



1 Example Road, Exampleton,
England, EX1 1PL

TENANT NAME
Anna Example

TENANCY TYPE
Joint

OTHER TENANT(S)

REPORT CONFIRMED BY
P Davies

TENANCY START DATE
06/06/2022

PROPERTY VISIT DATE
06/06/2022

PREPARED ON BEHALF OF
Example Lettings

 [View Photo Gallery](#)

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This report contains



Check-in Inventory details: Record of appliance manuals (if any present); Record of key handover; Record of meter readings (where accessible).



Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.



Disclaimer and check-out guidance details.

Property Information

A terraced three bedroom property with an attached double garage. The property benefits from an En-suite bathroom and great sized garden.

Glossary of Terms

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

Condition

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

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

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

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

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

Cleanliness

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

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

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

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

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

Captured (via App)

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

Captured (certified by inspector)

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

Added

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

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Living Room/Lounge	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Dining Room	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Kitchen	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Utility/Laundry Room	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Toilet		● Good	● Good	360° 360° photo
Second Reception/Study		● Good	● Good	360° 360° photo
Stairway/Landing	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Bedroom 1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Ensuite	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 N/A
Bedroom 2	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Bedroom 3	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Bathroom	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Bedroom 4	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Rear Garden	Slabs intact. Gate present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 4 photos
Detached Double Garage	Double Garage with Brown Metal up and over doors. Electronically Operated.	● Good	● Good	📷 3 photos
Driveway	Concrete area Free of oil/paint stains. Some cracking to the concrete	● Good	● Good	📷 N/A



Check-in Inventory Details

Check-in Inventory Procedures

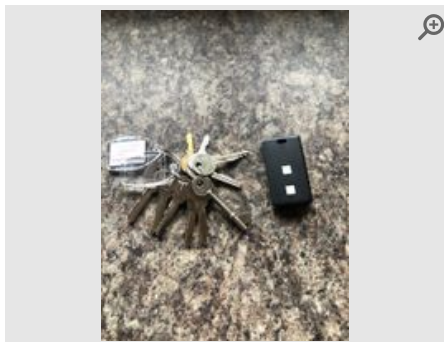
YES

Keys photographed, tested & handed over

N/A

Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	16/07/2022



Utility Details

General Utility Photos



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022

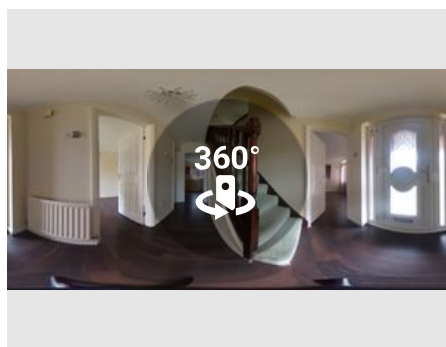


Room Details

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.

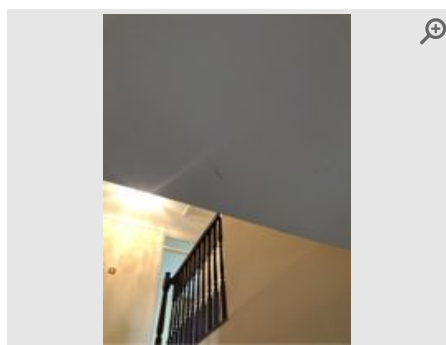
1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
Front Door 1.2	Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	● Good	● Good	 N/A
Door Frame & Skirting 1.3	Free of marks, dents and dust.	● Good	● Good	 N/A
Ceiling 1.4	Plastered/Painted white. White coving. Hairline crack present. Marked Free of marks, mould and cobwebs.	● Good	● Good	 2 photos
Light Fittings 1.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
Smoke Alarm 1.6	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	 1 photo
Walls 1.7	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 N/A
Windows and Sills 1.8	Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
Radiator 1.9	White panelled. Valve cap missing (left). Valve cap missing (right). Scuffed Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 1 photo
Sockets & Switches 1.10	All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
Floor 1.11	Laminate wood effect Free of stains, marks and scratches.	● Good	● Good	 N/A

General Overview

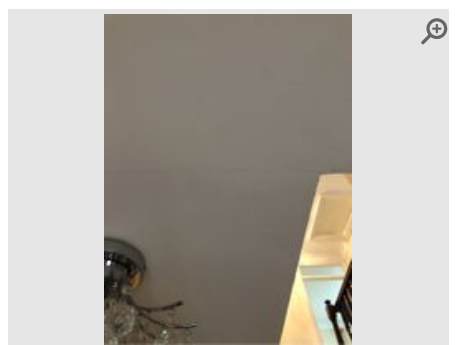


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Added	29/04/2022
Reference	1.1.1

Ceiling

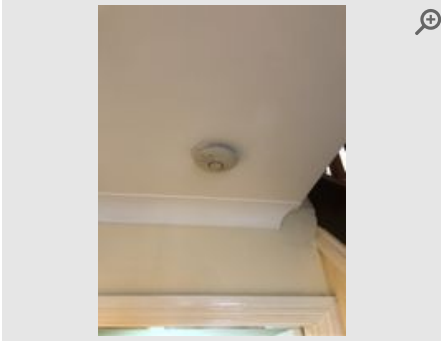


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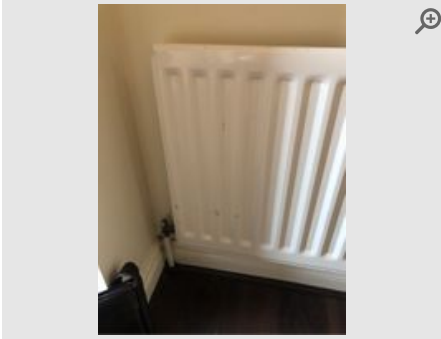
Provided by	Inspector
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Added	29/04/2022
Reference	1.4.2

Smoke Alarm



Provided by	Inspector
Captured (via App):	29/04/2022 12:42 PM
Added	29/04/2022
Reference	1.6.1

Radiator

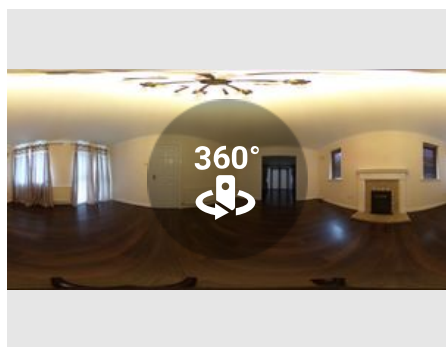


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Reference	1.9.1

2 Living Room/Lounge

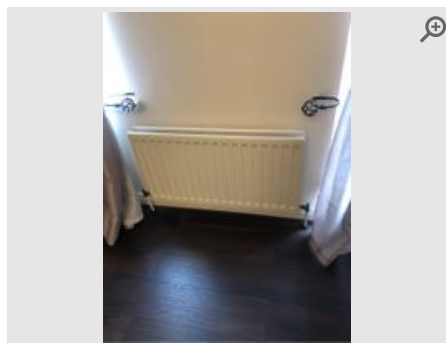
Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 2.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 2.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 2.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 2.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 2.6	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 2.7	UPVC double glazed. Venetian blind. Laminated slats. Curtain pole; metal. Net curtains present. Tie back hooks. Beige curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 2.8	White panelled. 2 in total. Valve cap missing (left). Valve cap missing (right). Discoloured Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 2 photos
Sockets & Switches 2.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 2.10	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Fireplace 2.11	Mantelpiece free of marks, scuffs and stains.	● Good	● Good	📷 N/A

General Overview

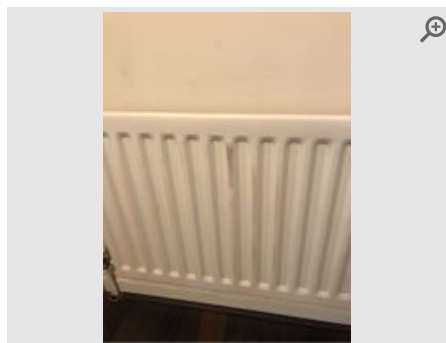


Provided by	Inspector
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Added	29/04/2022
Reference	2.1.1

Radiator



Provided by	Inspector
Captured (via App):	29/04/2022 12:53 PM
Added	29/04/2022
Reference	2.8.1



Provided by	Inspector
Captured (via App):	29/04/2022 12:53 PM
Added	29/04/2022
Reference	2.8.2

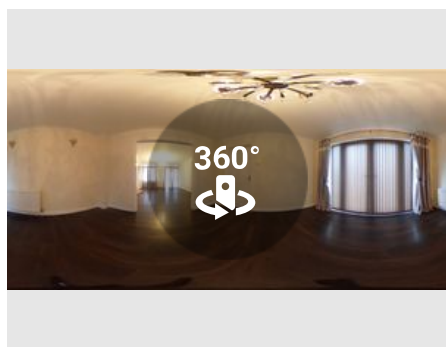
3 Dining Room

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 3.2		● Good	● Good	📷 N/A
Door Frame & Skirting 3.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 3.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 3.5	Uplighter. Chandelier. 2 bulbs/spotlights not working No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 1 photo
Walls 3.6	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 3.7	UPVC double glazed. Vertical blind. Curtain pole; metal. Tie back hooks. Beige curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 3.8	Valve cap missing (right) Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 1 photo
Sockets & Switches 3.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 3.10	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A



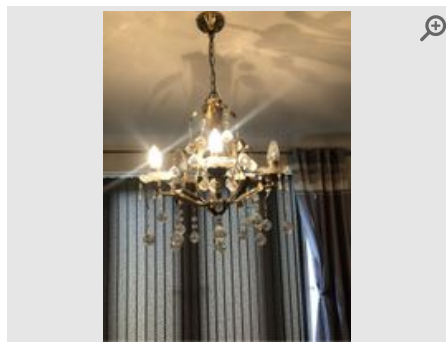
Dining Room Photos

General Overview



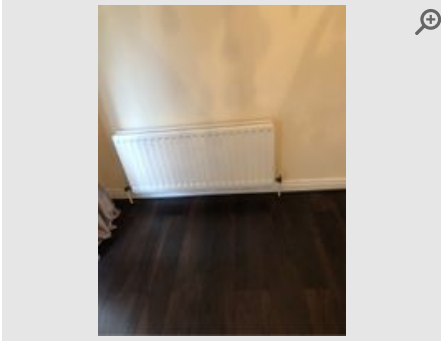
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Added	29/04/2022
Reference	3.1.1

Light Fittings



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Added	29/04/2022
Reference	3.5.1

Radiator



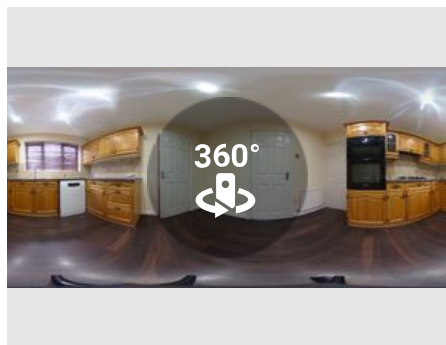
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Added	29/04/2022
Reference	3.8.1

4 Kitchen

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 4.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 4.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 4.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 4.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 4.6	Plastered & painted cream. Tiled (around worktops). Raw plug/nail holes present Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 1 photo
Windows and Sills 4.7	UPVC double glazed. Venetian blind. Wooden slats Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 4.8	Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 N/A
Sockets & Switches 4.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 4.10	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Kitchen Cupboards/Units 4.11	Solid wood. Laminate peeling (casing). Doors marked & scratched All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	📷 3 photos
Kitchen Drawers 4.12	All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	📷 N/A
Kitchen Worksurfaces 4.13	Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	📷 N/A
Kitchen Sink 4.14	Stainless steel. Mixer tap. Chrome plug. Chrome waste Free of scratches and cracks. No food residue or grease present. Plug present.	● Good	● Good	📷 1 photo
Hob 4.15	Beko Free of grease and food residue. Free of dust. Dials/knobs intact.	● Good	● Good	📷 1 photo
Oven 4.16	Oven and grill. Chrome rack x 2. Grill tray & rack. Dried food residue inside. Bosch Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Good	📷 3 photos
Extractor Cooker Hood 4.17	Integrated hood Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive.	● Good	● Good	📷 1 photo
Microwave 4.18		● Good	● Good	📷 N/A
Fridge 4.19	Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Good	📷 N/A
Washing Machine 4.20	Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Good	● Good	📷 N/A

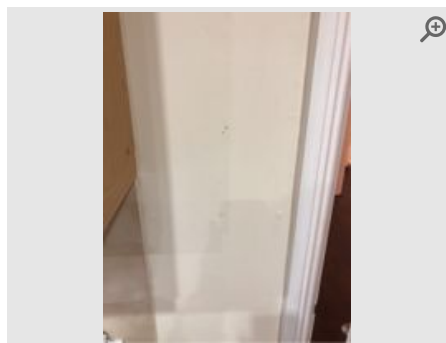
Item	Description	Condition	Cleanliness	Photos
Dishwasher 4.21	Free standing. Bosch Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Good	📷 2 photos

General Overview



Provided by	Inspector
Captured (via App):	29/04/2022 12:26 PM
Added	29/04/2022
Reference	4.1.1

Walls

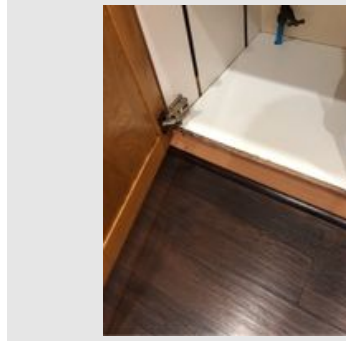


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Added	29/04/2022
Reference	4.6.1

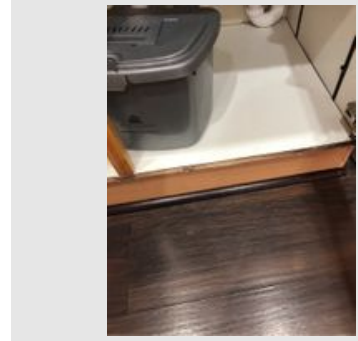
Kitchen Cupboards/Units



Provided by	Inspector
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Added	29/04/2022
Reference	4.11.1



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Added	29/04/2022
Reference	4.11.2



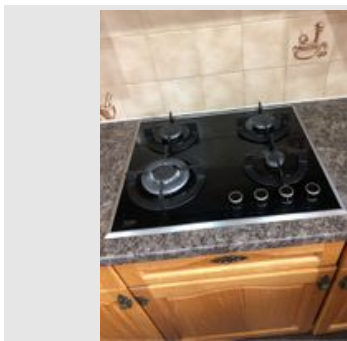
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Reference	4.11.3

Kitchen Sink



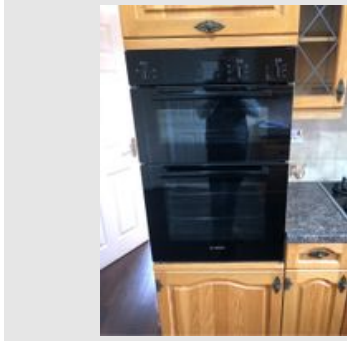
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Reference	4.14.1

Hob



Provided by	Inspector
Captured (via App):	29/04/2022 1:08 PM
Added	29/04/2022
Reference	4.15.1

Oven



Provided by	Inspector
Captured (via App):	29/04/2022 1:10 PM
Added	29/04/2022
Reference	4.16.1



Provided by	Inspector
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Added	29/04/2022
Reference	4.16.2



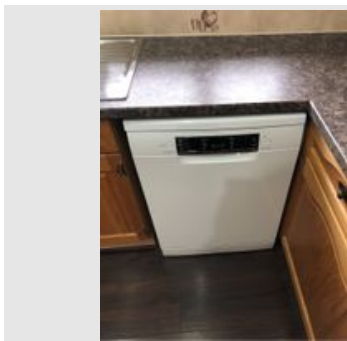
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Added	29/04/2022
Reference	4.16.3

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	29/04/2022 1:10 PM
Added	29/04/2022
Reference	4.17.1

Dishwasher



Provided by	Inspector
Captured (via App):	29/04/2022 1:12 PM
Added	29/04/2022
Reference	4.21.1

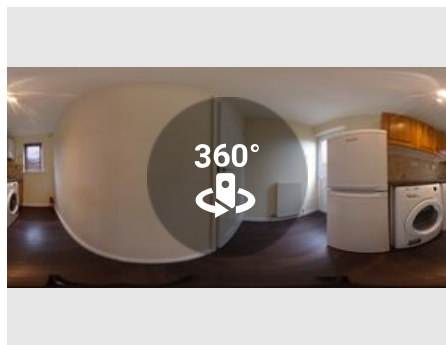


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Reference	4.21.2

5 Utility/Laundry Room

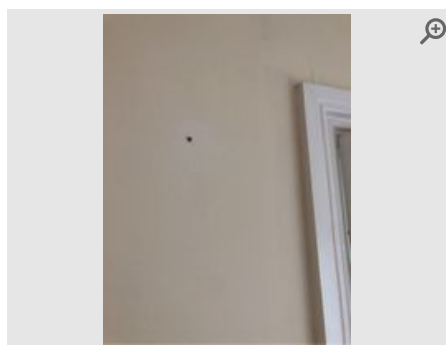
Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 5.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 5.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 5.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 5.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 5.6	Plastered & painted cream. Tiled (around worktops). Raw plug/nail holes present. Discoloured paintwork Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 3 photos
Windows and Sills 5.7	UPVC double glazed Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Sockets & Switches 5.8	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Kitchen Worksurfaces 5.9	Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	📷 N/A
Kitchen Cupboards/Units 5.10	All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	📷 N/A
Kitchen Sink 5.11	Single bowl. Stainless steel. Mixer tap. Chrome waste. Plug not present Free of scratches and cracks. No food residue or grease present. Plug present.	● Good	● Good	📷 1 photo
Kitchen Drawers 5.12	All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	📷 N/A
Washing Machine 5.13	Hotpoint Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Good	● Good	📷 2 photos
Tumble Dryer 5.14	Zanussi Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly.	● Good	● Good	📷 2 photos
Floor 5.15	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Boiler 5.16	Combination. Vailant	● Good	● Good	📷 N/A
Carbon Monoxide Alarm 5.17		● Good	● Good	📷 N/A
Fire Extinguisher 5.18		● Good	● Good	📷 N/A
Radiator 5.19	White panelled. Valve cap missing (left). Valve cap missing (right)	● Good	● Good	📷 1 photo

General Overview

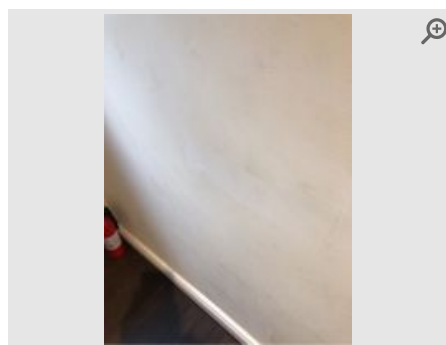


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Added	29/04/2022
Reference	5.1.1

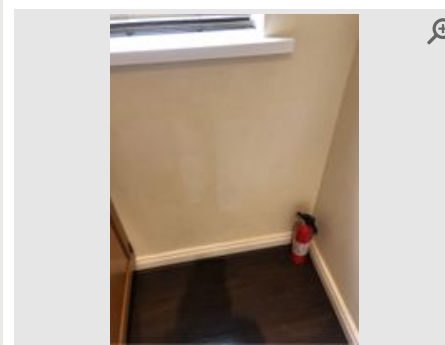
Walls



Provided by	Inspector
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Added	29/04/2022
Reference	5.6.1

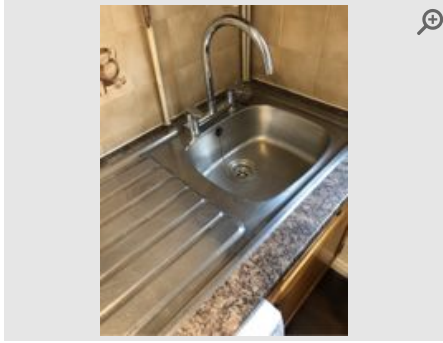


Provided by	Inspector
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Added	29/04/2022
Reference	5.6.2



Provided by	Inspector
Captured (via App):	29/04/2022 1:14 PM
Added	29/04/2022
Reference	5.6.3

Kitchen Sink



Provided by	Inspector
Captured (via App):	29/04/2022 1:16 PM
Added	29/04/2022
Reference	5.11.1

Washing Machine

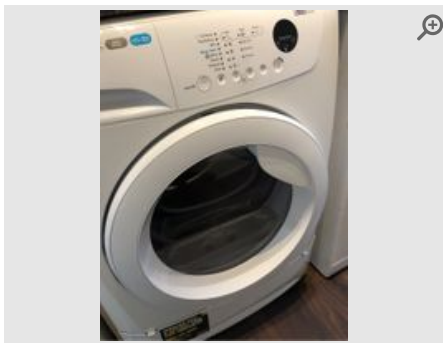


Provided by	Inspector
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Added	29/04/2022
Reference	5.13.1



Provided by	Inspector
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Added	29/04/2022
Reference	5.13.2

Tumble Dryer

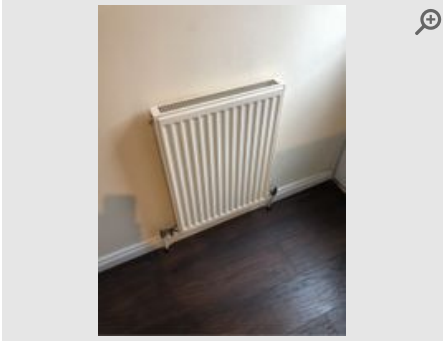


Provided by	Inspector
Captured (via App):	29/04/2022 1:17 PM
Added	29/04/2022
Reference	5.14.1



Provided by	Inspector
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Added	29/04/2022
Reference	5.14.2

Radiator

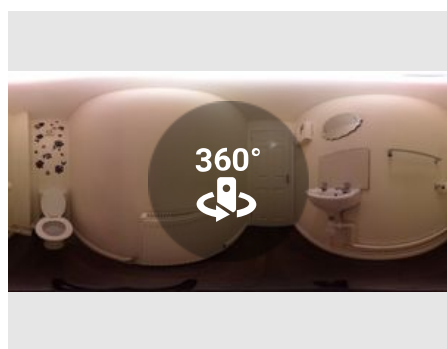


Provided by	Inspector
Captured (via App):	29/04/2022 1:22 PM
Added	29/04/2022
Reference	5.19.1

6 Toilet

Item	Description	Condition	Cleanliness	Photos
General Overview 6.1		● Good	● Good	360° 360° photo
Door (Internal) 6.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 6.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Floor 6.4	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Walls 6.5	Plastered & painted cream. Wallpapered feature wall. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Ceiling 6.6	Artexed white Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Sockets & Switches 6.7		● Good	● Good	📷 N/A
Light Fittings 6.8	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Toilet 6.9	Porcelain. Plastic/Acrylic seat & lid. Clean inside	● Good	● Good	📷 N/A
Sink/Basin 6.10	Wall-mounted porcelain. Chrome taps	● Good	● Good	📷 N/A
Mirror 6.11	Wall-mounted round	● Good	● Good	📷 N/A
Toilet Roll Holder 6.12	Chrome	● Good	● Good	📷 N/A

General Overview



Provided by	Inspector
Captured (via App):	29/04/2022 12:28 PM
Added	29/04/2022
Reference	6.1.1

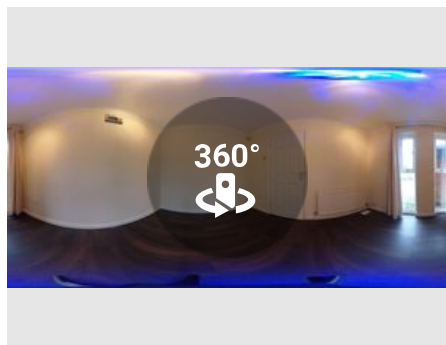
7 Second Reception/Study

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1		● Good	● Good	360° 360° photo
Door (Internal) 7.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 7.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Floor 7.4	Laminate wood Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Walls 7.5	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Ceiling 7.6	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Sockets & Switches 7.7		● Good	● Good	📷 N/A
Light Fittings 7.8	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Windows and Sills 7.9	UPVC double glazed Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 2 photos
Radiator 7.10		● Good	● Good	📷 1 photo



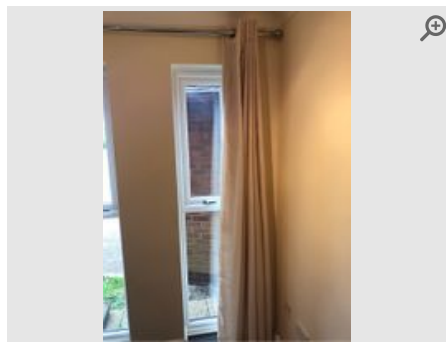
Second Reception/Study Photos

General Overview

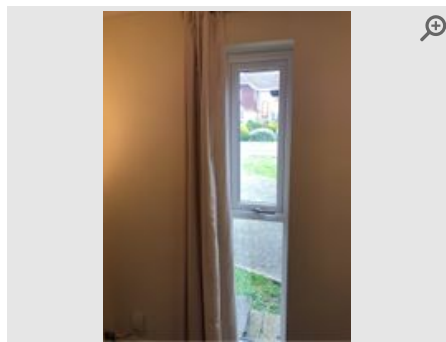


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Added	29/04/2022
Reference	7.1.1

Windows and Sills

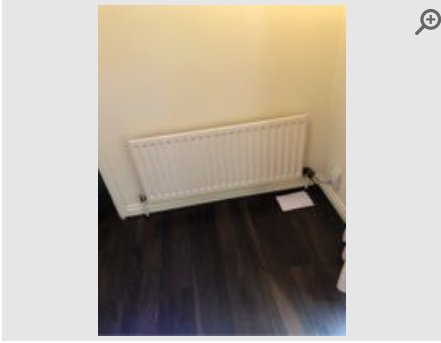


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Added	29/04/2022
Reference	7.9.1



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Added	29/04/2022
Reference	7.9.2

Radiator

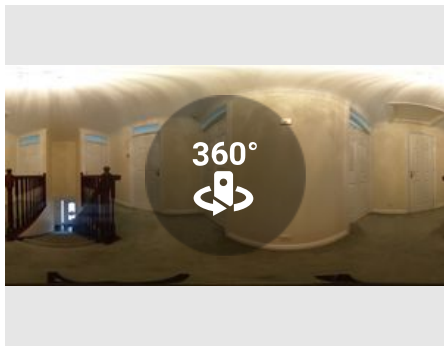


Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	29/04/2022
Reference	7.10.1

8 Stairway/Landing

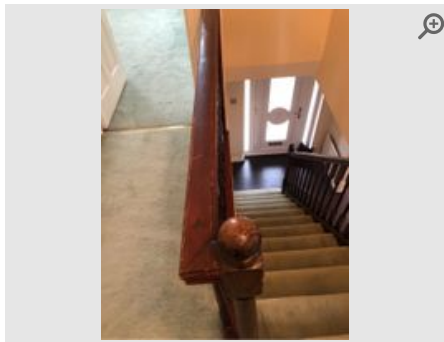
Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Bannister/Hand Rail 8.2	Appears securely fixed and intact. Free of marks and scratches.	● Good	● Good	📷 1 photo
Floor 8.3	Carpeted Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Walls 8.4	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Ceiling 8.5	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Loft Hatch 8.6	Free of marks and scratches.	● Good	● Good	📷 N/A
Smoke Alarm 8.7	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	📷 N/A
Light Fittings 8.8	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Sockets & Switches 8.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Skirting Board 8.10	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Boiler/Storage Cupboard 8.11	Free of marks and scratches to front side and reverse of door. Free of items and rubbish inside.	● Good	● Good	📷 N/A

General Overview



Provided by	Inspector
Captured (via App):	29/04/2022 12:30 PM
Added	29/04/2022
Reference	8.1.1

Bannister/Hand Rail

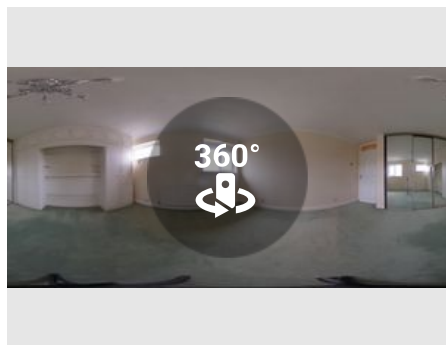


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Added	29/04/2022
Reference	8.2.1

9 Bedroom 1

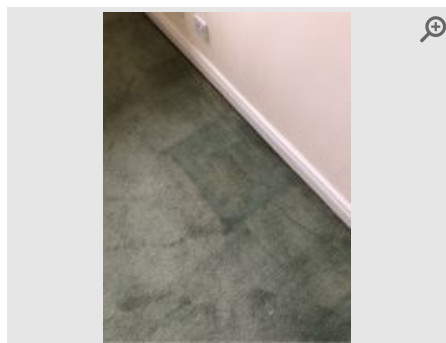
Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 9.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 9.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 9.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 9.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 9.6	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 9.7	UPVC double glazed Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 9.8	Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 N/A
Sockets & Switches 9.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 9.10	Carpeted. Carpet indent(s) present. Discoloured patches. Green	● Good	● Good	📷 2 photos
Storage Cupboard/Wardrobe 9.11	Built-in. White Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	📷 N/A

General Overview

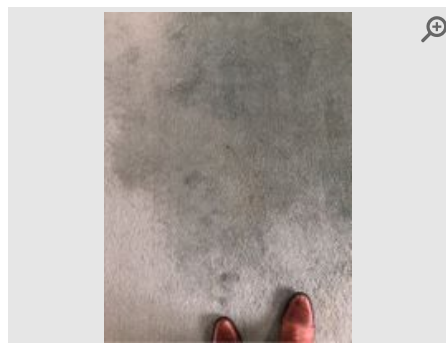


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Added	29/04/2022
Reference	9.1.1

Floor



Provided by	Inspector
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Added	29/04/2022
Reference	9.10.1

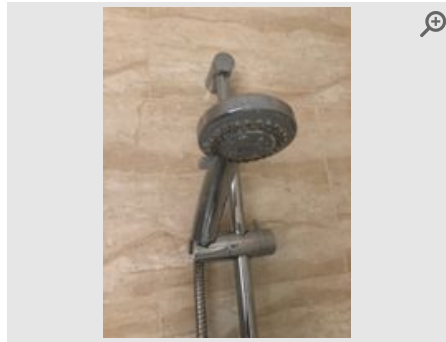


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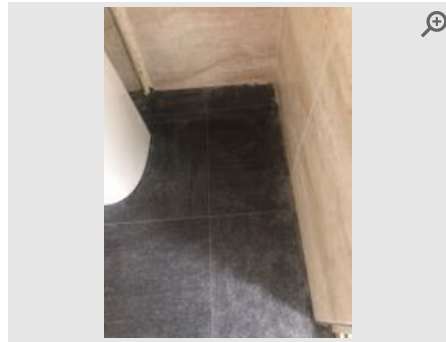
10 Ensuite

Item	Description	Condition	Cleanliness	Photos
General Overview 10.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 N/A
Door (Internal) 10.2	Mirror Sliding Door with Brass Frame Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 10.3		● Good	● Good	📷 N/A
Ceiling 10.4	Artexed white Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 10.5	Chrome No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Extractor Fan 10.6	Responsive when switched. Free of dust inside.	● Good	● Good	📷 N/A
Switches/Cord 10.7		● Good	● Good	📷 N/A
Walls 10.8	Tiled Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 10.9	Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 10.10	Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 N/A
Floor 10.11	Grey Antico Style. Some discolouration near the pedestal sink	● Good	● Good	📷 5 photos
Shower Cubicle/Screen/Tray 10.12	Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Good	📷 N/A
Shower 10.13	Sliding enclosure with stainless frame Securely fixed to wall. Some limes ale to shower head. No gaps to sealant.	● Good	● Good	📷 N/A
Sink/Basin 10.14	Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	📷 N/A
Toilet 10.15	Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	📷 N/A
Cabinet 10.16		● Good	● Good	📷 N/A
Mirror 10.17	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Good	📷 N/A
Bathroom Fixings 10.18	Toilet roll holder. Towel rail Securely fixed.	● Good	● Good	📷 N/A

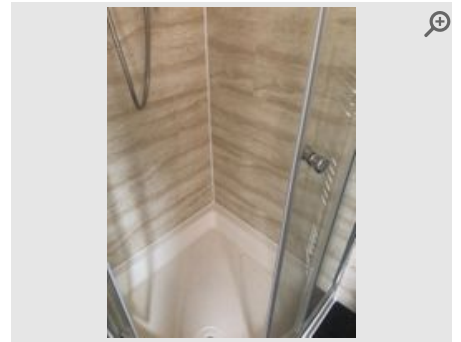
Floor



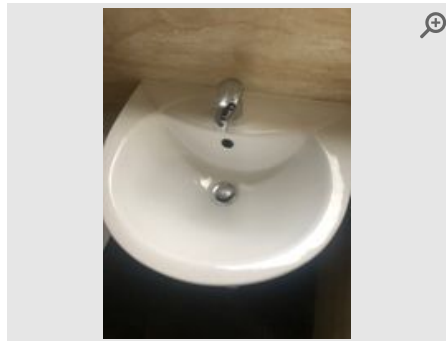
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Added	06/06/2022
Reference	10.11.1



Provided by	Inspector
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Added	06/06/2022
Reference	10.11.2



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	10.11.3



Provided by	Inspector
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Added	06/06/2022
Reference	10.11.4

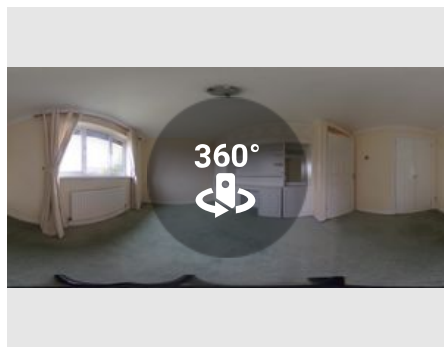


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Added	06/06/2022
Reference	10.11.5

11 Bedroom 2

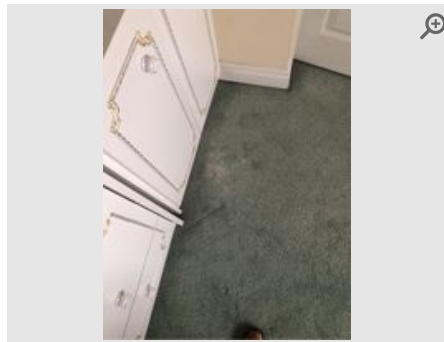
Item	Description	Condition	Cleanliness	Photos
General Overview 11.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 11.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 11.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 11.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 11.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 11.6	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 11.7	UPVC double glazed. Tie backs. Tie back hooks. Cream curtains Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 11.8	White columned. Valve cap missing (left). Valve cap missing (right) Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Good	📷 N/A
Sockets & Switches 11.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 11.10	Carpeted. Discoloured patches. Green Some staining	● Fair	● Fair	📷 3 photos
Storage Cupboard/Wardrobe 11.11	Built-in. White Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	📷 N/A

General Overview

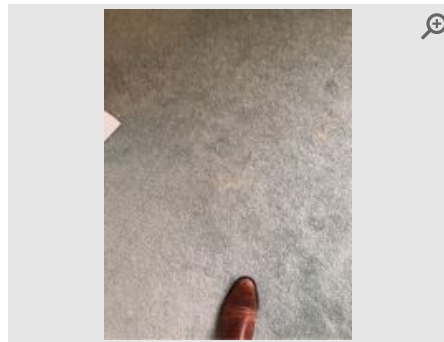


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Added	29/04/2022
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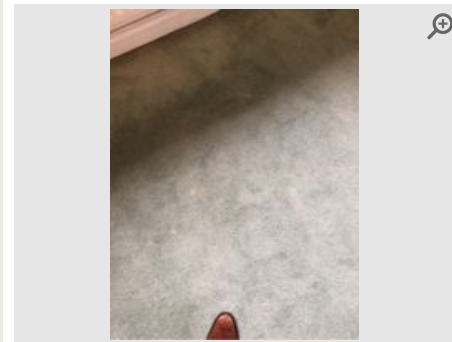
Floor



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Added	29/04/2022
Reference	11.10.1



Provided by	Inspector
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Reference	11.10.2

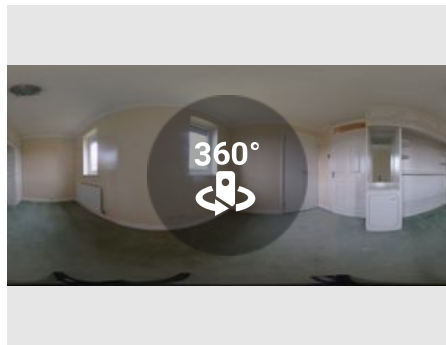


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Reference	11.10.3

12 Bedroom 3

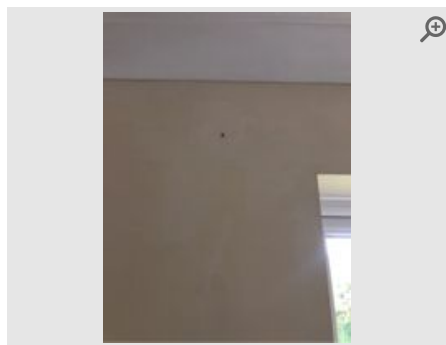
Item	Description	Condition	Cleanliness	Photos
General Overview 12.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 12.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 12.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 12.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 12.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 12.6	Raw plug/nail holes present. Patchy paintwork	● Fair	● Fair	📷 4 photos
Windows and Sills 12.7	UPVC double glazed Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 12.8	Valve cap missing Wall mounted radiator(s) free of marks and scuffs.	● Fair	● Good	📷 N/A
Sockets & Switches 12.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 12.10	Carpeted. Green Free of stain and marks	● Fair	● Fair	📷 N/A
Storage Cupboard/Wardrobe 12.11	Built-in. White Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Good	📷 N/A

General Overview

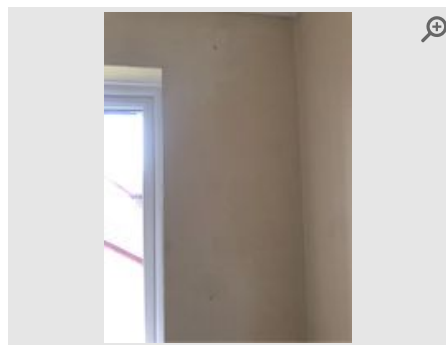


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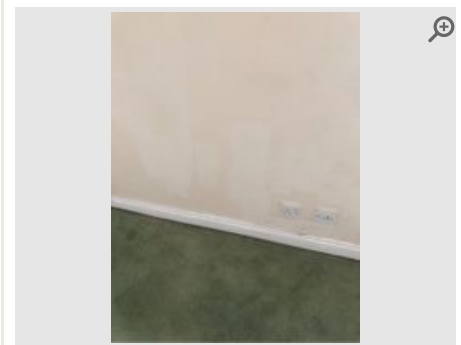
Walls



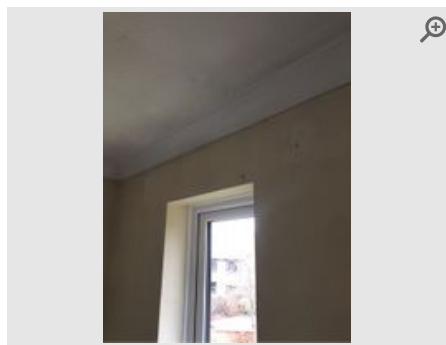
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Added	29/04/2022
Reference	12.6.1



Provided by	Inspector
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Added	29/04/2022
Reference	12.6.2



Provided by	Inspector
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Added	29/04/2022
Reference	12.6.3

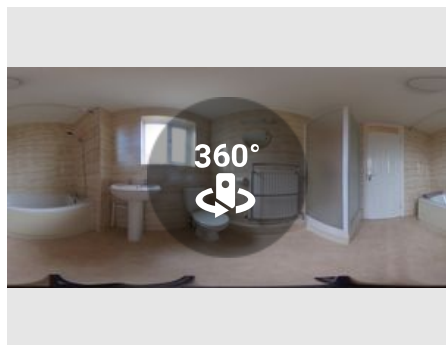


Provided by	Inspector
Captured (via App):	29/04/2022 1:37 PM
Added	29/04/2022
Reference	12.6.4

13 Bathroom

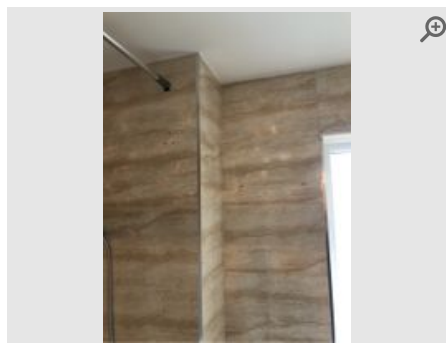
Item	Description	Condition	Cleanliness	Photos
General Overview 13.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 13.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 13.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 13.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 13.5	Ceiling. Wall No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 13.6	Tiled. Raw plug/nail holes present. Free of dirt/dust. Beige Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 1 photo
Windows and Sills 13.7	UPVC double glazed Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	📷 N/A
Radiator 13.8	White panelled. Chrome columns. Valve cap missing (right). Signs of rust	● Fair	● Fair	📷 1 photo
Floor 13.9	Tiled. Beige Free of stains, marks and scratches.	● Good	● Good	📷 N/A
Shower Cubicle/Screen/Tray 13.10	Hinged enclosure with chrome frame. Screen intact. Mould present Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Good	📷 N/A
Shower 13.11	Shower head & hose. Mixer Shower. Chrome/Plastic. Limescale evident Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Good	📷 1 photo
Bath 13.12	Standard. Acrylic/Plastic. Mixer tap. Shower rinse head No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Good	📷 N/A
Sink/Basin 13.13	Pedestal porcelain. Separate taps. Chrome taps. Plug & chain Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. Limescale present to waste and plug	● Good	● Good	📷 1 photo
Toilet 13.14	Porcelain. Plastic/Acrylic seat & lid. Flush intact Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	📷 N/A
Mirror 13.15	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Good	📷 N/A
Bathroom Fixings 13.16	Shower curtain & pole. Toilet roll holder. Chrome Securely fixed.	● Good	● Good	📷 N/A

General Overview



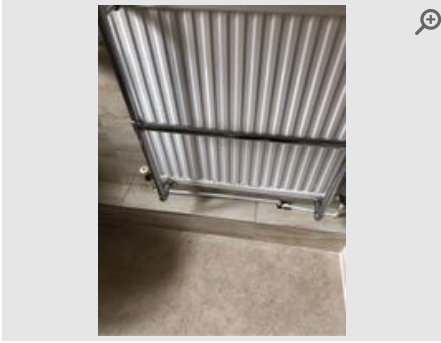
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Added	29/04/2022
Reference	13.1.1

Walls



Provided by	Inspector
Captured (via App):	29/04/2022 1:40 PM
Added	29/04/2022
Reference	13.6.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	29/04/2022
Reference	13.8.1

Shower



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	02/05/2022
Reference	13.11.1

Sink/Basin

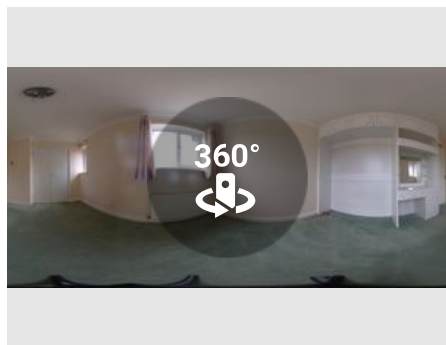


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Added	29/04/2022
Reference	13.13.1

14 Bedroom 4

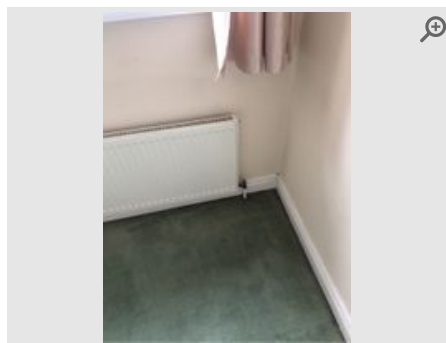
Item	Description	Condition	Cleanliness	Photos
General Overview 14.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° 360° photo
Door (Internal) 14.2	Wood panelled; chrome handle. White (gloss) Free of marks and scratches to front side and reverse.	● Good	● Good	📷 N/A
Door Frame & Skirting 14.3	White (gloss) Free of marks, dents and dust.	● Good	● Good	📷 N/A
Ceiling 14.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	📷 N/A
Light Fittings 14.5	No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	📷 N/A
Walls 14.6	Plastered & painted cream Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	📷 N/A
Windows and Sills 14.7	2 in total. UPVC double glazed. UPVC sills Sills free of marks and mould. Windows intact and free of mould to edges. Only one set of curtains present, only brackets present above the second window	● Good	● Good	📷 N/A
Radiator 14.8	Wall mounted radiator(s) free of dust and dirt, one cap on right hand side is missing	● Fair	● Fair	📷 1 photo
Sockets & Switches 14.9	All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 N/A
Floor 14.10	Carpeted. Discoloured patches. Green Free of stains, marks and scratches.	● Good	● Good	📷 1 photo
Storage Cupboard/Wardrobe 14.11	Built-in. White Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside. One set are laminate, one set are built in	● Good	● Good	📷 N/A
Wall Mirror 14.12	Set into the vanity space	● Good	● Good	📷 N/A

General Overview



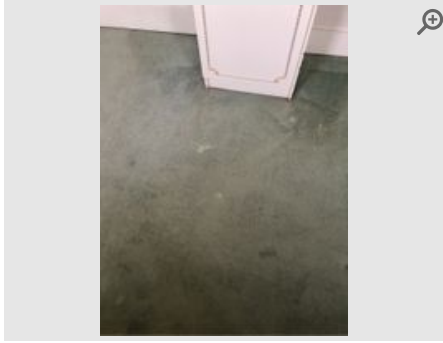
Provided by	Inspector
Captured (via App):	29/04/2022 12:34 PM
Added	29/04/2022
Reference	14.1.1

Radiator



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	02/05/2022
Reference	14.8.1

Floor



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	02/05/2022
Reference	14.10.1

15 Rear Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 15.1	Slabs intact. Gate present Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 4 photos

📷 Rear Garden Photos

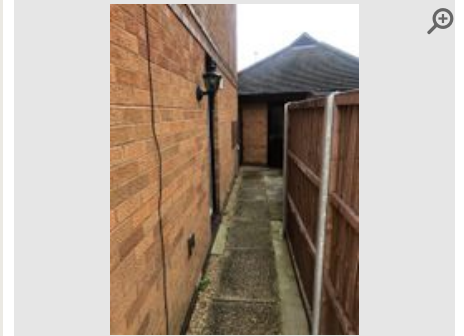
Overview (External)



Provided by	Inspector
Captured (via App):	29/04/2022 1:23 PM
Added	29/04/2022
Reference	15.1.1



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	15.1.2



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	15.1.3



Provided by	Inspector
Captured (via App):	29/04/2022 1:23 PM
Added	29/04/2022
Reference	15.1.4

16 Detached Double Garage

Item	Description	Condition	Cleanliness	Photos
Overview (Garage) 16.1	Double Garage with Brown Metal up and over doors. Electronically Operated.	● Good	● Good	📷 3 photos

📷 Detached Double Garage Photos

Overview (Garage)



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	16.1.1



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	16.1.2



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	16.1.3

17 Driveway

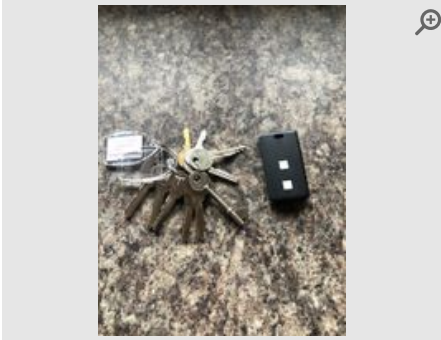
Item	Description	Condition	Cleanliness	Photos
Overview (Parking Space) 17.1	Concrete area Free of oil/paint stains. Some cracking to the concrete	● Good	● Good	📷 N/A

18 keys

Item	Description	Condition	Cleanliness	Photos
Keys 18.1	One set of keys has 7 Yale style keys and one Chubb style key. Separate black plastic fob for garage.	● Good	● Good	📷 1 photo

📷 keys Photos

Keys



Provided by	Inspector
Captured (Certified by inspector)	06/06/2022
Added	06/06/2022
Reference	18.1.1



Declaration

Was the tenant present during the inspection

NO

I hereby confirm approval of the accuracy and contents of the information contained within this report and my responses (if/where provided). I have also read, understood and agree to the disclaimer information contained within this report. I hereby confirm that the test function button of any smoke and carbon monoxide alarms (where present) in my property are/were in working order (alarm sounds when pressed) at the start of my tenancy. I also understand that it is my responsibility to ensure that any smoke or carbon monoxide alarms are tested and batteries replaced (where required) during my tenancy. Furthermore, in the event any such alarm becomes faulty, I will inform my landlord or managing agent with immediate effect to arrange a replacement.

Inspector Signature

Name:

P Davies

Date:

16/07/2022 at 4:49pm

Tenant Signature

Name:

Anna Example

Date:

16/07/2022 at 4:56pm

Email address:

phillip@essencepr.com

IP address:

147.12.193.27

Location:



Additional Tenant(s)

Disclaimer

The term 'Inspector' is used hereafter to define the Inventory Hive software user 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.

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

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.

The inspector will not take water readings unless the meter is clearly visible within the property or attached to an exterior wall at low accessible level.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. The inspector can accept no liability arising from any failure of the windows 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 by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector 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 by the Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector 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 (Inventory Hive user).

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

Issues to look out for during the tenancy...

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

Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord). Tenants are often charged by the managing 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 managing 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 managing 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 managing 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 managing 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 agent.

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.