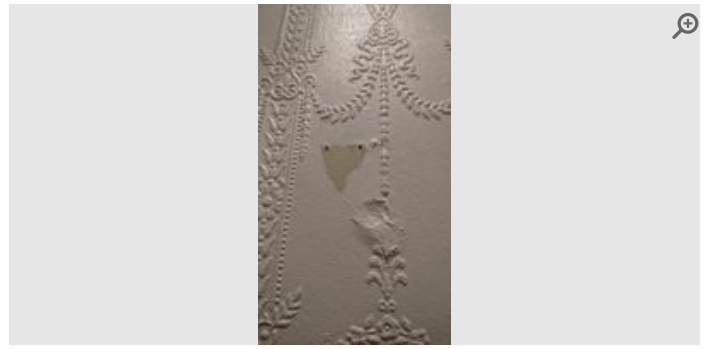
3rd January 2020

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	3.3.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	3.3.1

4 Living Room/Lounge 1

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 4.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Door 4.2	Previous State 3rd January 2020	N/A	● N/A	● N/A	📷 N/A
	Current State 3rd July 2020	Free of marks and scratches to front side and reverse. Door frame is damaged	● Good	● Poor	📷 3 photos
🔧 Landlord responsibility					🔧 Repair
Ceiling 4.3	Previous State 3rd January 2020	Plastered/Painted white. Hairline crack present. Free of cobwebs/dust	● Fair	● Good	📷 3 photos
	Current State 3rd July 2020	Plastered/Painted white. Hairline crack present. Free of cobwebs/dust	● Good	● Fair	📷 3 photos
⚠️ Tenant responsibility					🔧 Repair
Light Fittings 4.4	Previous State 3rd January 2020	Ceiling. Trio fixing. Brass. 1 fixing in total. 3 bulbs/spotlights. All bulbs working No cobwebs present to light fittings.	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Cobwebs present to light fittings. All bulbs in working order.	● Good	● Fair	📷 1 photo
⚠️ Tenant responsibility					🧹 Clean
Walls 4.5	Previous State 3rd January 2020	Wallpapered/painted white. Raw plug/nail holes present Free of marks stains and scuffs.	● Fair	● Good	📷 4 photos
	Current State 3rd July 2020	Wallpapered. Raw plug/nail holes present Free of marks stains and scuffs.	● Good	● Fair	📷 4 photos
⚠️ Tenant responsibility					🔧 Repair
Floor 4.6	Previous State 3rd January 2020	Blue (pale) Carpeted. Stain marks present.	● Good	● Fair	📷 2 photos
	Current State 3rd July 2020	Carpeted Carpeted. Stain marks present	● Good	● Very Poor	📷 2 photos
⚠️ Tenant responsibility					🧹 Clean
Sofa 4.7	Previous State 3rd January 2020	4 seater. Leather effect upholstered. Free of marks and stains. Grey	● Good	● Good	📷 2 photos
	Current State 3rd July 2020	4 seater. Stains present	● Good	● Poor	📷 2 photos
⚠️ Tenant responsibility					🧹 Clean

📷 Living Room/Lounge 1 Photos

General Overview

Previous State
3rd January 2020

Current State
3rd July 2020



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



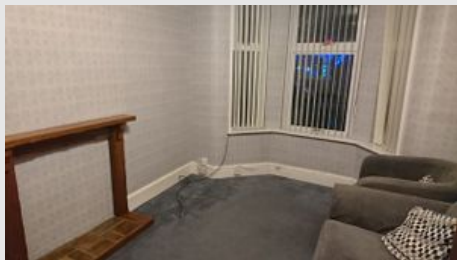
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.1.1



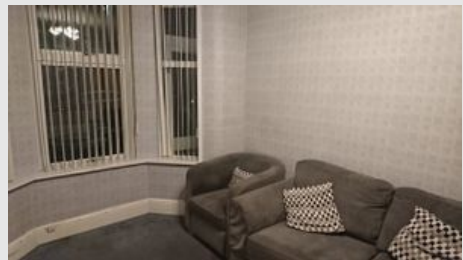
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.1.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.1.3

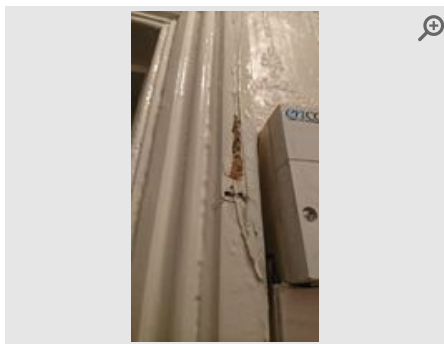


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.1.4

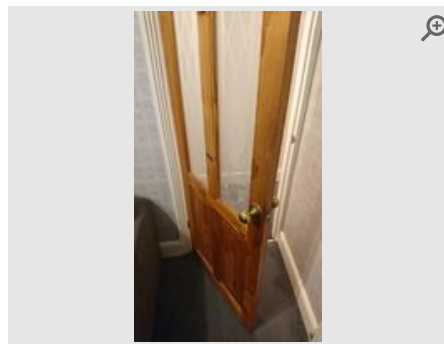


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.1.4

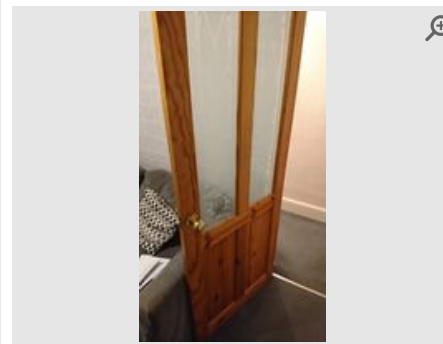
Door



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.2.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.2.2

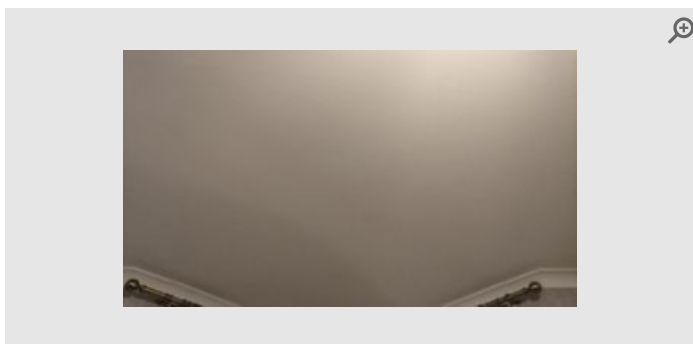


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.2.3

Ceiling

Previous State

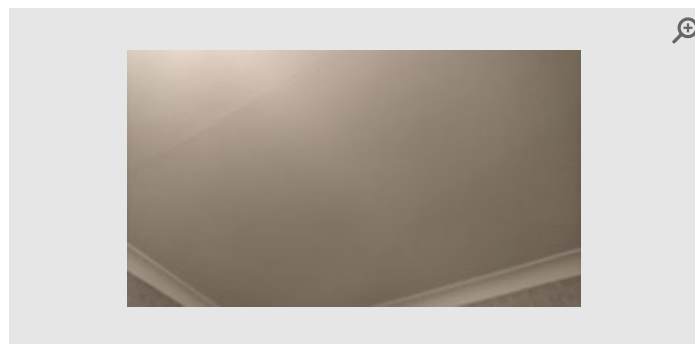
3rd January 2020



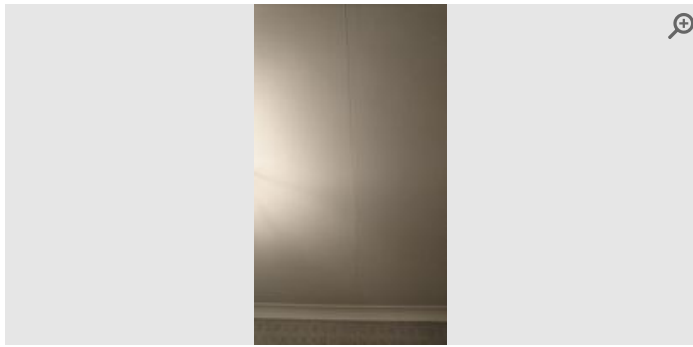
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.3.1

Current State

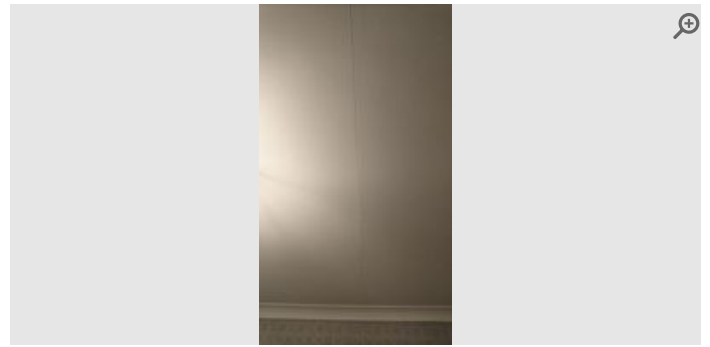
3rd July 2020



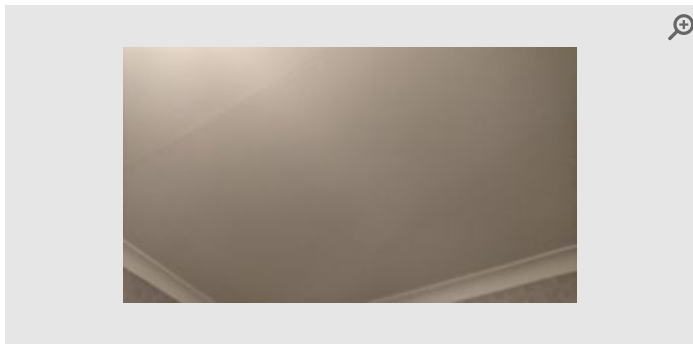
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.3.1



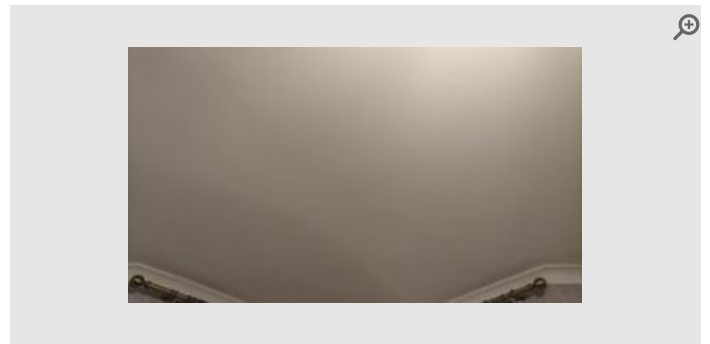
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.3.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

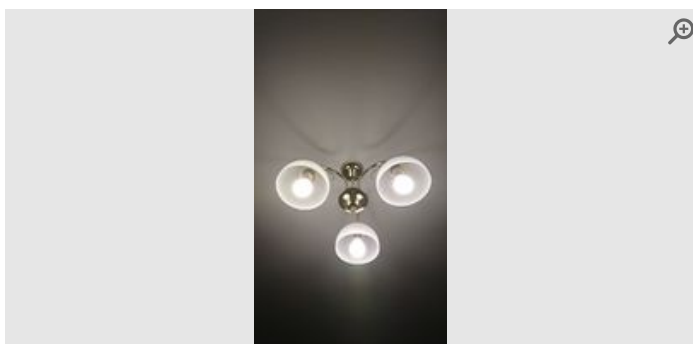


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.3.3

Light Fittings

Previous State

3rd January 2020



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

Current State

3rd July 2020

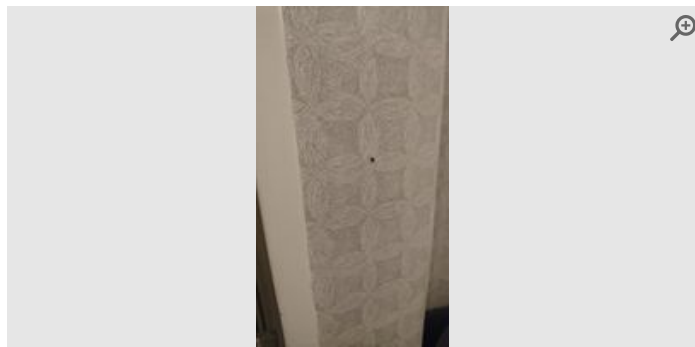


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.4.1

Walls

Previous State

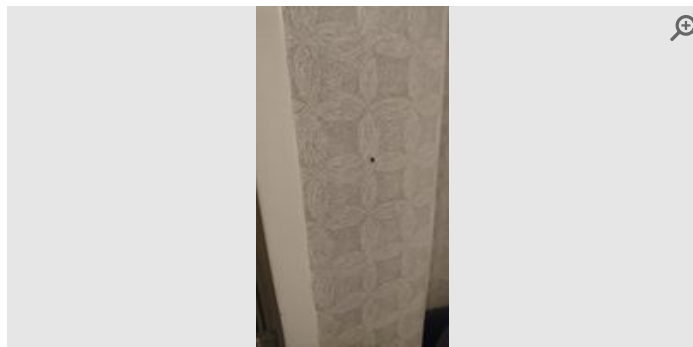
3rd January 2020



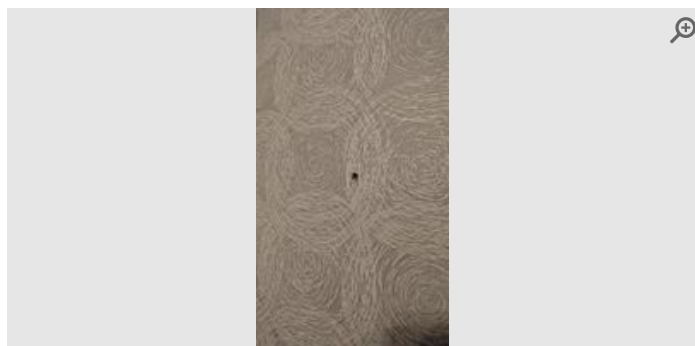
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.1

Current State

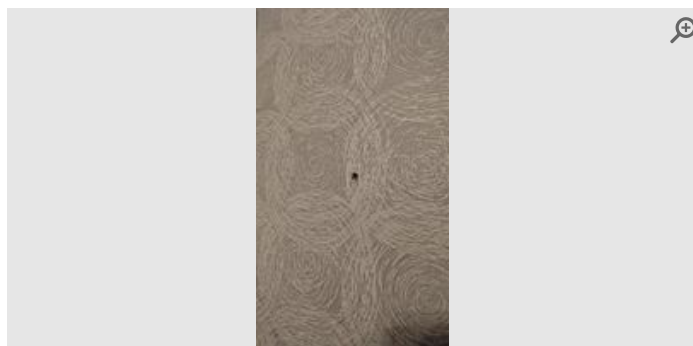
3rd July 2020



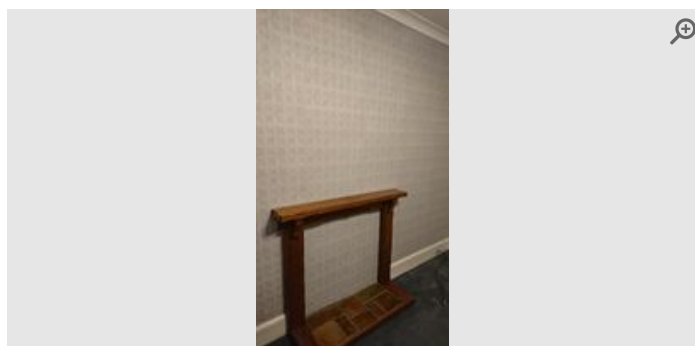
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.5.1



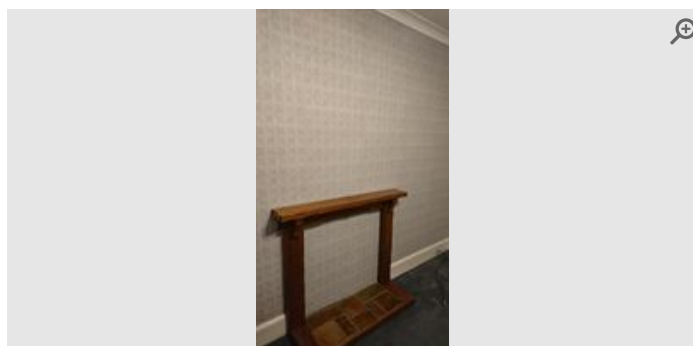
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.2



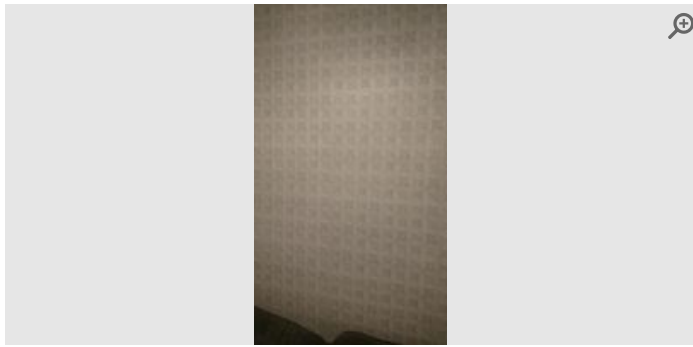
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.5.2



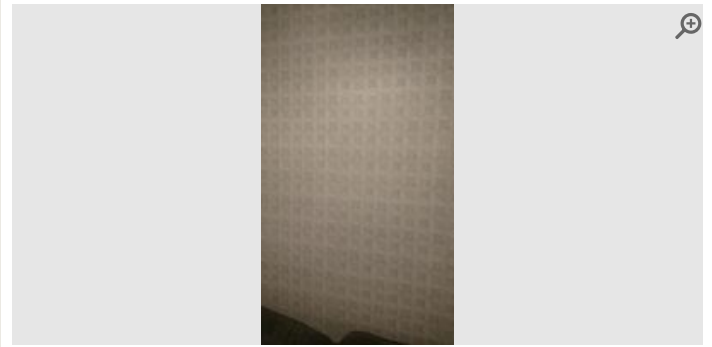
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.5.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

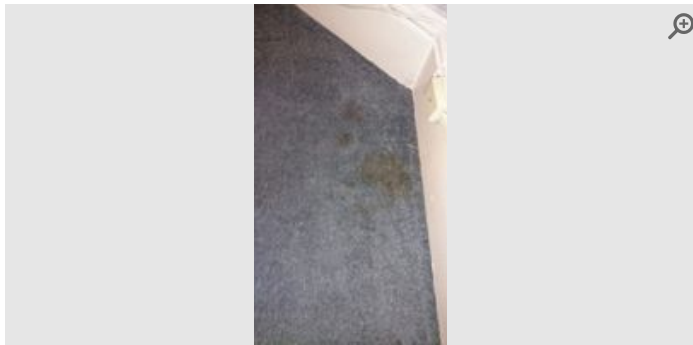


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.5.4

Floor

Previous State

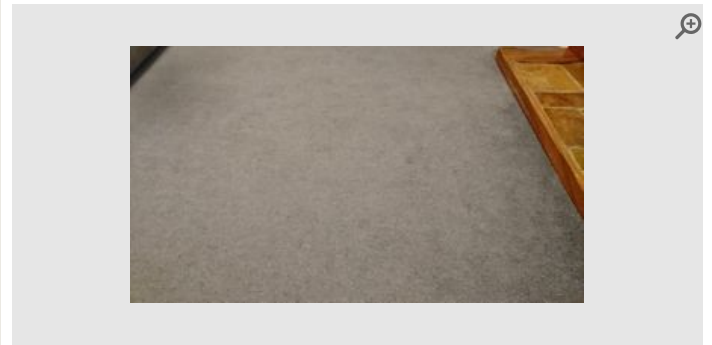
3rd January 2020



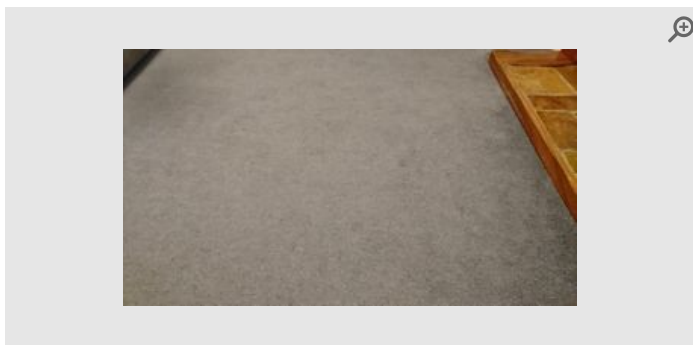
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.6.1

Current State

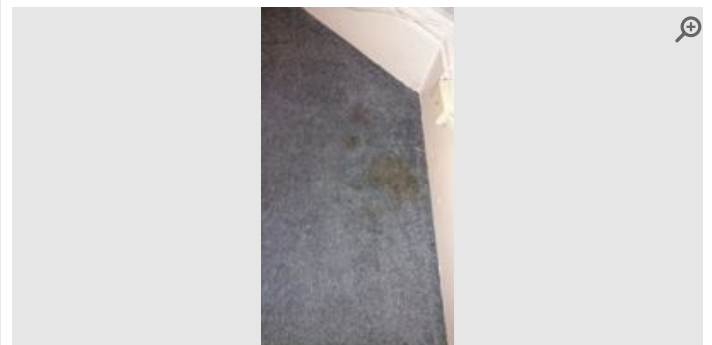
3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.6.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.6.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.6.2

Sofa

Previous State

3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.7.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	4.7.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	4.7.2

5 Living Room/Lounge 2

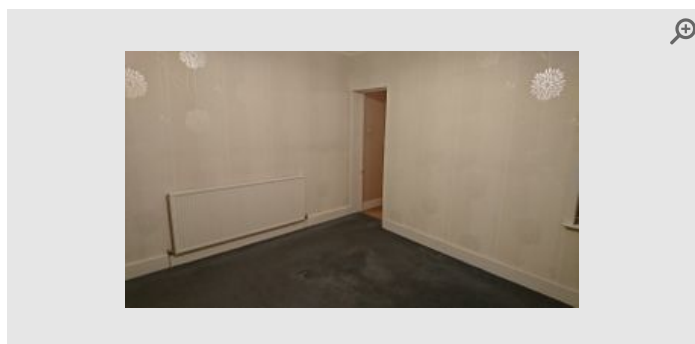
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 5.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Radiator 5.2	Previous State 3rd January 2020	White panelled. 1 in total Wall mounted radiator. All valve caps present and intact. Stains present.	● Good	● Fair	📷 2 photos
	Current State 3rd July 2020	Wall mounted radiator. Stains present. All valve caps present and intact.	● Good	● Fair	📷 2 photos
! Tenant responsibility					🧹 Clean
Sockets & Switches 5.3	Previous State 3rd January 2020	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 3 photos
	Current State 3rd July 2020	All sockets and switches present and intact with no signs of damage. Stains present.	● Good	● Fair	📷 3 photos
! Tenant responsibility					🧹 Clean
Floor 5.4	Previous State 3rd January 2020	Carpeted. Blue (pale) Stains present.	● Good	● Fair	📷 2 photos
	Current State 3rd July 2020	Stains present.	● Good	● Fair	📷 2 photos
! Tenant responsibility					🧹 Clean

📷 Living Room/Lounge 2 Photos

General Overview

Previous State

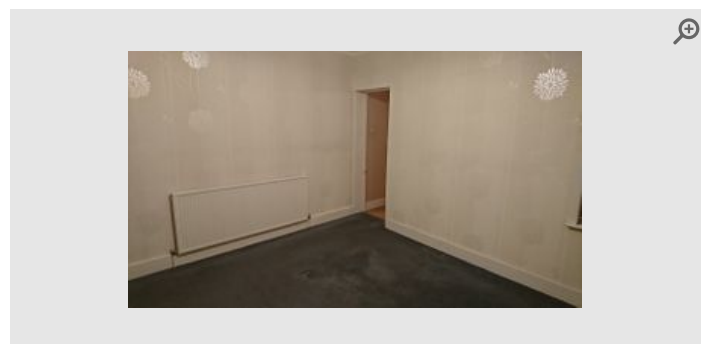
3rd January 2020



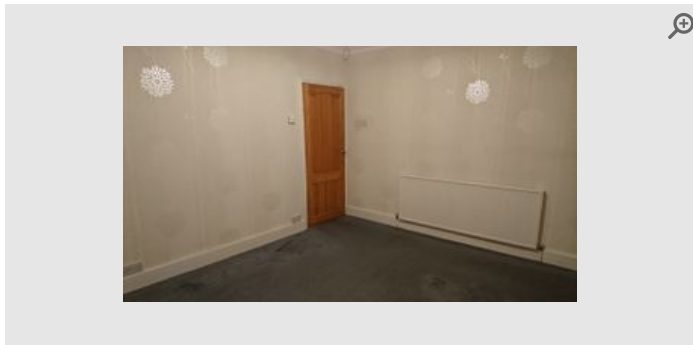
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.1

Current State

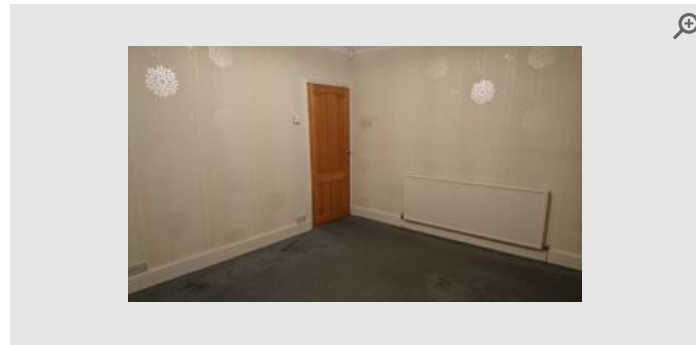
3rd July 2020



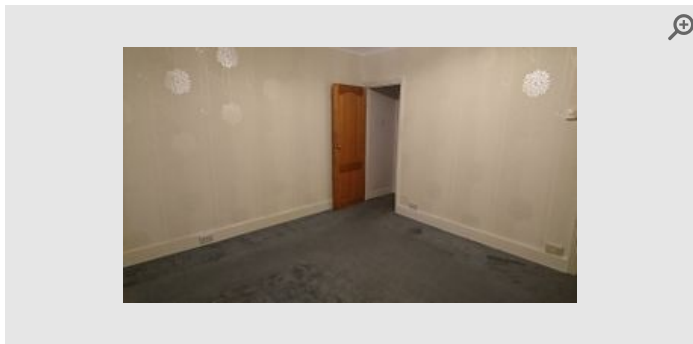
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.1.1



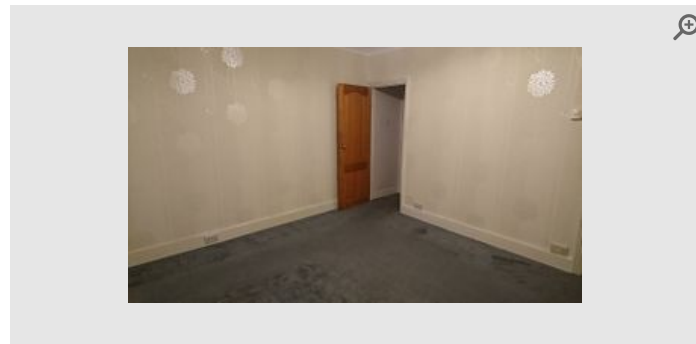
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.2



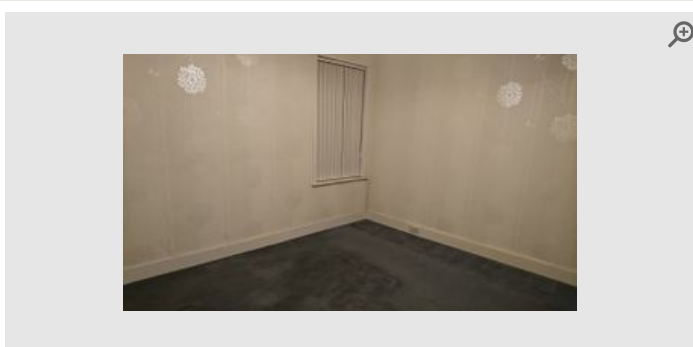
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.1.2



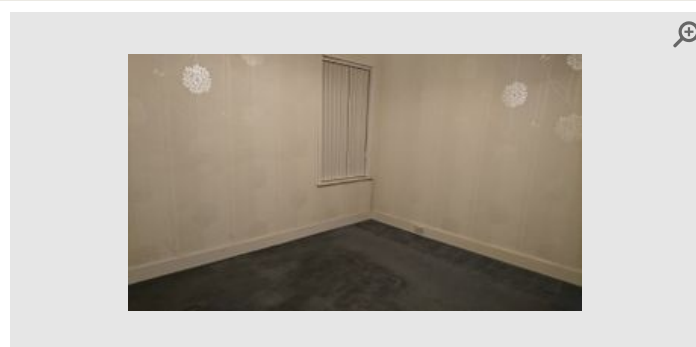
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.1.4

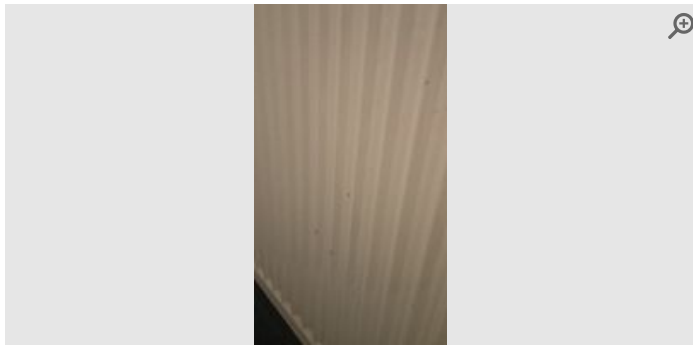
Radiator

Previous State

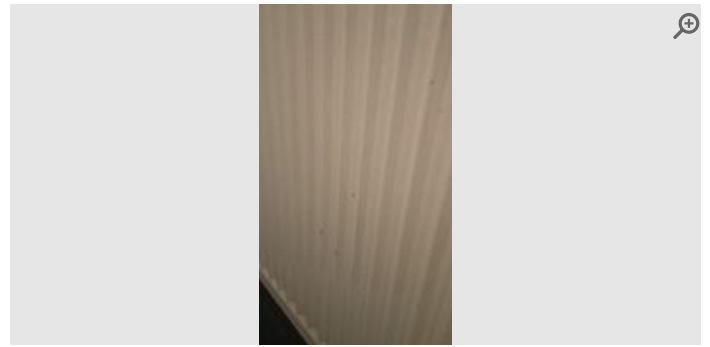
3rd January 2020

Current State

3rd July 2020



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)	03/07/2020
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

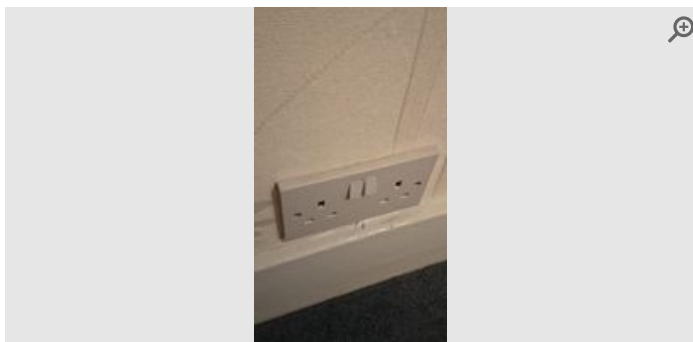


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.2.2

Sockets & Switches

Previous State

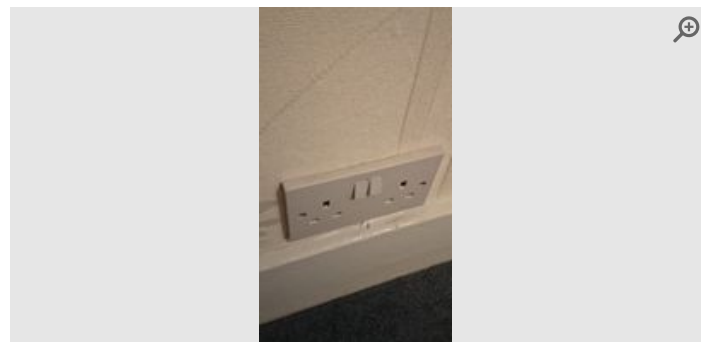
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.3.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.3.3

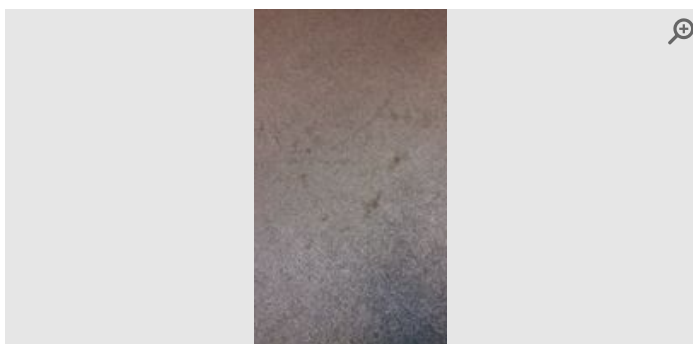


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.3.3

Floor

Previous State

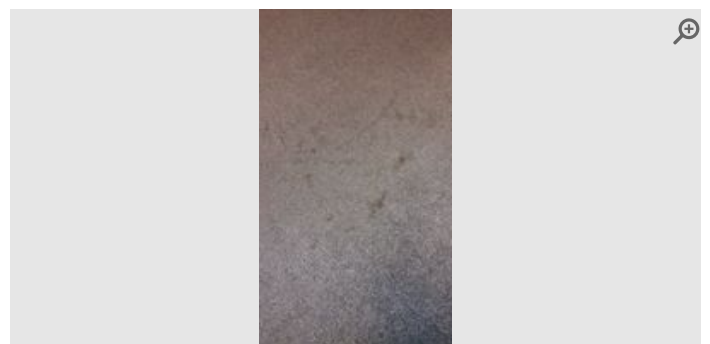
3rd January 2020



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.4.1

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.4.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	5.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	5.4.2

6 Kitchen

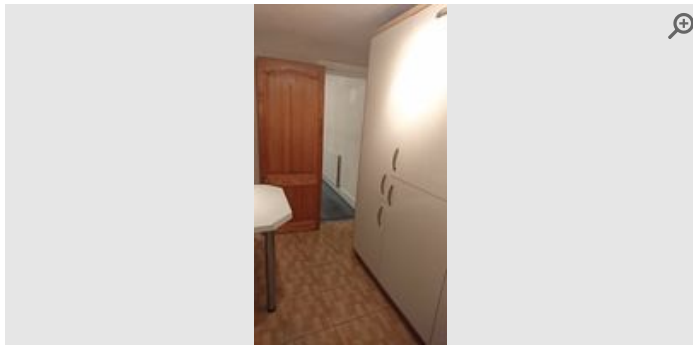
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 6.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Ceiling 6.2	Previous State 3rd January 2020	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
	Current State 3rd July 2020	Free of marks, mould and cobwebs. Stains present.	● Good	● Fair	📷 2 photos
! Tenant responsibility					🧹 Clean
Walls 6.3	Previous State 3rd January 2020	Plastered & painted magnolia. Tiled (around worktops) Free of marks stains and scuffs. Numerous holes present. Tiles cracked.	● Fair	● Fair	📷 6 photos
	Current State 3rd July 2020	Free of marks stains and scuffs. Numerous holes present. Tiles cracked	● Good	● Poor	📷 6 photos
! Tenant responsibility					🔧 Repair 🧹 Clean
Floor 6.4	Previous State 3rd January 2020	Tiled. Magnolia Stains present, marks and scratches.	● Good	● Fair	📷 3 photos
	Current State 3rd July 2020	Stains present, marks and scratches.	● Good	● Fair	📷 3 photos
🔧 Landlord responsibility					🔧 Repair 🧹 Clean
Hob 6.5	Previous State 3rd January 2020	Gas hob. 4 rings. New World Glass splashback. Grease and food residue present. Free of dust. Dials/knobs intact.	● Good	● Fair	📷 4 photos
	Current State 3rd July 2020	Grease and food residue present. Free of dust. Dials/knobs intact.	● Good	● Very Poor	📷 4 photos
! Tenant responsibility					🧹 Clean
Oven 6.6	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Grease and food residue inside present. Seal intact and door hinge functioning smoothly. Door glass is missing inside on the top oven.	● Fair	● Very Poor	📷 4 photos
! Tenant responsibility					🔧 Repair 🧹 Clean
Carbon Monoxide Alarm 6.7	Previous State 3rd January 2020	Wall mounted. Test button/function working. Battery powered. Kidde. Tenant note: Test periodically	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Wall unit mounted. Tested and working.	● Good	● Good	📷 1 photo

📷 Kitchen Photos

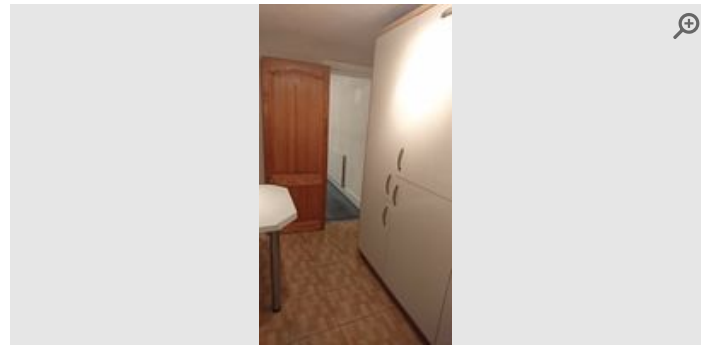
General Overview

Previous State
3rd January 2020

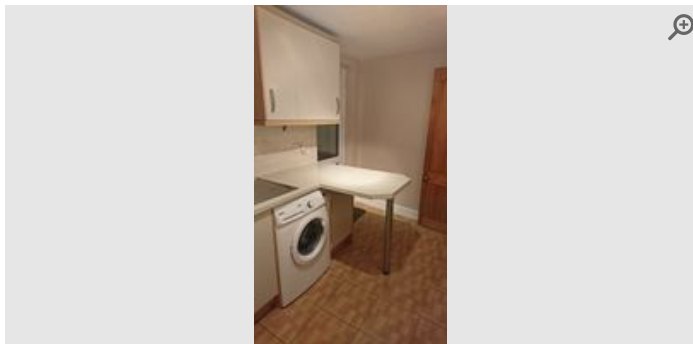
Current State
3rd July 2020



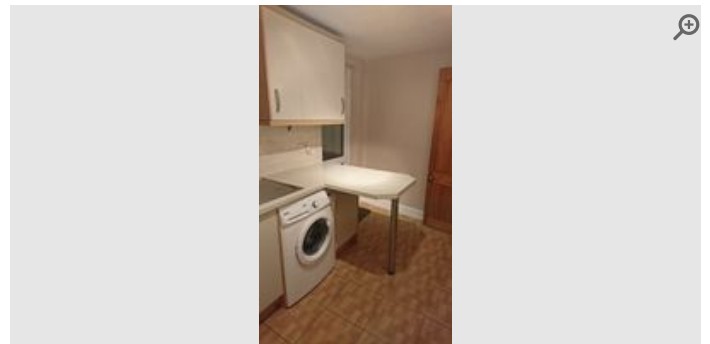
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.1



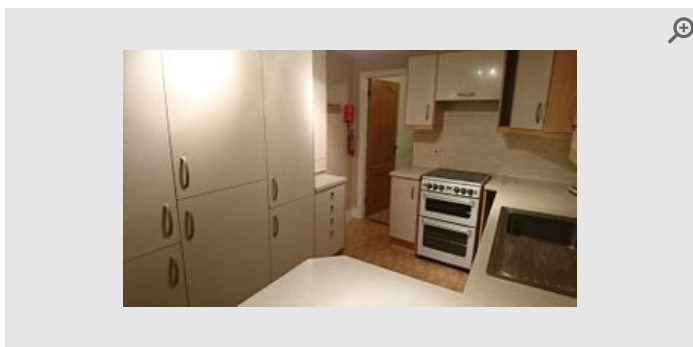
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.1.1



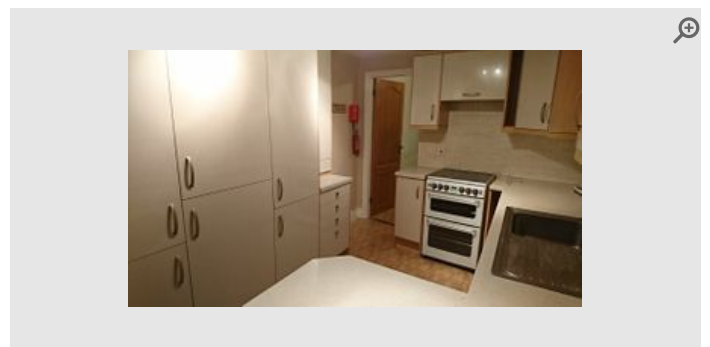
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.2



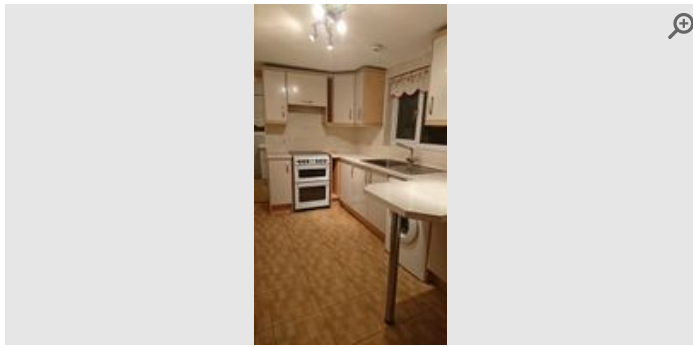
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.1.2



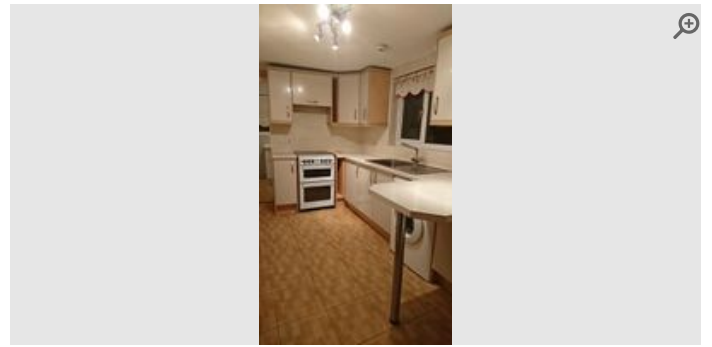
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

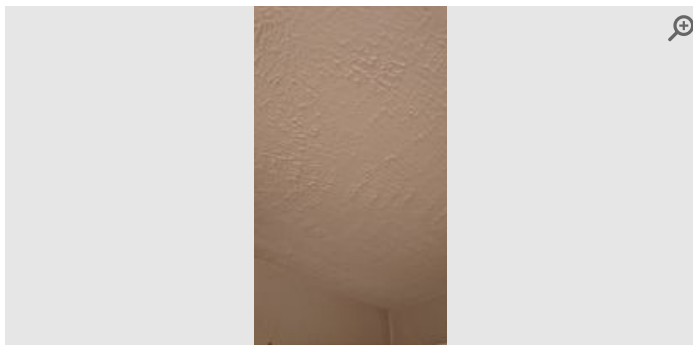


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.1.4

Ceiling

Previous State

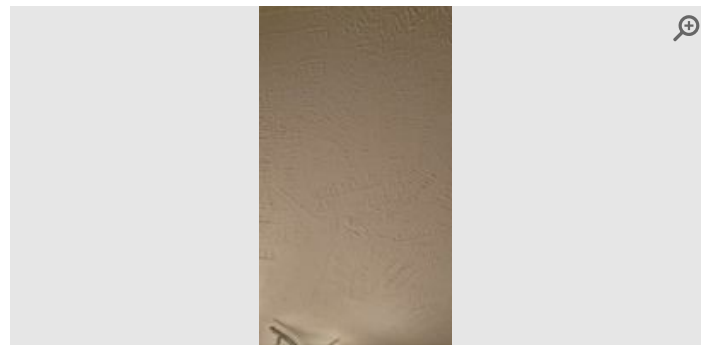
3rd January 2020



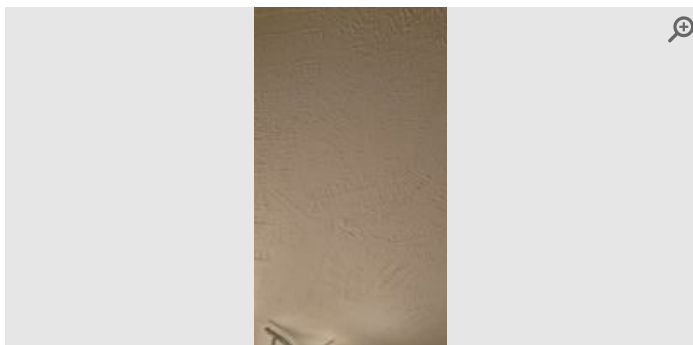
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.2.1

Current State

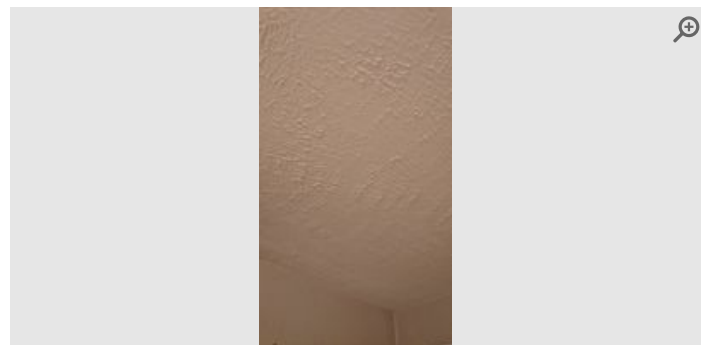
3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.2.2

Walls

Previous State

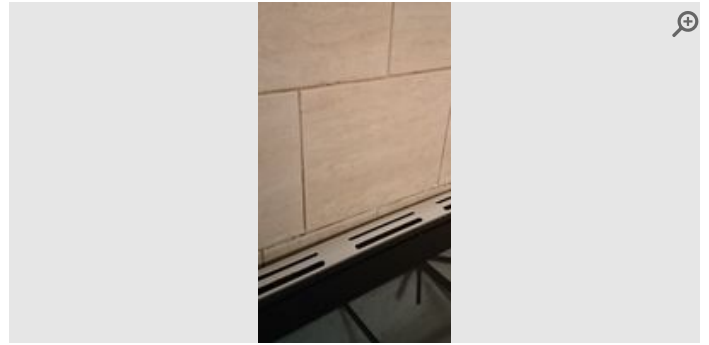
3rd January 2020



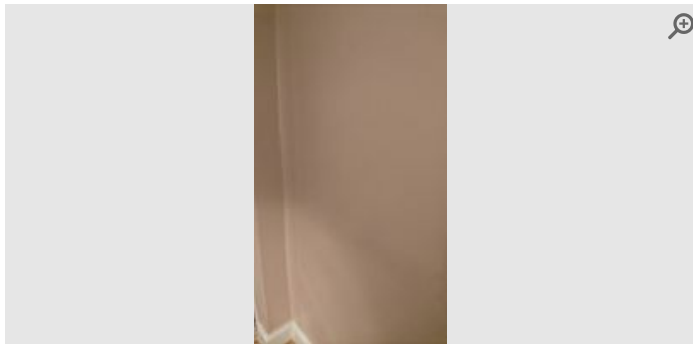
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.1

Current State

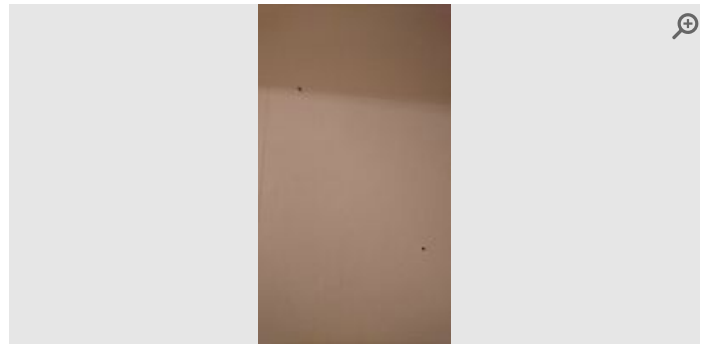
3rd July 2020



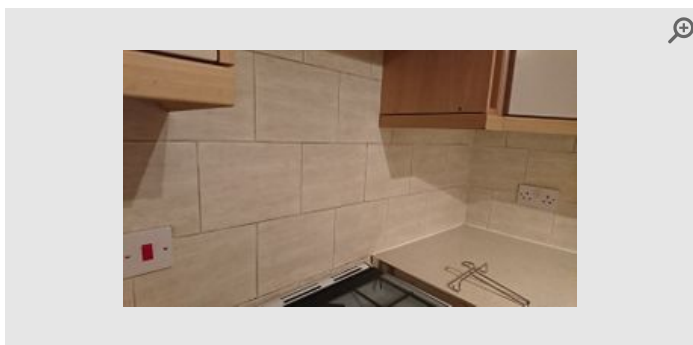
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.1



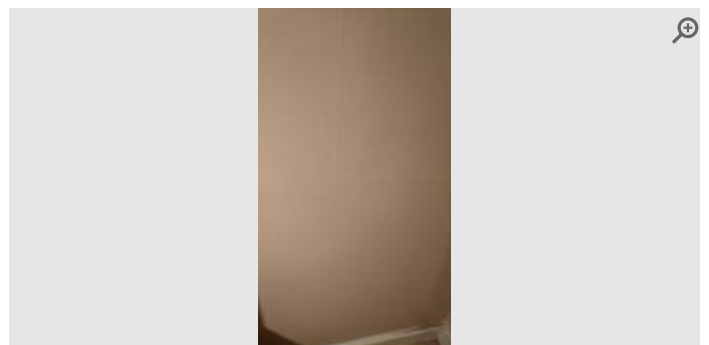
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.2



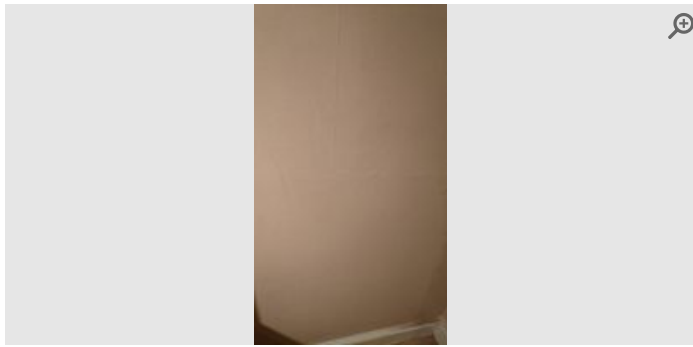
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.3



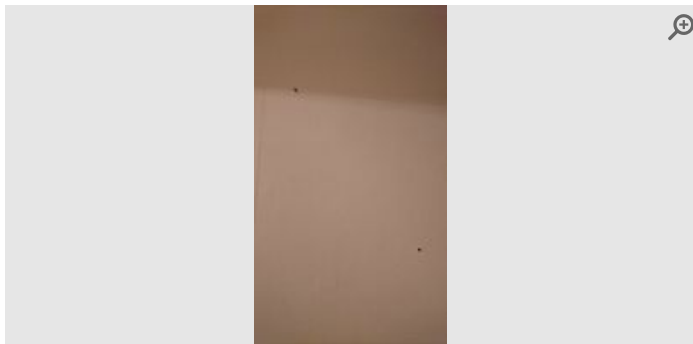
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.3



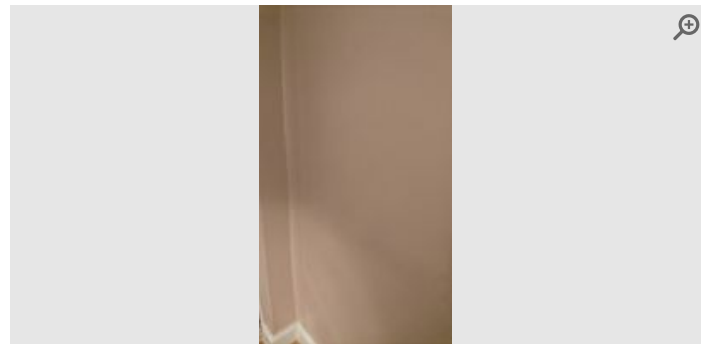
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.4



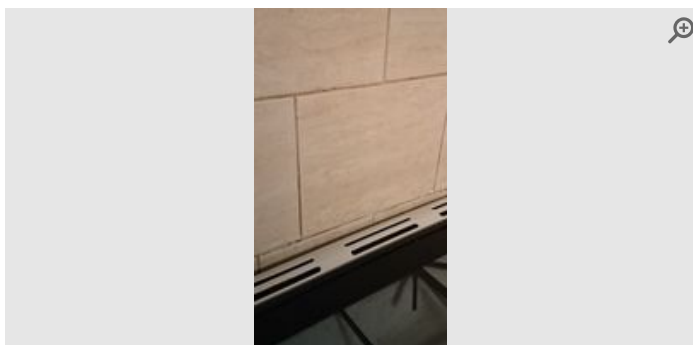
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.4



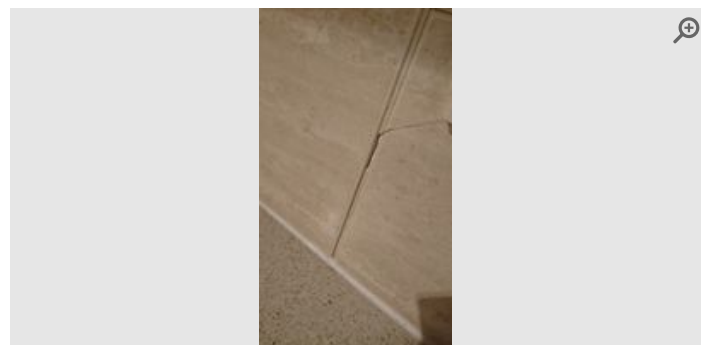
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.5



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.3.6



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.3.6

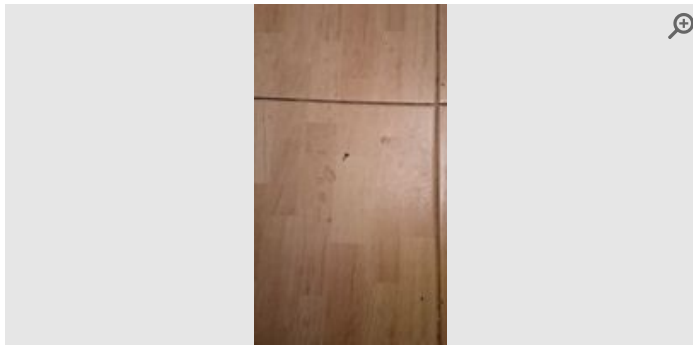
Floor

Previous State

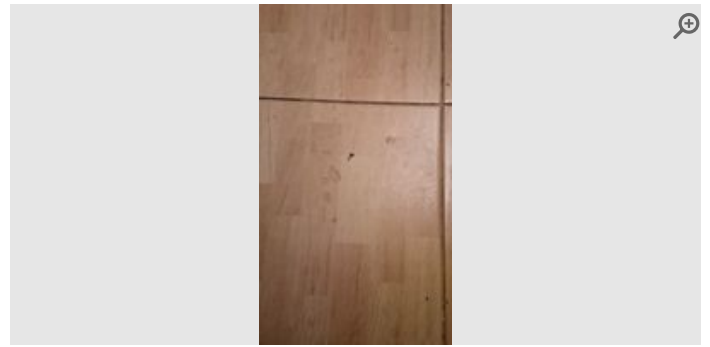
3rd January 2020

Current State

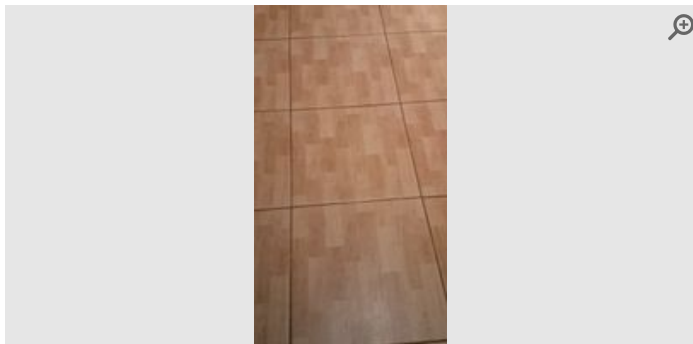
3rd July 2020



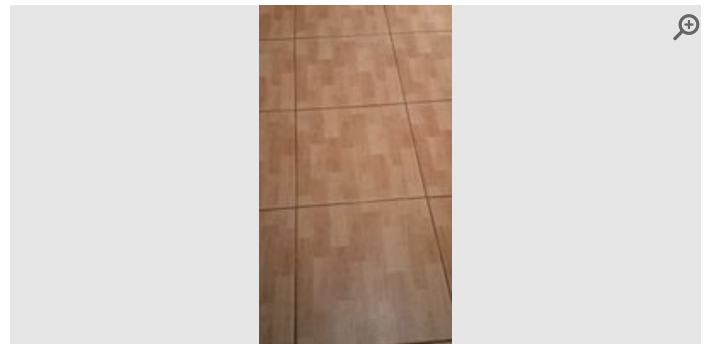
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.4.1



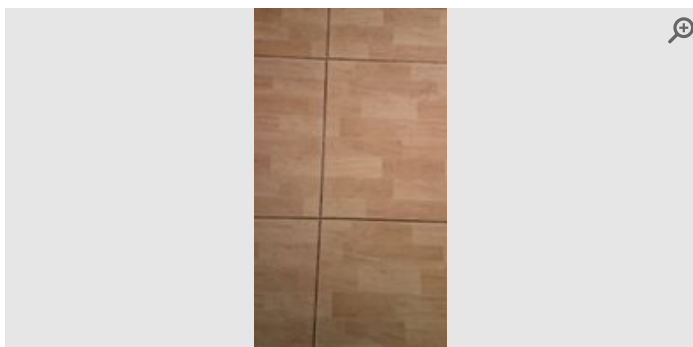
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.4.1



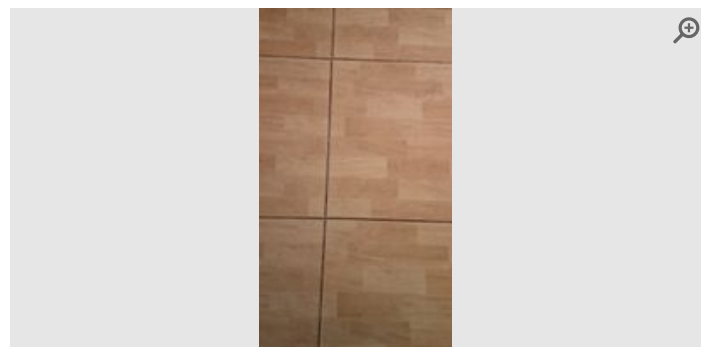
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.4.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.4.3

Hob

Previous State

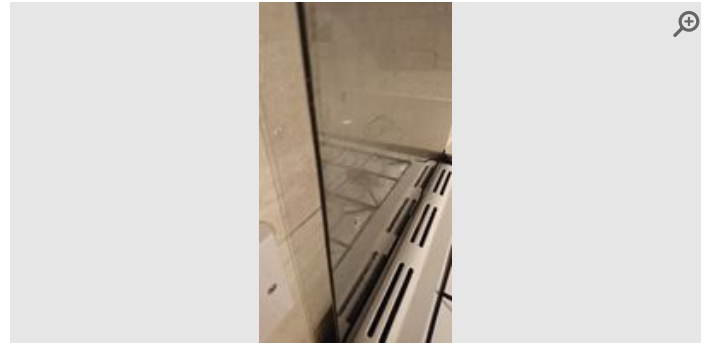
3rd January 2020

Current State

3rd July 2020



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)	03/07/2020
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



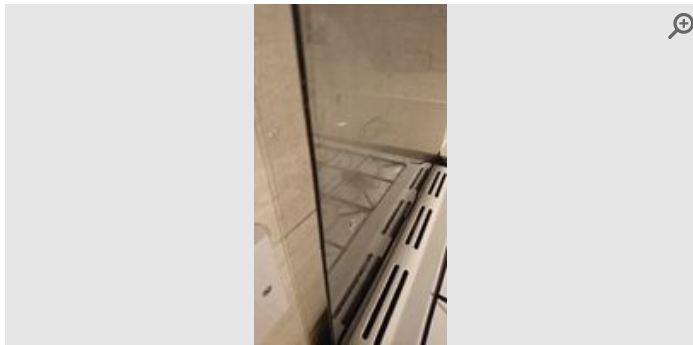
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.5.2



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)	03/07/2020
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

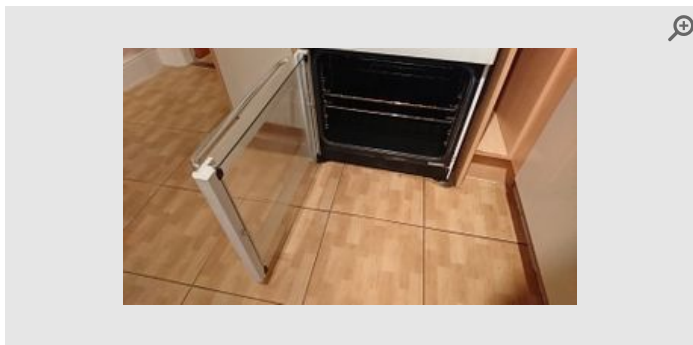


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.5.4

Oven

Previous State

3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.6.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.6.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.6.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.6.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.6.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	6.6.4

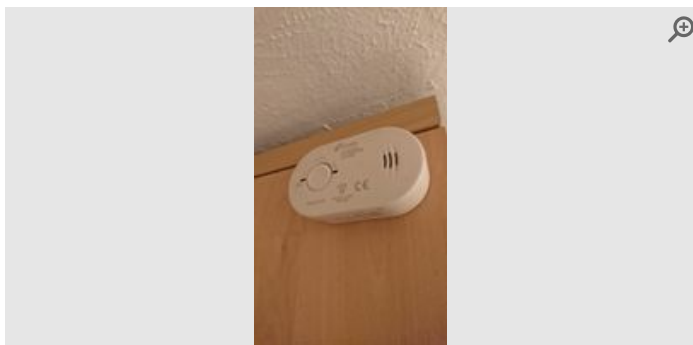


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.6.4

Carbon Monoxide Alarm

Previous State

3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	6.7.1

7 Bathroom

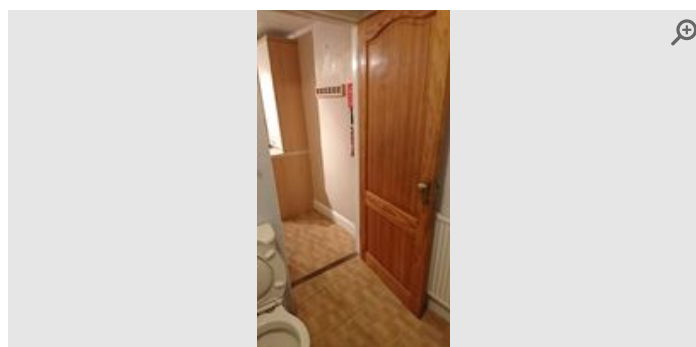
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 7.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Extractor Fan 7.2	Previous State 3rd January 2020	White casing Responsive when switched. Free of dust inside.	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Responsive when switched. Dust inside.	● Good	● Fair	📷 1 photo
! Tenant responsibility					🧹 Clean
Bath 7.3	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Gaps in bath sealant. Loose debris present. Limescale present to plughole	● Fair	● Fair	📷 4 photos
! Tenant responsibility				🔧 Repair	🧹 Clean
Basin 7.4	Previous State 3rd January 2020	N/A	● N/A	● N/A	📷 N/A
	Current State 3rd July 2020	Gaps to sealant around edges. Unclean and hairs present.	● Fair	● Fair	📷 3 photos
! Tenant responsibility				🔧 Repair	🧹 Clean



Bathroom Photos

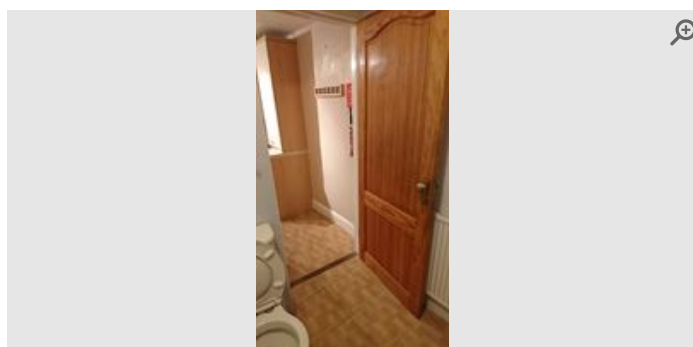
General Overview

Previous State 3rd January 2020

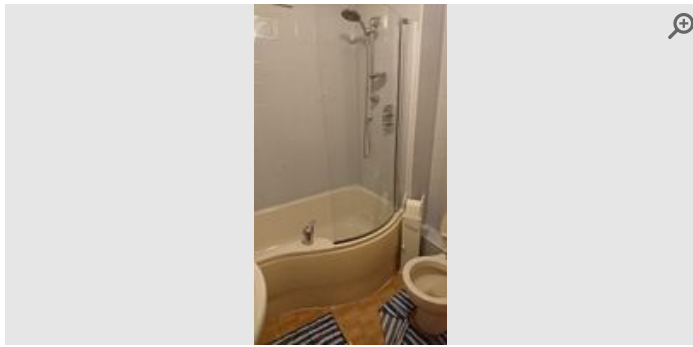


Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.1

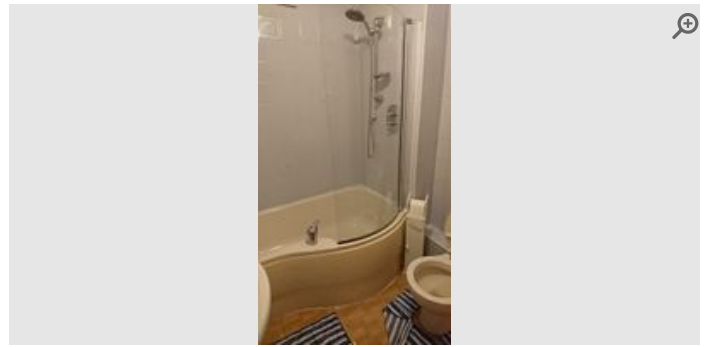
Current State 3rd July 2020



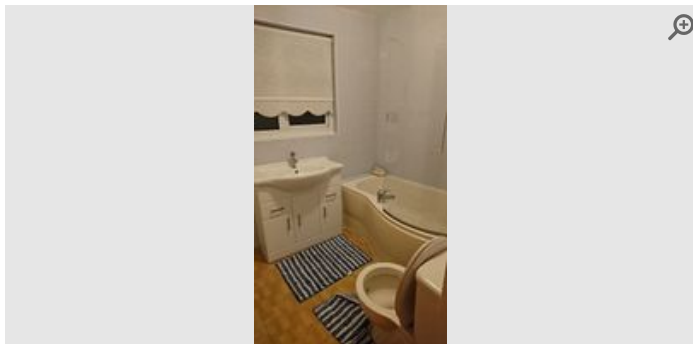
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.1.1



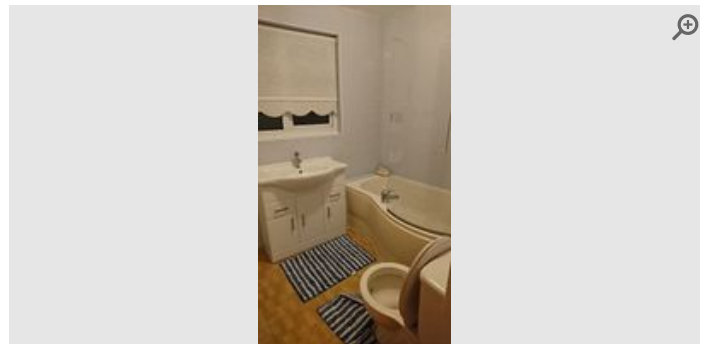
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.2



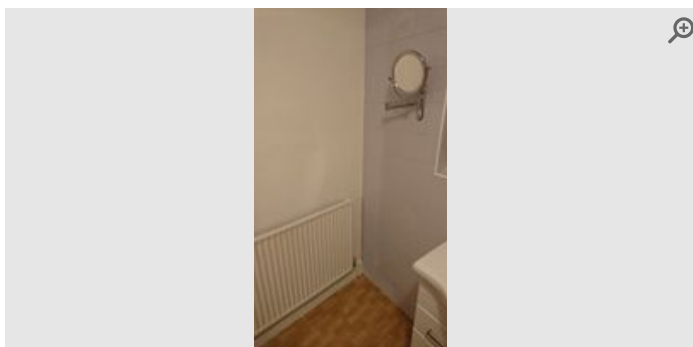
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.1.2



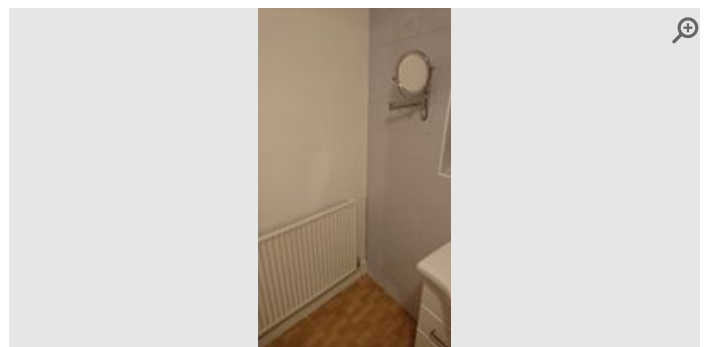
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.1.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

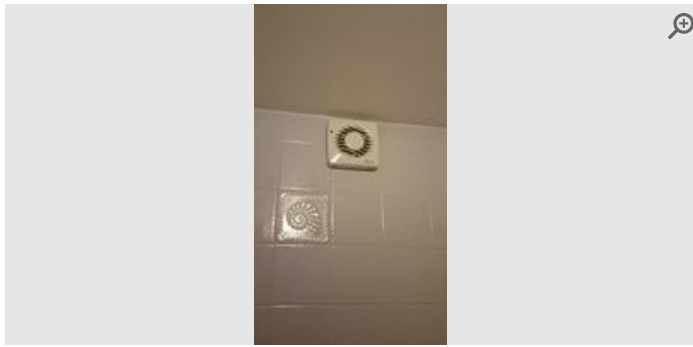


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.1.4

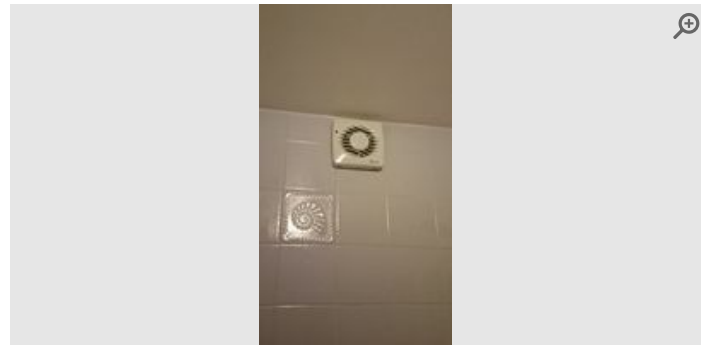
Extractor Fan

Previous State
3rd January 2020

Current State
3rd July 2020



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

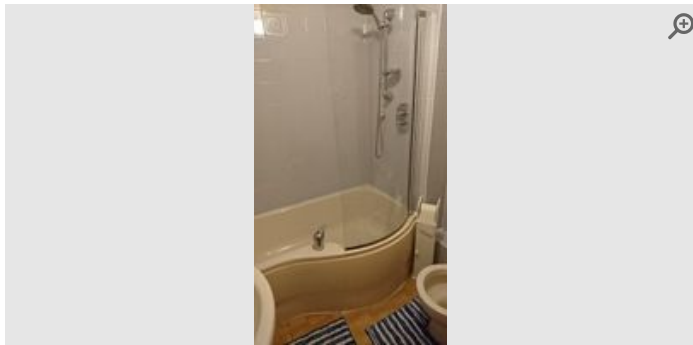


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.2.1

Bath

Previous State

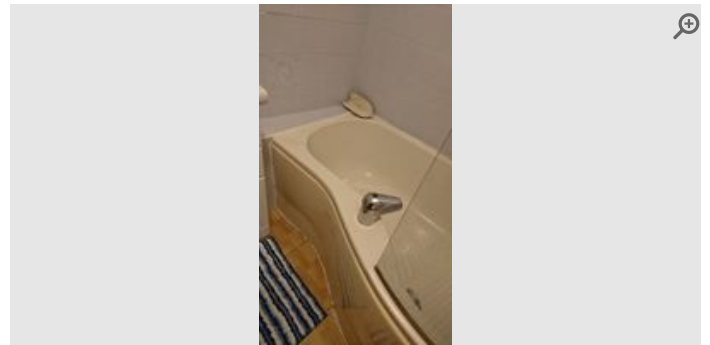
3rd January 2020



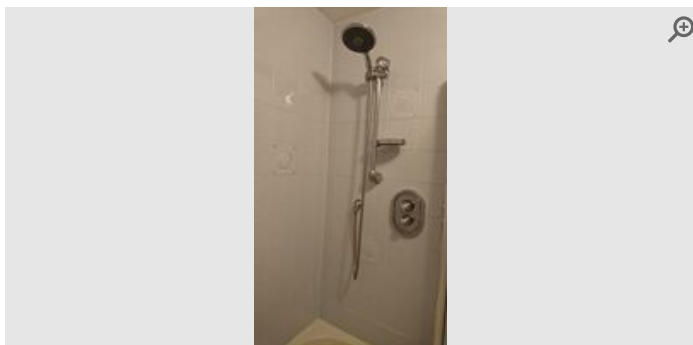
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.3.1

Current State

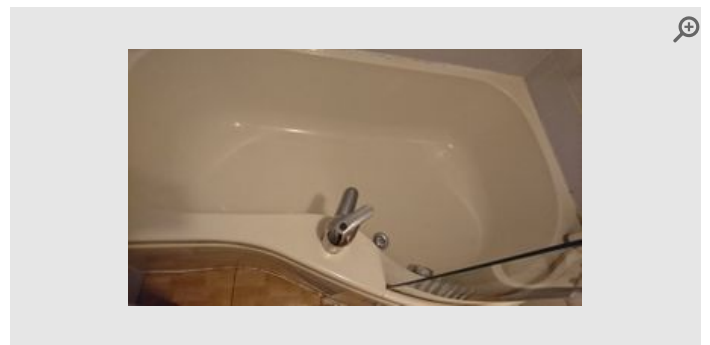
3rd July 2020



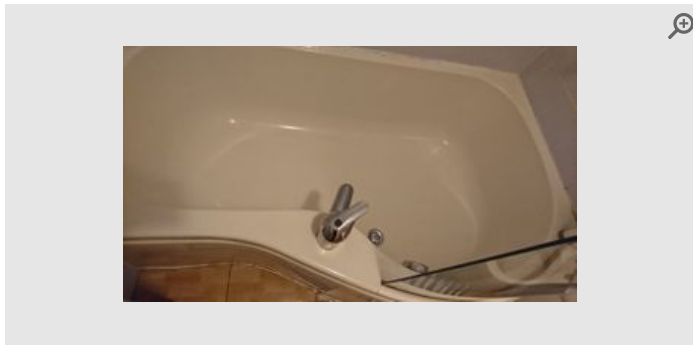
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.3.1



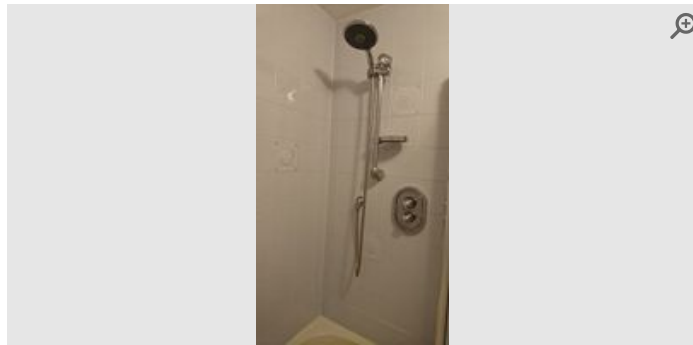
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.3.2



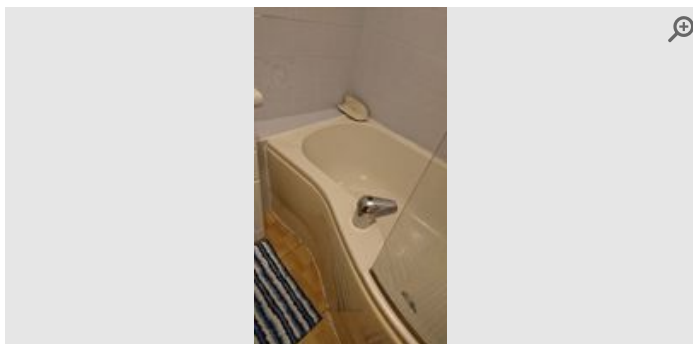
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.3.2



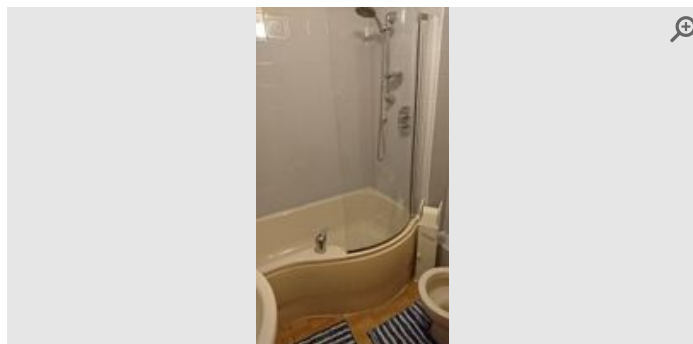
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.3.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.3.3



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	7.3.4

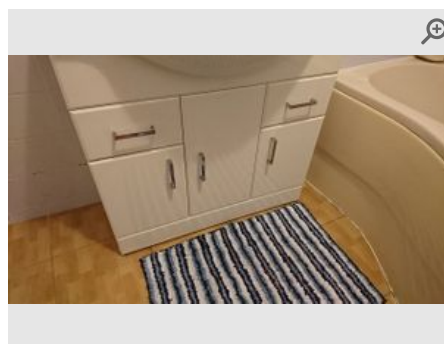


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.3.4

Basin



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.4.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	7.4.3

8 Stairway/Landing

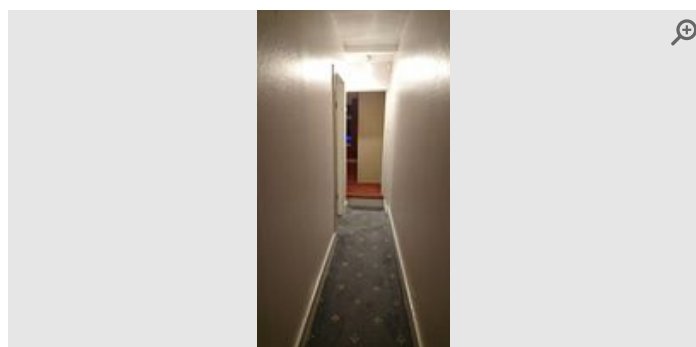
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 8.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 5 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 5 photos
Walls 8.2	Previous State 3rd January 2020	Wallpapered/painted magnolia Free of marks stains and scuffs. Picture hooks, raw plug or filled holes present.	● Good	● Good	📷 6 photos
	Current State 3rd July 2020	Free of marks stains and scuffs. Picture hooks, raw plug or filled holes present.	● Poor	● Fair	📷 6 photos
! Tenant responsibility				🔧 Repair	🧹 Clean
Loft Hatch 8.3	Previous State 3rd January 2020	Wooden. White Free of marks and scratches.	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Frame is discoloured	● Good	● Fair	📷 1 photo
! Tenant responsibility				🧹 Clean	
Smoke Alarm 8.4	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	📷 2 photos

📷 Stairway/Landing Photos

General Overview

Previous State

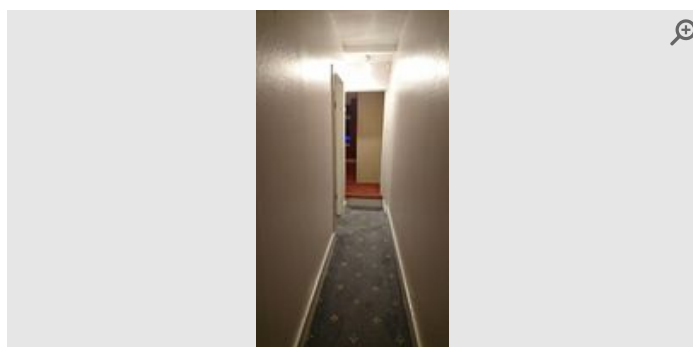
3rd January 2020



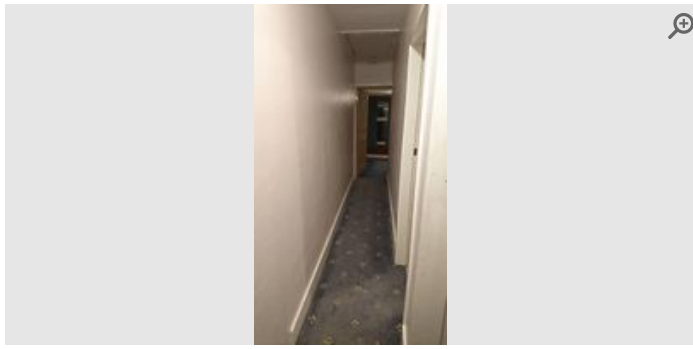
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.1

Current State

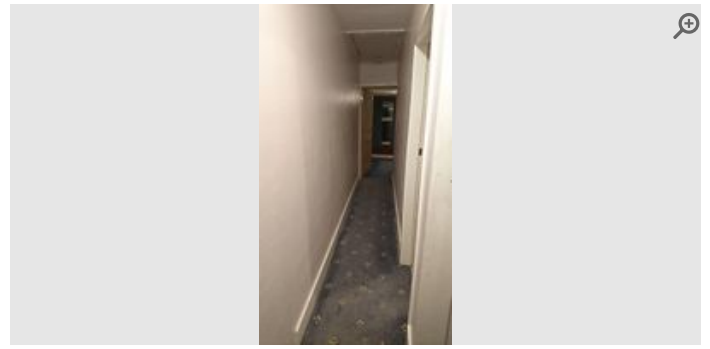
3rd July 2020



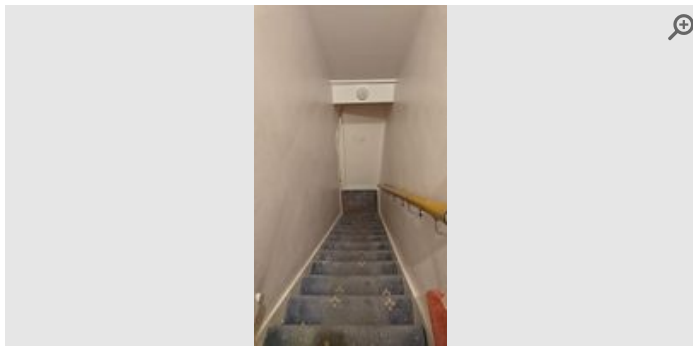
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.1.1



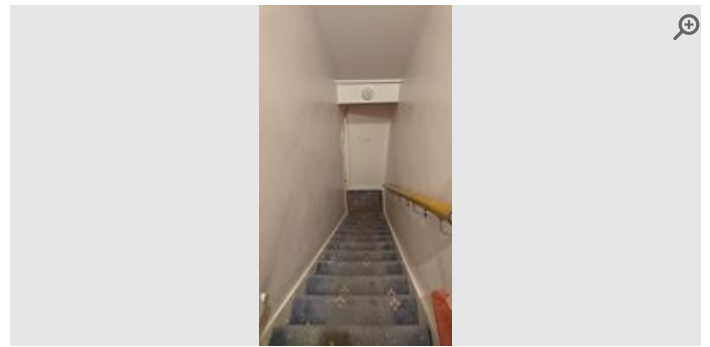
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.2



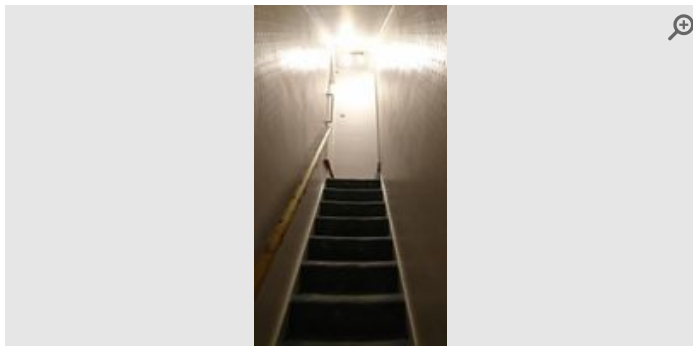
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.1.2



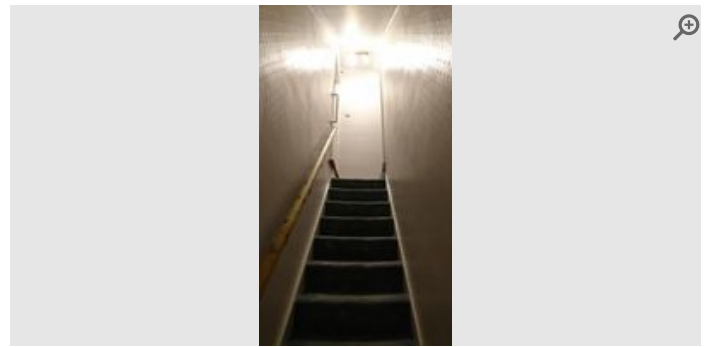
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.3



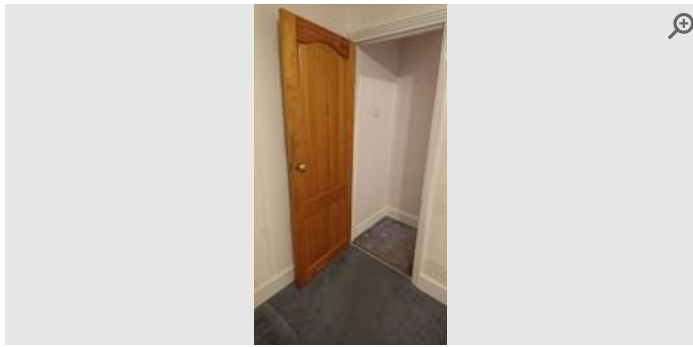
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.1.3



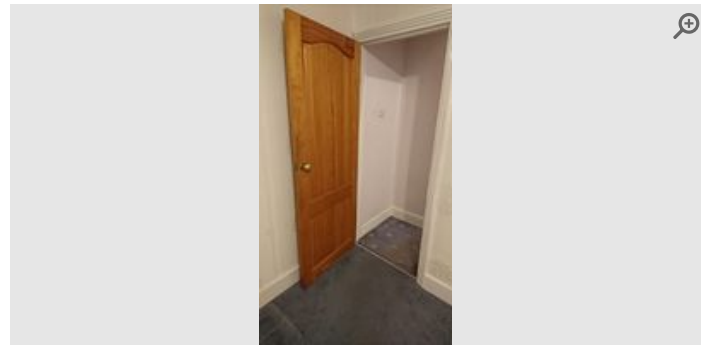
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.1.4



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.1.5

Walls

Previous State

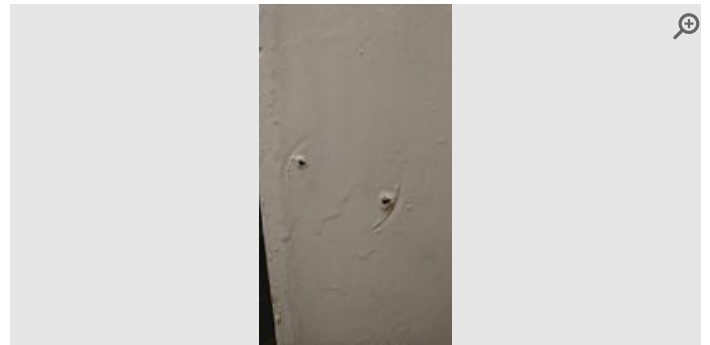
3rd January 2020



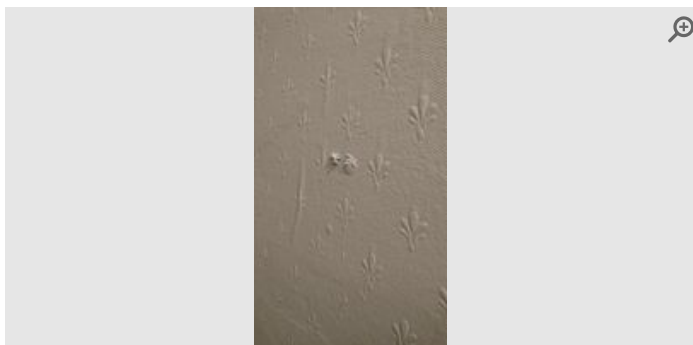
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.1

Current State

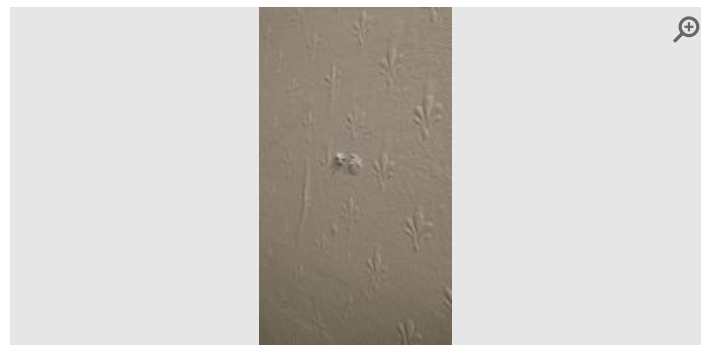
3rd July 2020



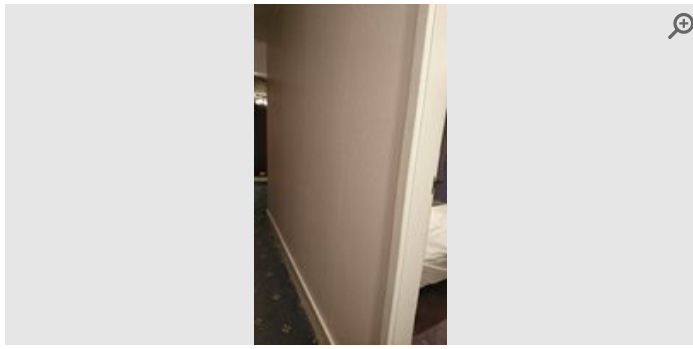
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.1



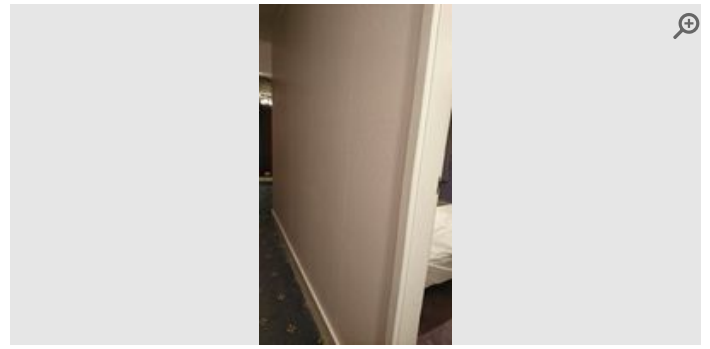
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.2



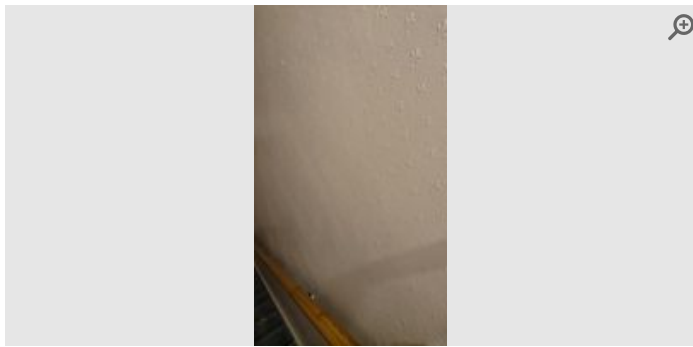
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.2



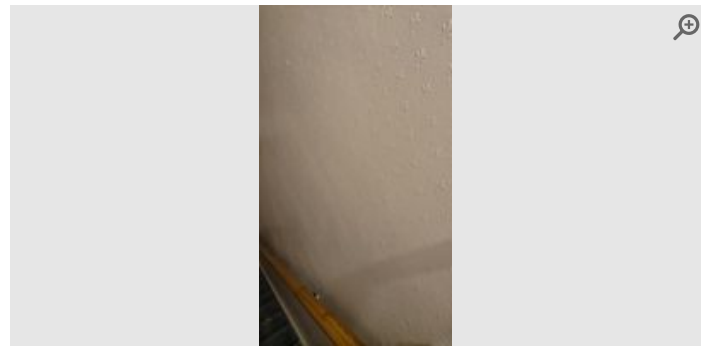
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.3



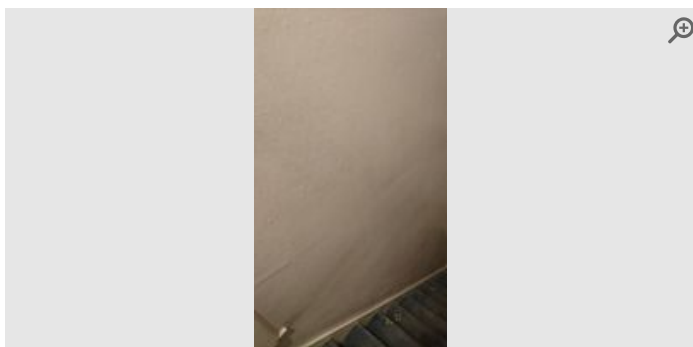
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.3



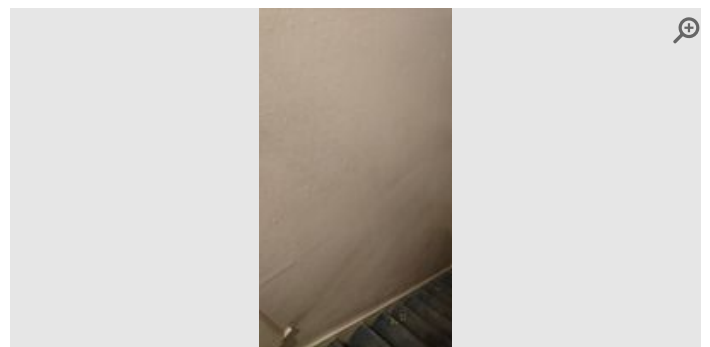
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.4



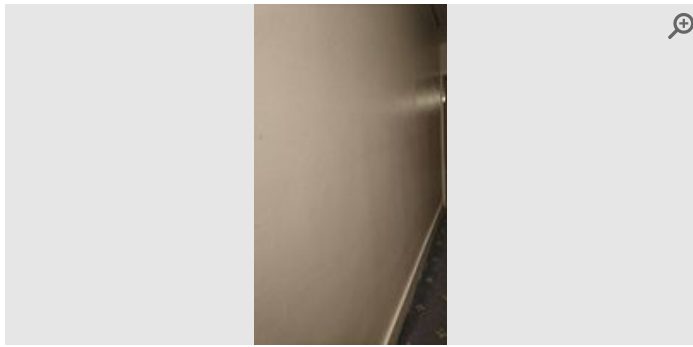
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.4



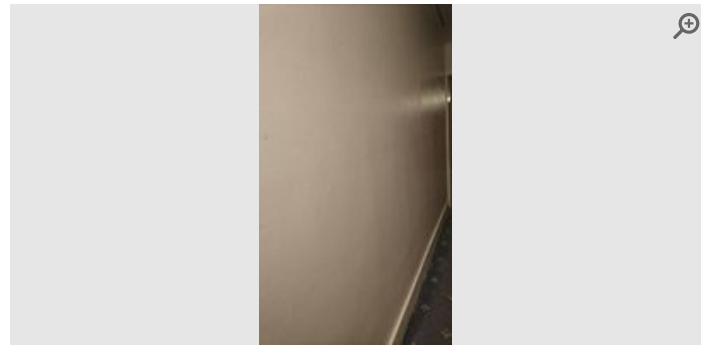
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.5



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.5



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.2.6

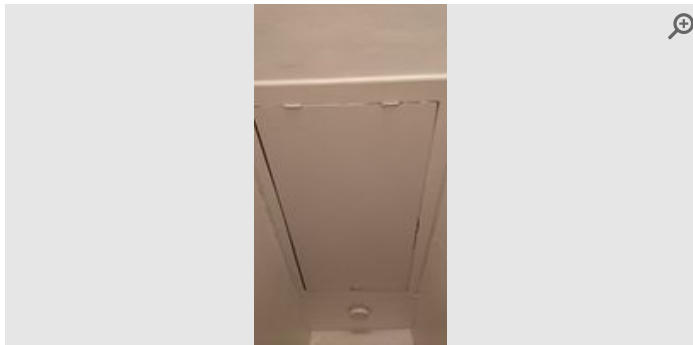


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.2.6

Loft Hatch

Previous State

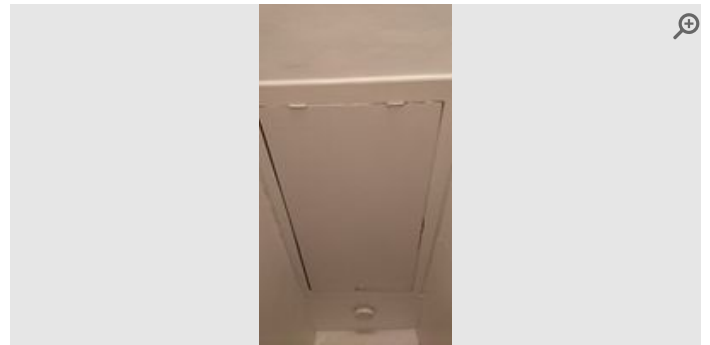
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.3.1

Smoke Alarm

Previous State

3rd January 2020

Current State

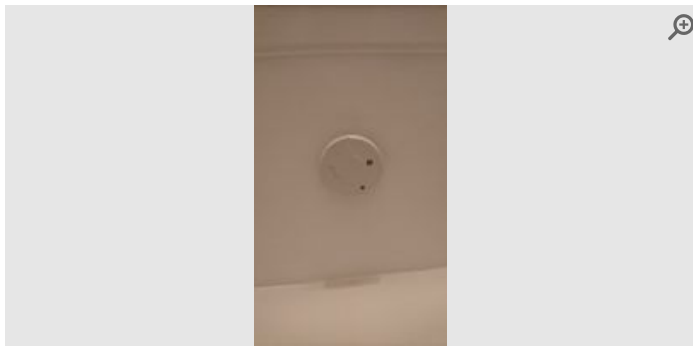
3rd July 2020



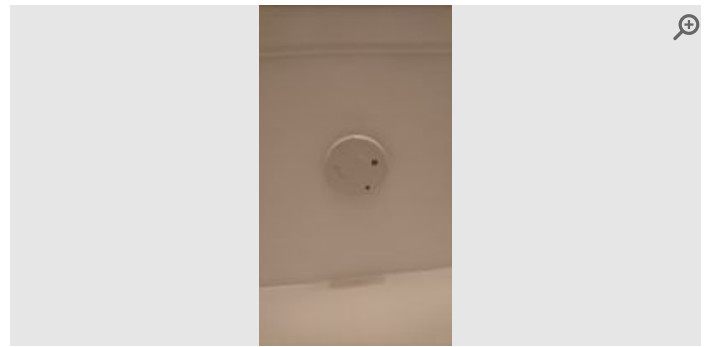
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.4.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.4.1



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	8.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	8.4.2

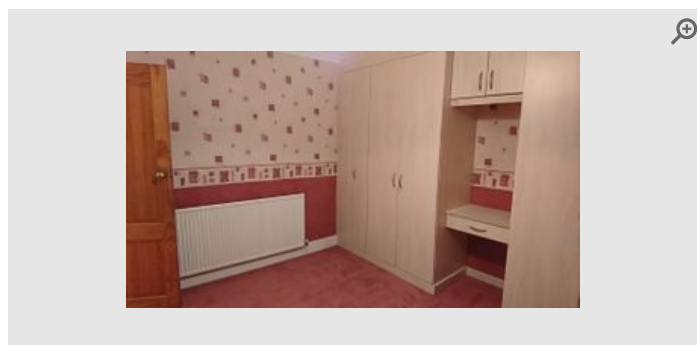
9 Bedroom 1

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 9.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Windows and Sills 9.2	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Sills have marks and mould.	● Good	● Poor	📷 2 photos
! Tenant responsibility				🔧 Repair	🧹 Clean
Wardrobe 9.3	Previous State 3rd January 2020	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
	Current State 3rd July 2020	Misc items inside	● Good	● Fair	📷 8 photos
! Tenant responsibility			🗑 Items left behind require removal		

📷 Bedroom 1 Photos

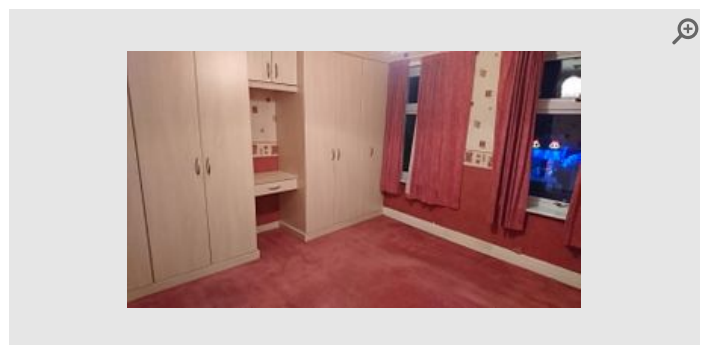
General Overview

Previous State 3rd January 2020



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

Current State 3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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)	03/07/2020
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)	03/07/2020
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

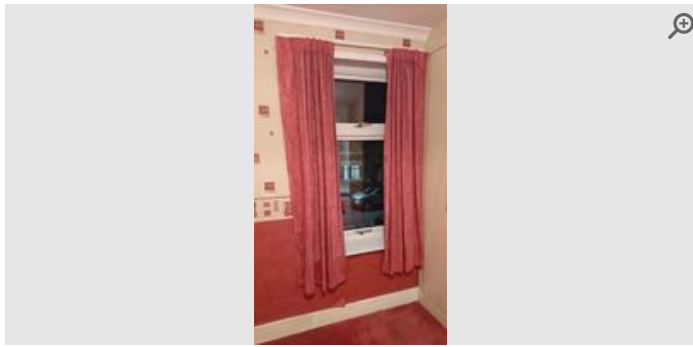


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.1.4

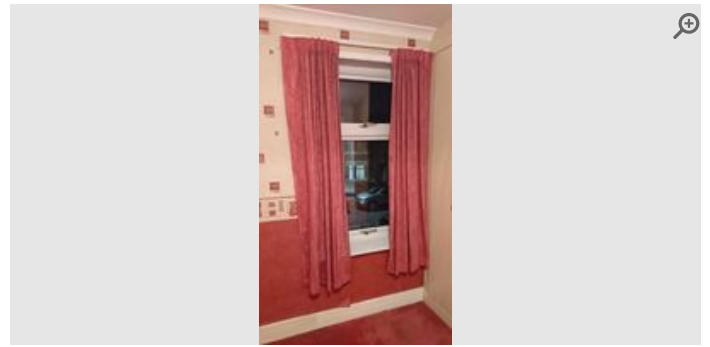
Windows and Sills

Previous State
3rd January 2020

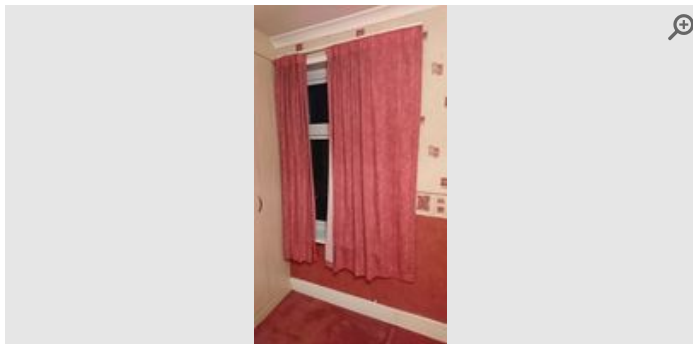
Current State
3rd July 2020



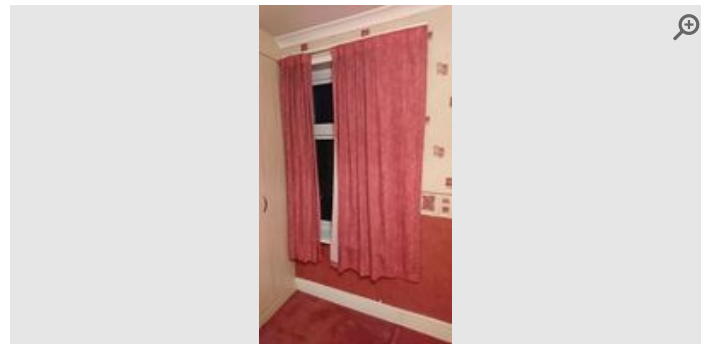
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.2.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

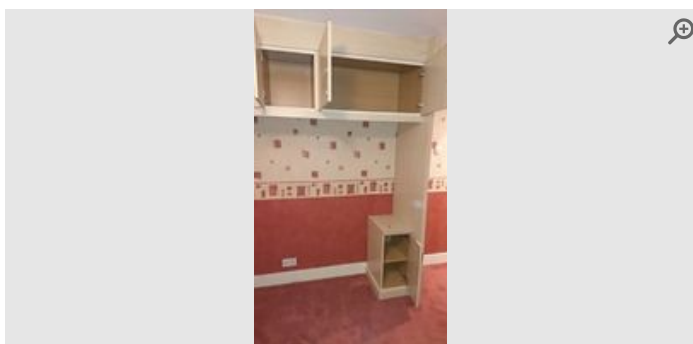


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.2.2

Wardrobe

Previous State

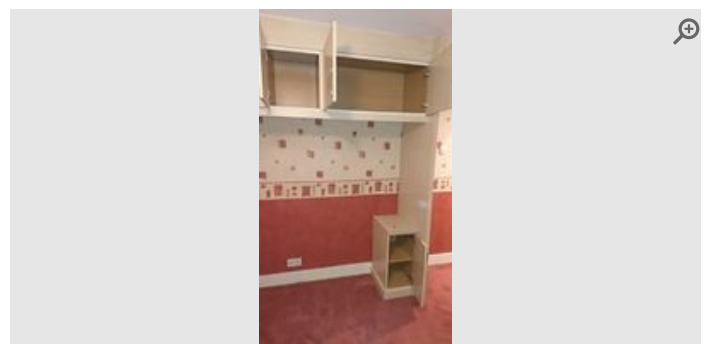
3rd January 2020



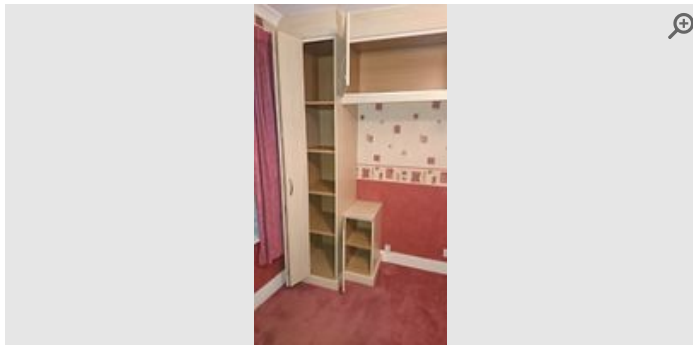
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.1

Current State

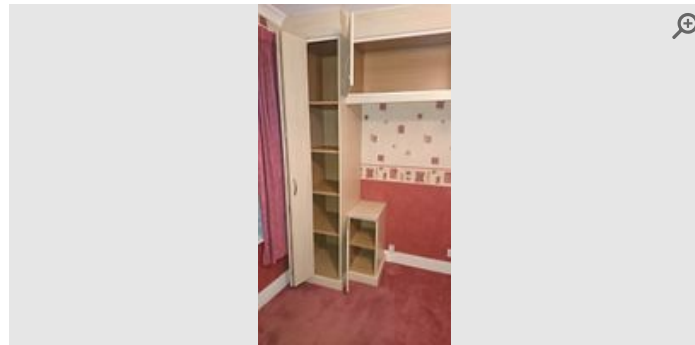
3rd July 2020



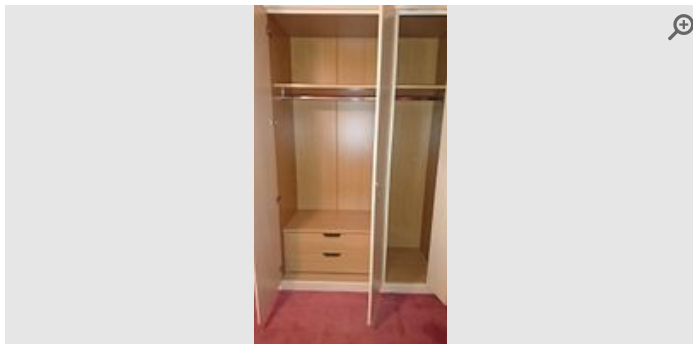
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.1



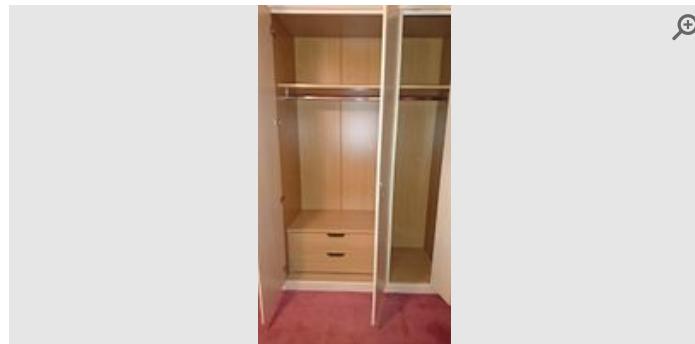
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.2



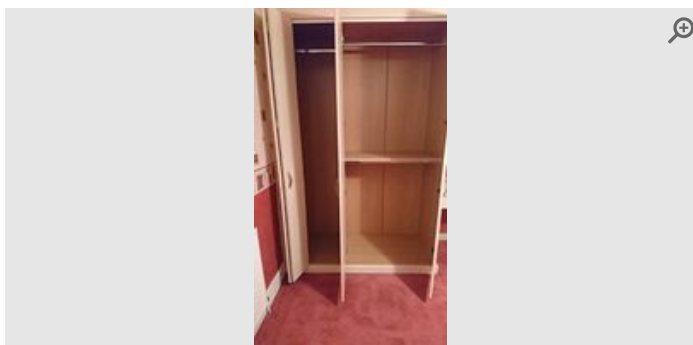
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.2



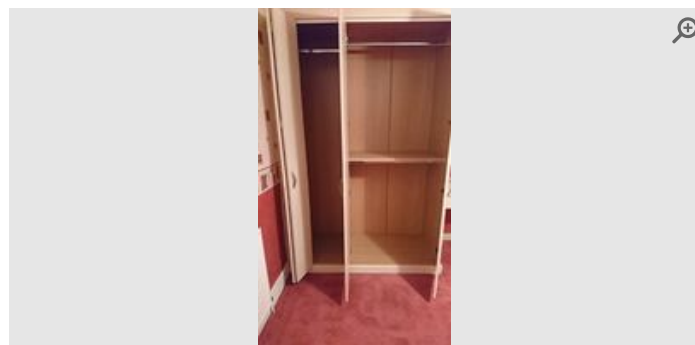
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.3



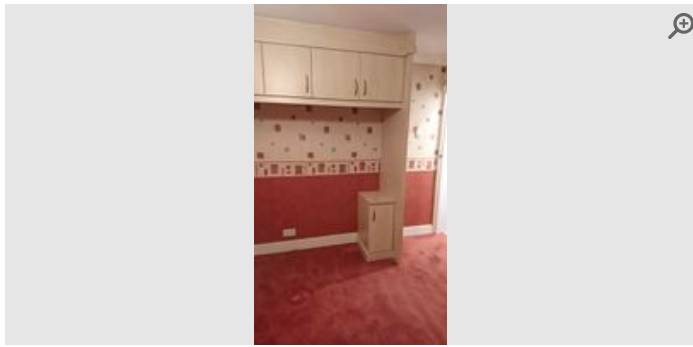
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.3



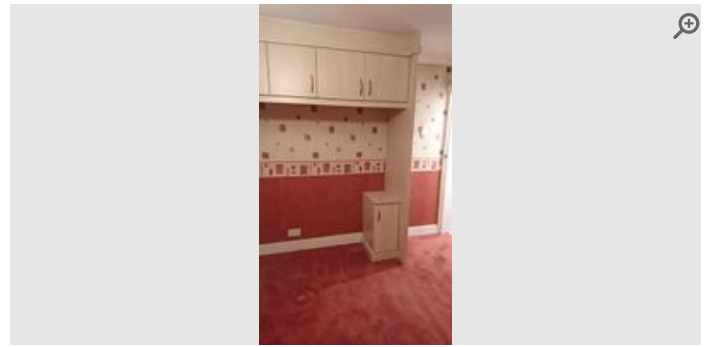
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.4



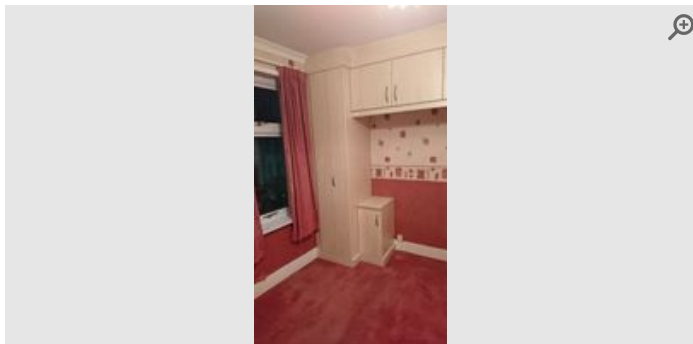
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.4



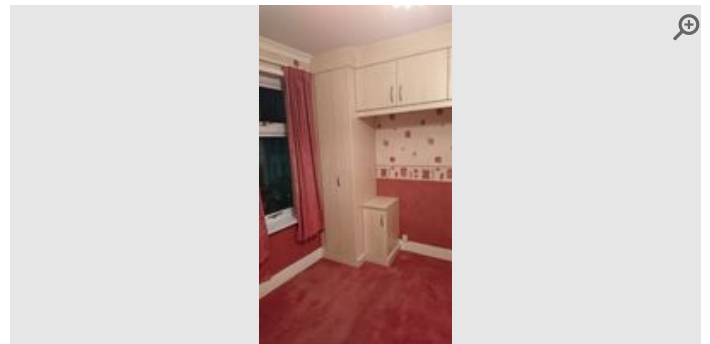
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.5



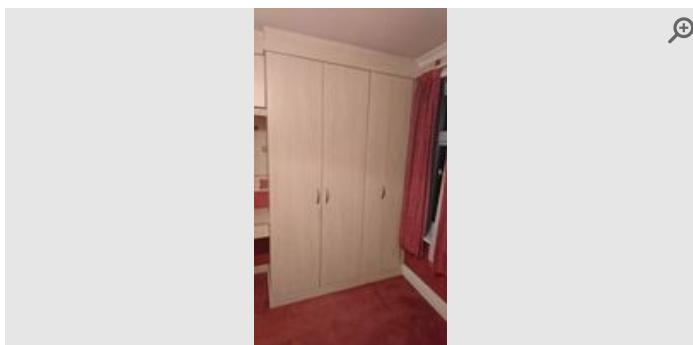
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.5



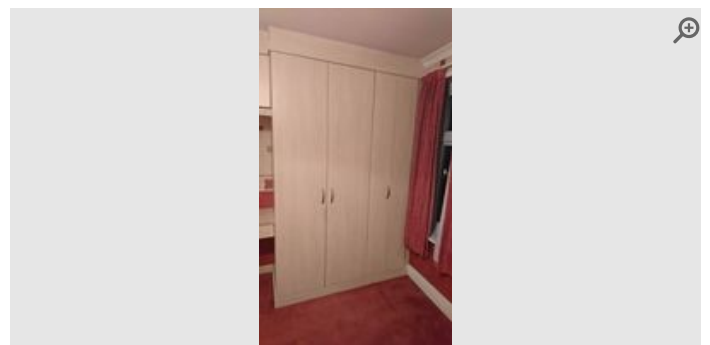
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.6



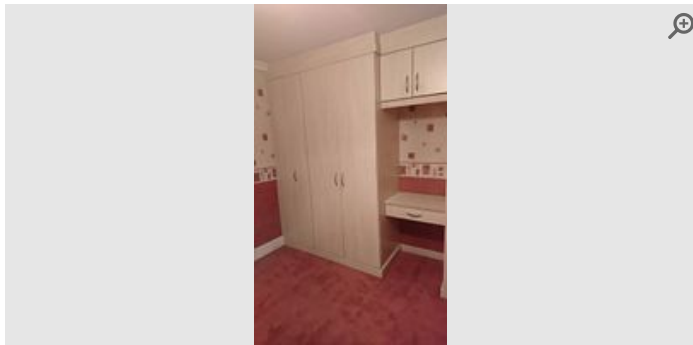
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.6



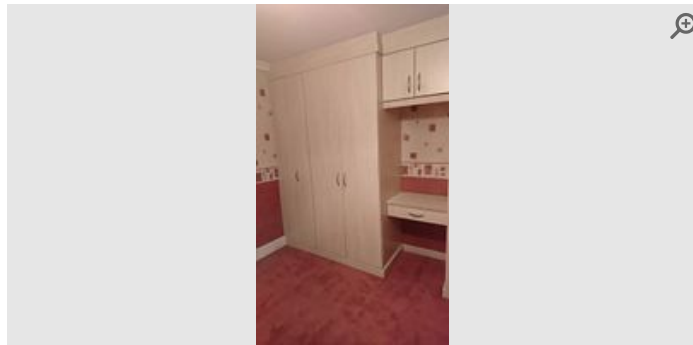
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.7



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.7



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	9.3.8



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	9.3.8

10 Bedroom 2

Item	Date	Description	Condition	Cleanliness	Photos
General Overview 10.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Radiator 10.2	Previous State 3rd January 2020	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
	Current State 3rd July 2020	Paint chipped. Smudged. Cracked	● Fair	● Poor	📷 1 photo
! Tenant responsibility				🔧 Repair	🧹 Clean
Bed 10.3	Previous State 3rd January 2020	Single. Mattress present. Headboard present. Metal frame. Black. White Bed base slats intact and frame appears secure with legs intact.	● Good	● Good	📷 2 photos
	Current State 3rd July 2020	Missing slats. Scuffed. Marked. Mattress stained	● Poor	● Poor	📷 2 photos
! Tenant responsibility				🔧 Repair	🧹 Clean
Hot water cylinder 10.4	Previous State 3rd January 2020	Fitted in the cupboard. Control dial and pipes present.	● Good	● Good	📷 3 photos
	Current State 3rd July 2020	Stains and marks present.	● Good	● Fair	📷 3 photos
! Tenant responsibility					🧹 Clean

📷 Bedroom 2 Photos

General Overview

Previous State

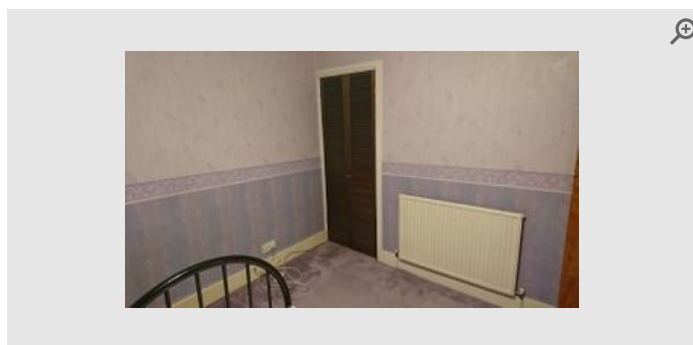
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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)	03/07/2020
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)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.1.4

Radiator

Previous State

3rd January 2020

Current State

3rd July 2020



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

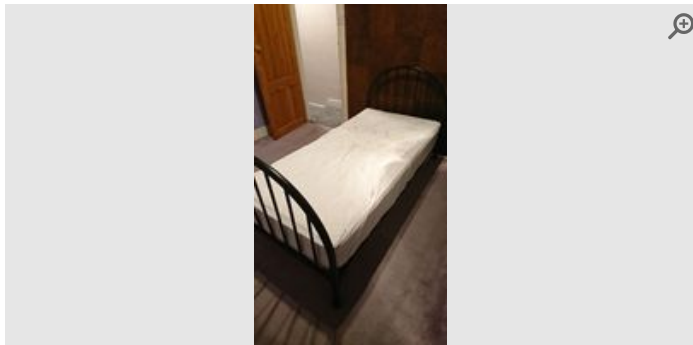


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.2.1

Bed

Previous State

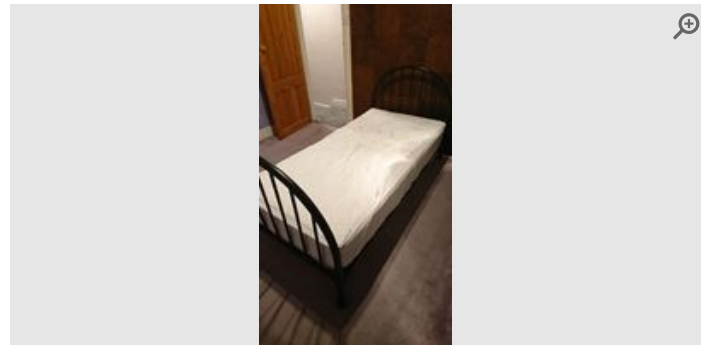
3rd January 2020



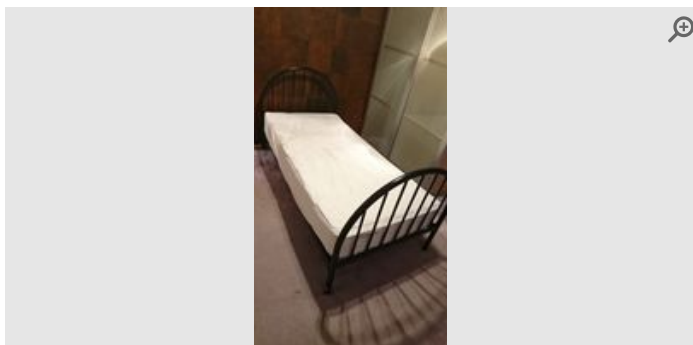
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.3.1

Current State

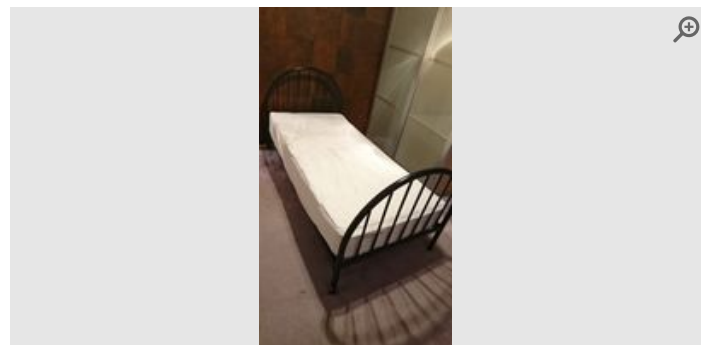
3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

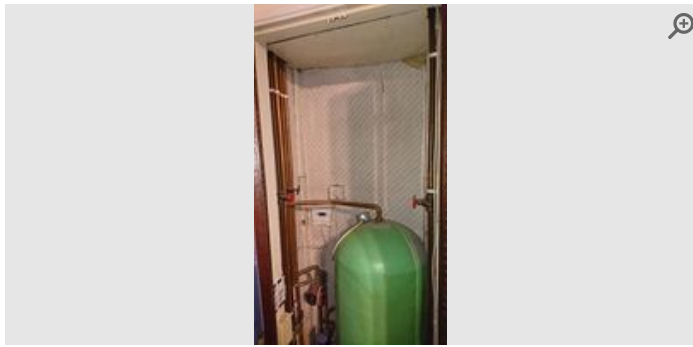


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.3.2

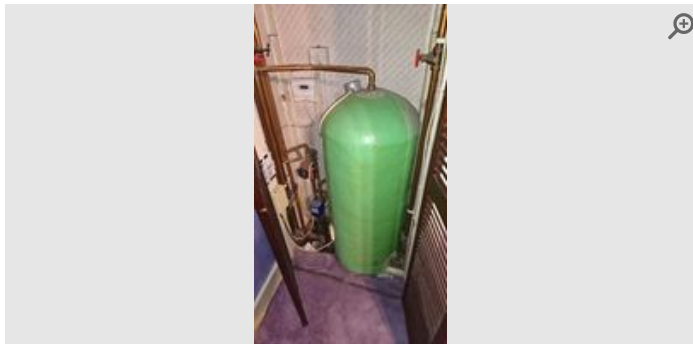
Hot water cylinder

Previous State

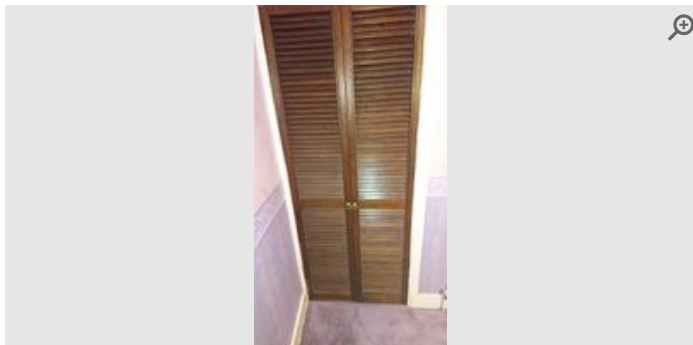
3rd January 2020



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



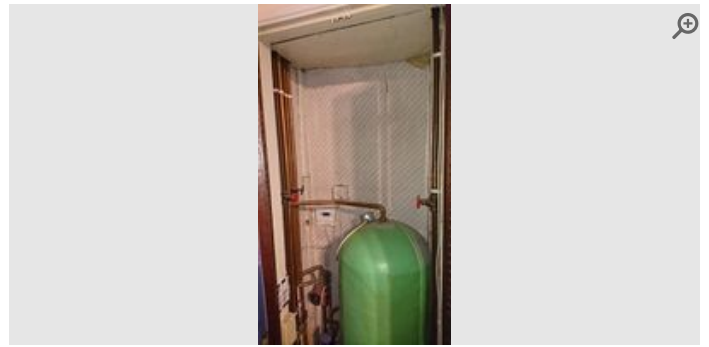
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.4.2



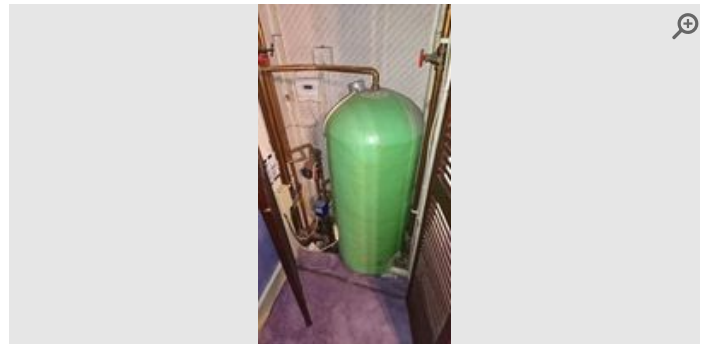
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	10.4.3

Current State

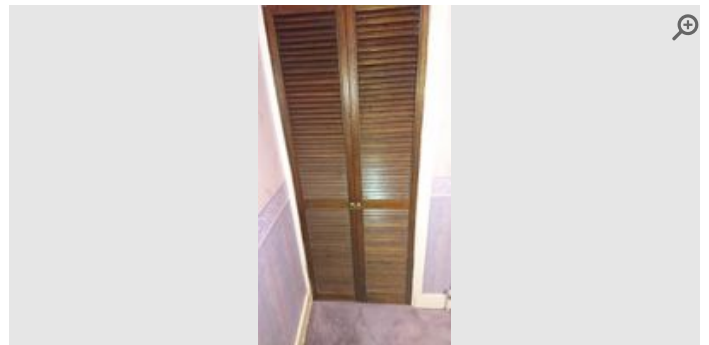
3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.4.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.4.2



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	10.4.3

11 Bedroom 3

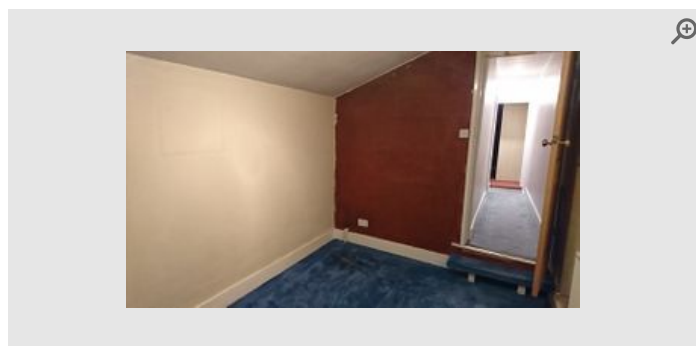
Item	Date	Description	Condition	Cleanliness	Photos
General Overview 11.1	Previous State 3rd January 2020	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 4 photos
	Current State 3rd July 2020	Clean and tidy. Neutral smell (no smoking or pet odours)	● Good	● Good	📷 4 photos
Ceiling 11.2	Previous State 3rd January 2020	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 2 photos
	Current State 3rd July 2020	Marks and cobwebs present. ! Tenant responsibility	● Good	● Fair	📷 2 photos 🧹 Clean
Floor 11.3	Previous State 3rd January 2020	Carpeted. Blue (pale) Stains present.	● Good	● Fair	📷 3 photos
	Current State 3rd July 2020	Stains present. ! Tenant responsibility	● Good	● Very Poor	📷 3 photos 🧹 Clean

📷 Bedroom 3 Photos

General Overview

Previous State

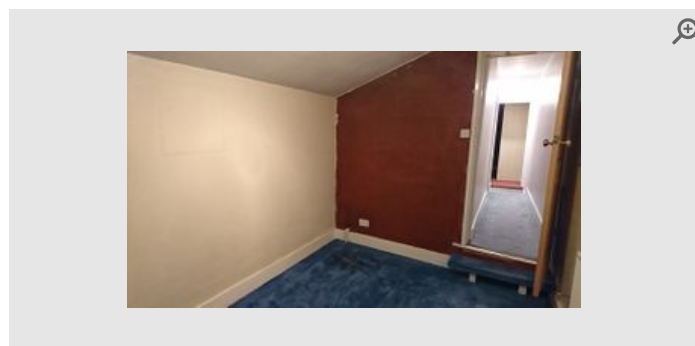
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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)	03/07/2020
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)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	11.1.4

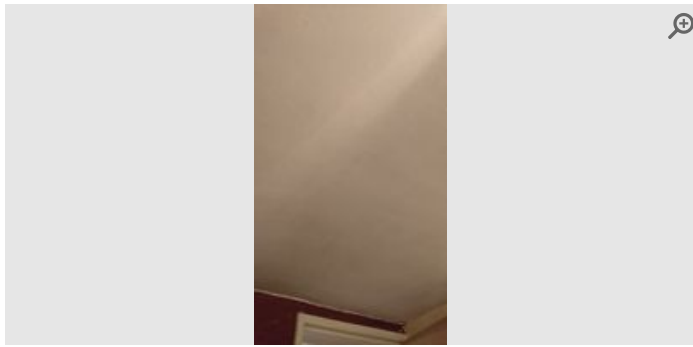
Ceiling

Previous State

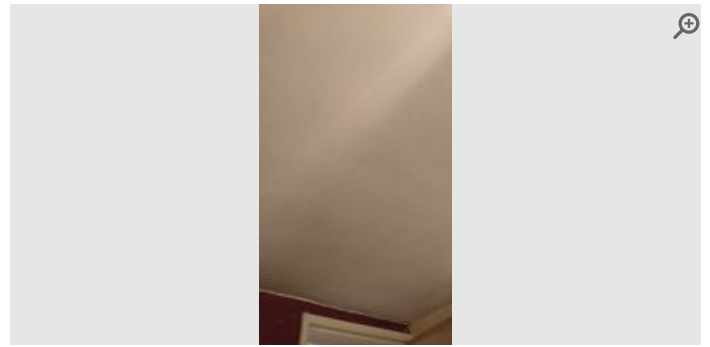
3rd January 2020

Current State

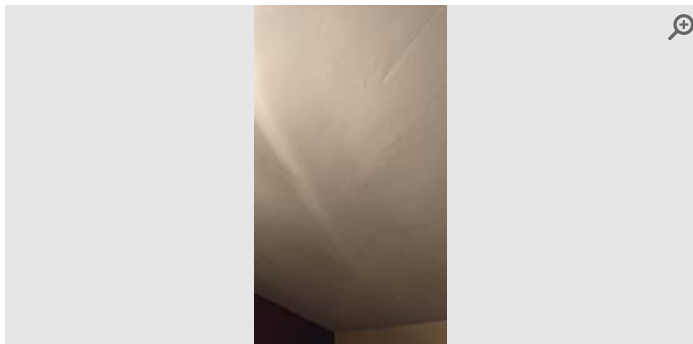
3rd July 2020



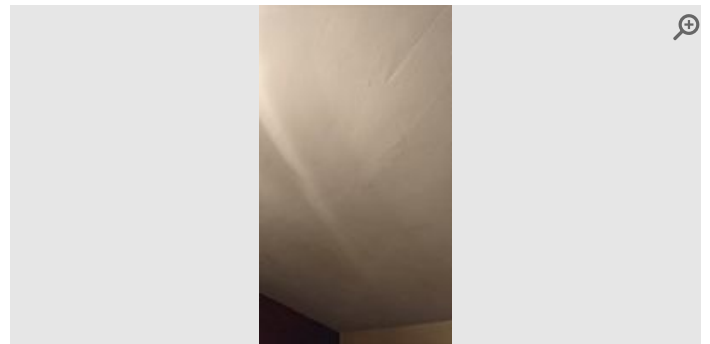
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.2.1



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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

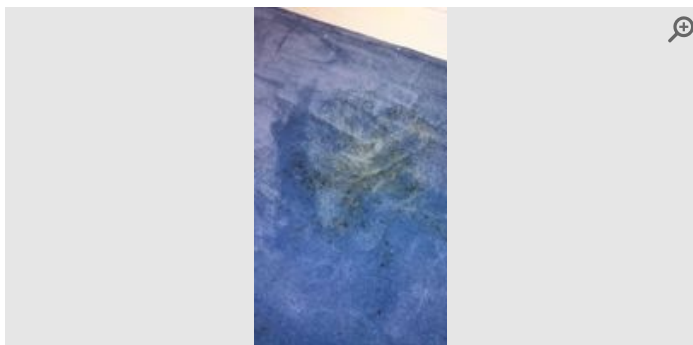


Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	11.2.2

Floor

Previous State

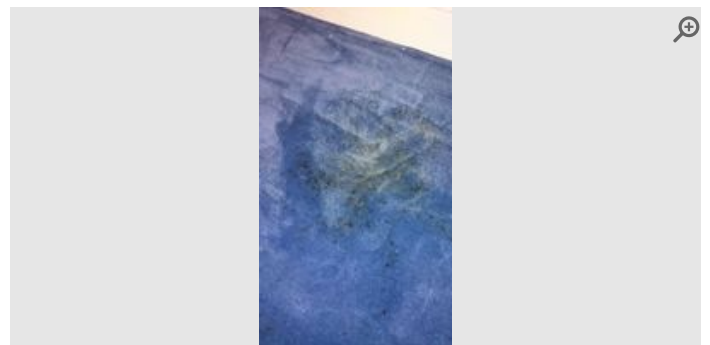
3rd January 2020



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

Current State

3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	11.3.2



Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	11.3.3



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	11.3.3

12 Back Garden

Item	Date	Description	Condition	Cleanliness	Photos
Overview (External) 12.1	Previous State 3rd January 2020	Paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos
	Current State 3rd July 2020	Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos

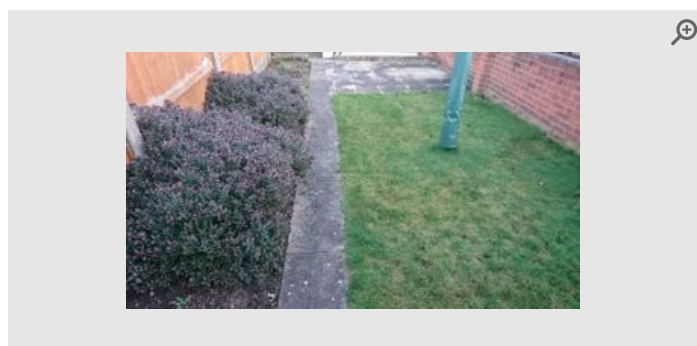


Back Garden Photos

Overview (External)

Previous State

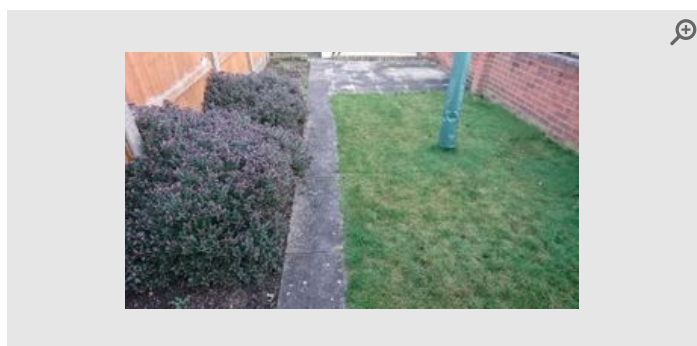
3rd January 2020



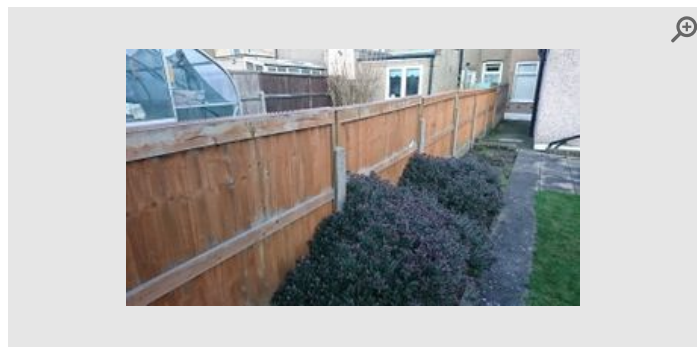
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.1

Current State

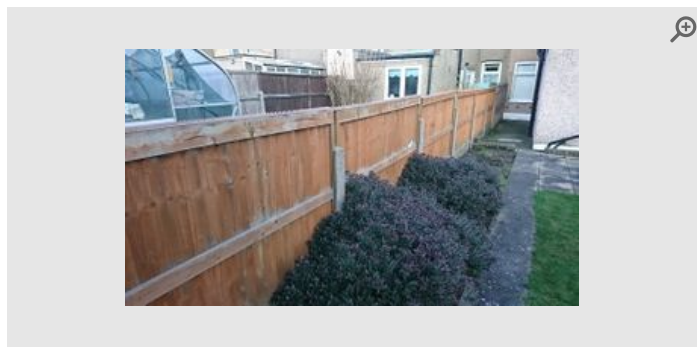
3rd July 2020



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



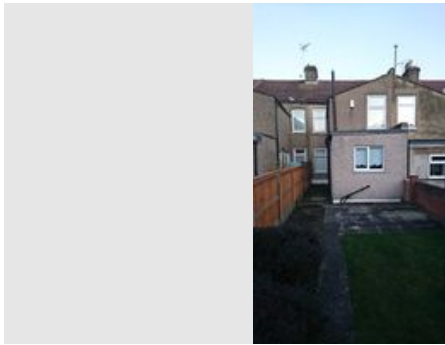
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	12.1.2



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)	03/07/2020
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)	03/07/2020
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



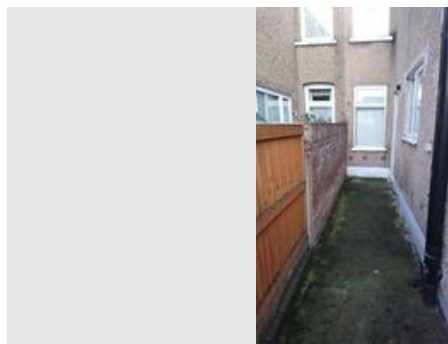
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	12.1.5



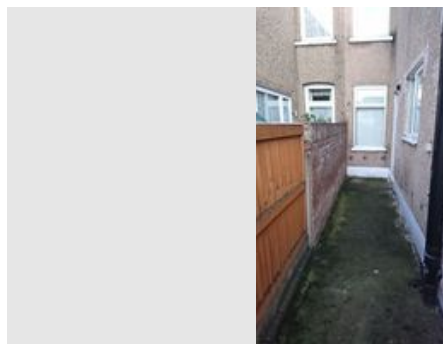
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.6



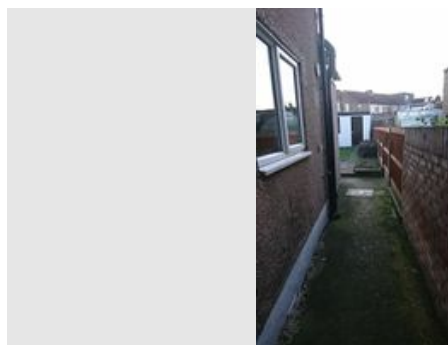
Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	12.1.6



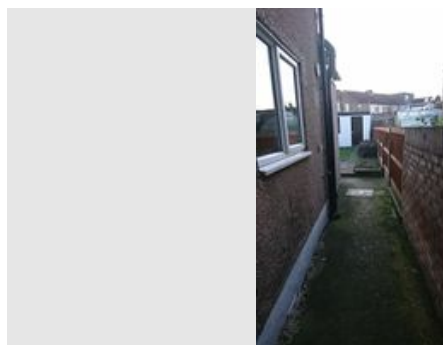
Provided by	Inspector
Captured (Certified by inspector)	03/01/2020
Added	03/01/2020
Reference	12.1.7



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
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



Provided by	Inspector
Captured (Certified by inspector)	03/07/2020
Added	03/01/2020
Reference	12.1.8



Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Saj Satkunathan

Date:

09/10/2022 at 6:17pm

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.