

Check-in Inventory Report



Example , Inventory , England, AB1
2CD

TENANT NAME

Tenant Name

TENANCY TYPE

Single

REPORT CONFIRMED BY

Jane Doe

TENANCY START DATE

02/06/2023

PROPERTY VISIT DATE

02/06/2023

PREPARED ON BEHALF OF

Bobbys Estate Agents

 [View Photo Gallery](#)

This report contains



Check-in Inventory details: Record of appliance manuals (if any present). Record of key handover.
Record of meter readings (where accessible). Record of fire and smoke alarm compliance.



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



Disclaimer and check-out guidance details.

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

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES

Do all floors have smoke/heat alarms present?

YES

Do all smoke/heat alarms have working test buttons?

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
<u>Stairway/Landing</u>	<u>Smoke Alarm</u>	Ceiling mounted. Test button/function working. Wired	02/06/2023	N/A	 1 photo
<u>Kitchen</u>	<u>Heat Sensor/Smoke Alarm</u>	Ceiling mounted. Test button/function working. Wired	02/06/2023	N/A	 1 photo



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
<u>Stairway/Landing</u>	Good condition and clean	● Good	● Good	4 photos
<u>Bedroom</u>	Good condition and clean	● Fair	● Good	4 photos
<u>Bathroom</u>	Good condition and clean	● Good	● Good	4 photos
<u>Lounge Area</u>	Good condition and clean	● Good	● Good	3 photos
<u>Kitchen</u>	Good condition and clean	● Good	● Good	2 photos
<u>Balcony & Stairs</u>	Balcony with chair and table. Decorative pots and solar light. Chair and table grubby. Cobwebs and debris. Decking slightly weathered	● Fair	● Fair	8 photos

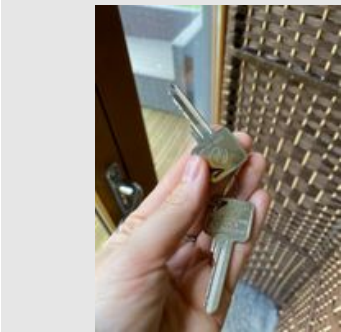


Check-in Inventory Details

Check-in Inventory Procedures

YES	Keys photographed, tested & handed over
YES	Appliance manuals photographed & handed over

Key Photos



Provided by	Inspector
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023

Appliance Manual Photos



Provided by	Inspector
Captured (via App):	02/06/2023 12:50 PM
Added	02/06/2023



Utility Details



Water - Single Rate Meter

Supplier

Serial Number (MSN)

Example water meter

Location

Cupboard

Date	Notes	Reading
02/06/2023		184



Provided by	Inspector
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

Example electric meter

Location

Cupboard

Date	Notes	Reading
02/06/2023		2687



Provided by	Inspector
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023

Gas - Standard Meter

Supplier

Serial Number (MSN)

Example gas meter

Location

Cupboard

Date	Notes	Reading
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Provided by	Inspector
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023



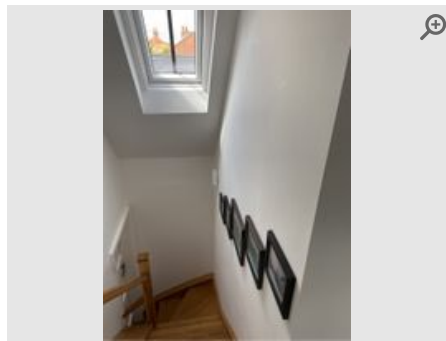
Room Details

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.

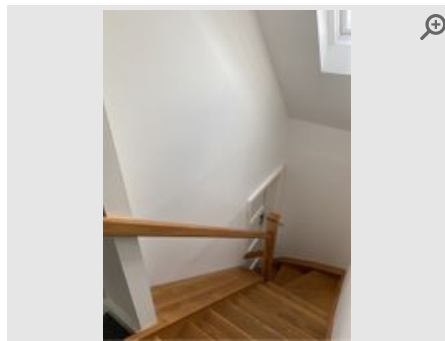
1 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Good condition and clean	● Good	● Good	4 photos
1.2 Door (Internal)	Wood panelled. White (gloss). Black handle	● Good	● Good	N/A
1.3 Bannister/Hand Rail	Wood varnished post, bannister and stairs.	● Good	● Good	1 photo
1.4 Ceiling	Plastered/Painted white	● Good	● Good	N/A
1.5 Light Fittings	3 recessed spotlights. 1 x wall mounted with shade	● Good	● Good	N/A
1.6 Walls	Plastered & painted white Minor cosmetic cracks by stairs. Faint discolouration and finger marks. Small scuff and indent by switch.	● Fair	● Good	4 photos
1.7 Windows and Sills	Velux window. 2 in total. UPVC double glazed. Clear glass Grey blinds	● Good	● Good	N/A
1.8 Skirting Board	Gloss painted wood (skirting)	● Good	● Good	N/A
1.9 Sockets & Switches	3 plastic single switches, 1 double. 1 double socket.	● Good	● Good	N/A
1.10 Floor	Carpeted. Solid wood. Grey Light wear to walkways	● Good	● Good	3 photos
1.11 Smoke Alarm	Ceiling mounted. Test button/function working. Wired	● Good	● Good	1 photo
1.12 Picture	5 black framed prints to wall	● Good	● Good	1 photo
1.13 Mirror	Wood framed mirror to wall	● Good	● Good	1 photo
1.14 Chair	Wooden chair. Minor white marks. General minor wear with age	● Fair	● Good	3 photos
1.15 Chest of Drawers	Light marking. Mats left	● Fair	● Good	5 photos

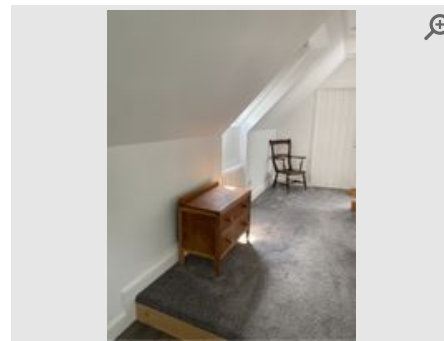
General Overview



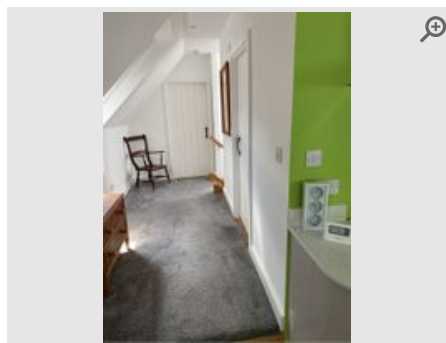
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Added	02/06/2023
Reference	1.1.1



Provided by	Inspector
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Added	02/06/2023
Reference	1.1.2

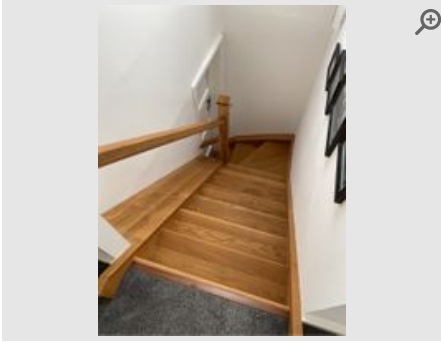


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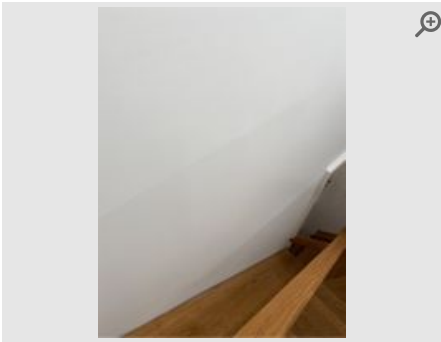
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Reference	1.1.4

Bannister/Hand Rail

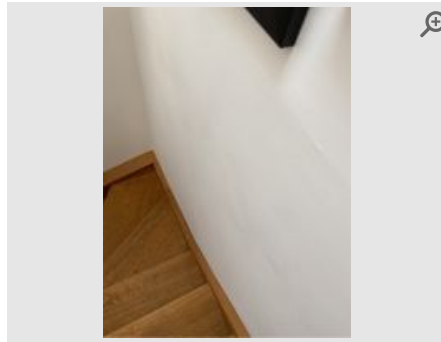


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Walls



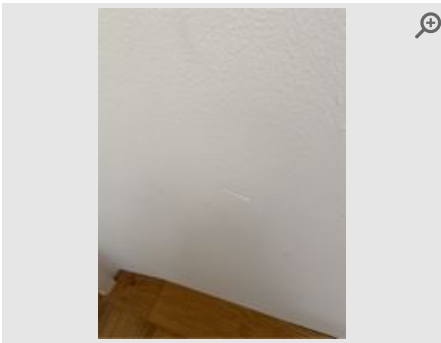
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Added	02/06/2023
Reference	1.6.1



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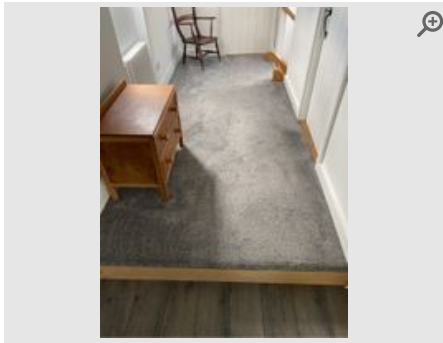


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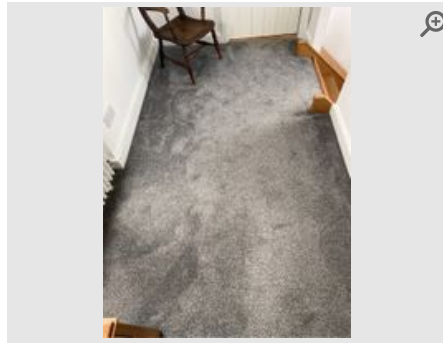


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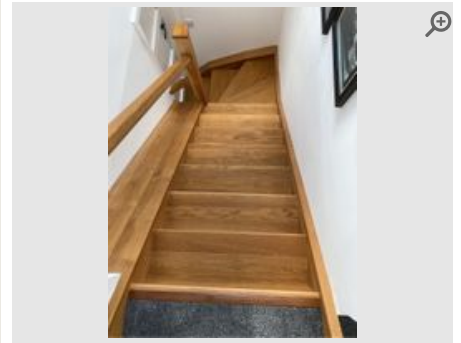
Floor



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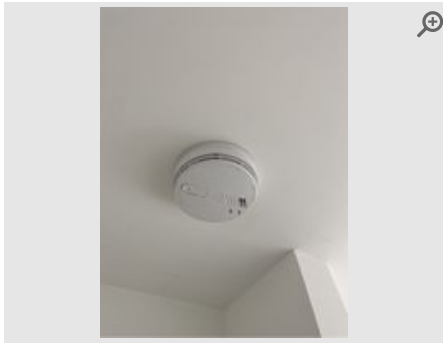


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Reference	1.10.2



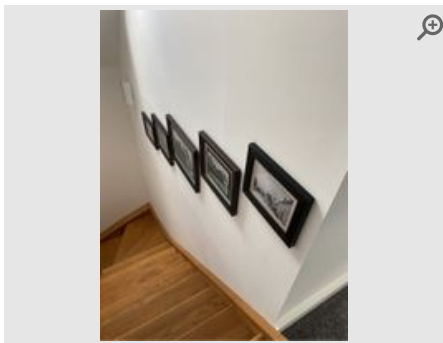
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Captured (via App):	02/06/2023 11:43 AM
Added	02/06/2023
Reference	1.10.3

Smoke Alarm



Provided by	Inspector
Captured (via App):	02/06/2023 11:43 AM
Added	02/06/2023
Reference	1.11.1

Picture



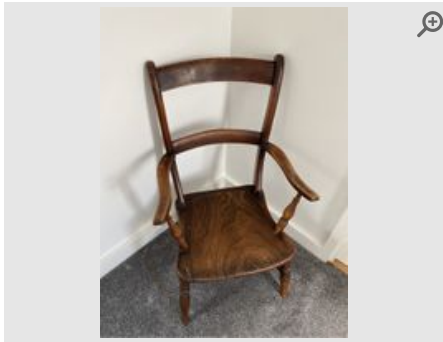
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Reference	1.12.1

Mirror

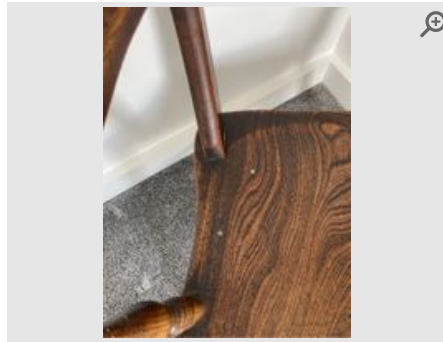


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Added	02/06/2023
Reference	1.13.1

Chair



Provided by	Inspector
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Added	02/06/2023
Reference	1.14.1

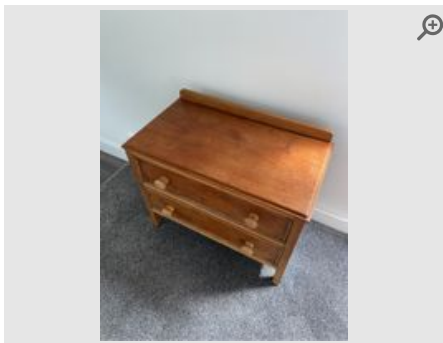


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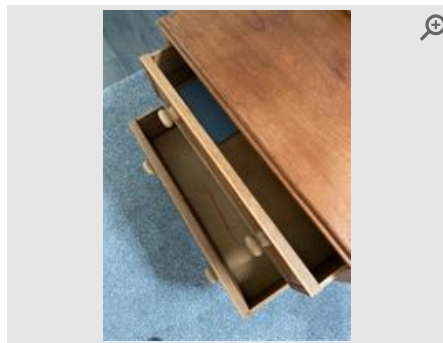


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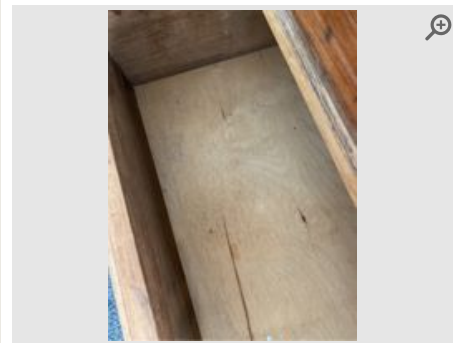
Chest of Drawers



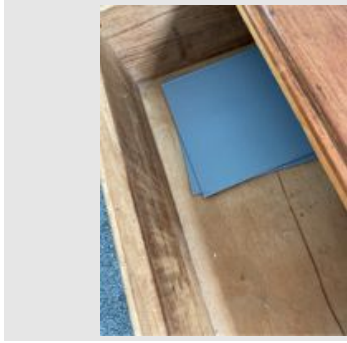
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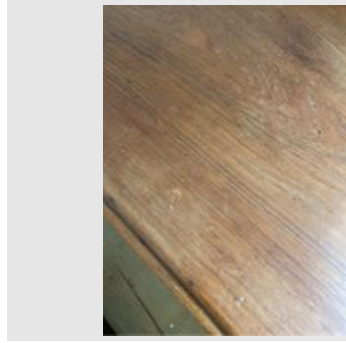
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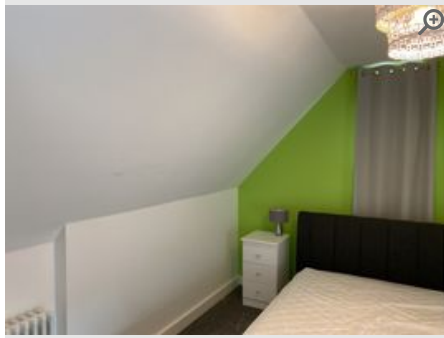


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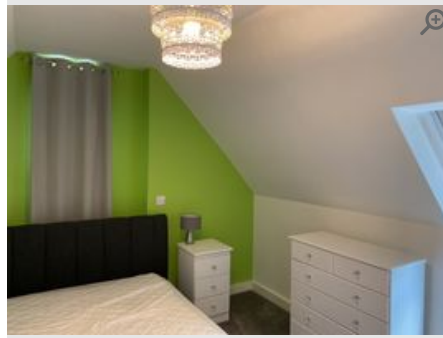
2 Bedroom

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Good condition and clean	● Fair	● Good	📷 4 photos
2.2 Door (Internal)	Wood panelled. White (gloss). Black handle. Coat hook (reverse side) Minor chipping to edge	● Fair	● Good	📷 2 photos
2.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting) Minor chips to frame	● Fair	● Good	📷 2 photos
2.4 Ceiling	Plastered/Painted white Minor scuffs / discoloured patches	● Fair	● Good	📷 1 photo
2.5 Light Fittings	Pendant with bulb and metal shade	● Good	● Good	📷 N/A
2.6 Walls	Plastered & painted white Light green feature wall. Water stained patch with cracking. Minor indent. A few minor marks	● Fair	● Good	📷 4 photos
2.7 Windows and Sills	Velux window. 1 in total. UPVC double glazed. Clear glass Grey blind. 1 wooden single glazed window with metal handle. Glass grubby	● Good	● Fair	📷 2 photos
2.8 Curtains & Blinds	Chrome pole with grey curtain	● Good	● Good	📷 N/A
2.9 Radiator	Enamel white radiator with thermostat and cap	● Good	● Good	📷 1 photo
2.10 Sockets & Switches	2 Single plastic light switches , 3 double sockets and 1 opening with telephone cable	● Good	● Good	📷 N/A
2.11 Floor	Carpeted. Grey Minor discolouration and wear to walkways. Minor furniture indents	● Fair	● Good	📷 4 photos
2.12 Bed	Double fabric bed with headboard. Double mattress and mattress sheet. Fire tag seen on mattress only. Bobbled fabric on mattress	● Fair	● Good	📷 4 photos
2.13 Bedside Cabinet	2 white 3 drawer units with glass knobs. Minor chips to edge	● Fair	● Good	📷 5 photos
2.14 Lamp	2 chrome based lamps with bulbs and fabric shades	● Good	● Good	📷 2 photos
2.15 Clothes Rail	2 chrome and plastic clothes rails with wheels. Minor rust spots	● Fair	● Good	📷 4 photos
2.16 Drawers	6 drawer white unit with glass knobs. Stained to top	● Fair	● Good	📷 4 photos
2.17 Vanity Unit	White vanity unit with drawers and knob handles, framed mirror. Fabric covered seat. No fire tag seen. Minor chips and wear to table and mirror	● Fair	● Good	📷 6 photos

General Overview



Provided by	Inspector
Captured (via App):	02/06/2023 12:35 PM
Added	02/06/2023
Reference	2.1.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:35 PM
Added	02/06/2023
Reference	2.1.2

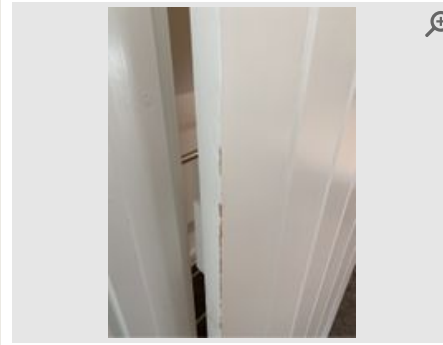


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Reference	2.1.4

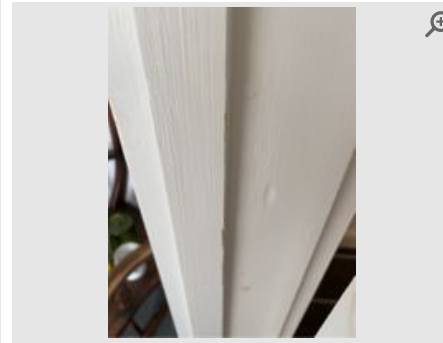
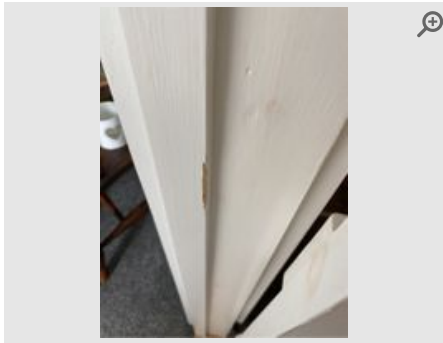
Door (Internal)



Provided by	Inspector
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Added	02/06/2023
Reference	2.2.1

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Reference	2.2.2

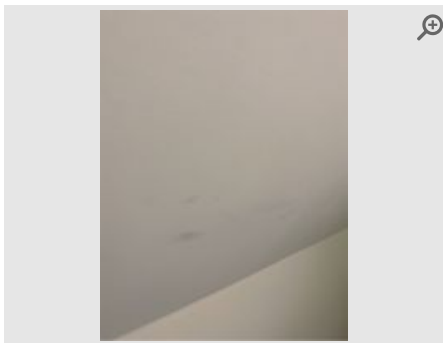
Door Frame & Skirting



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Captured (via App):	02/06/2023 12:37 PM
Added	02/06/2023
Reference	2.3.1

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Reference	2.3.2

Ceiling

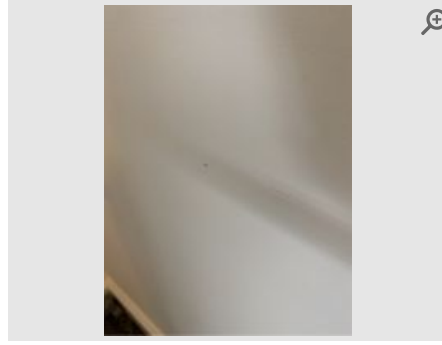


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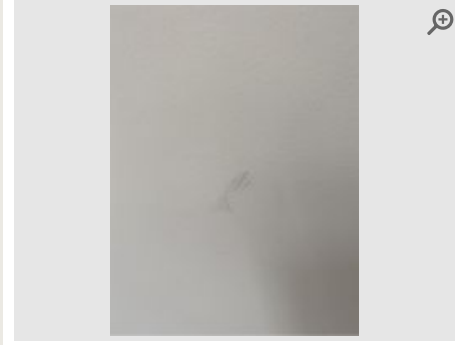
Walls



Provided by	Inspector
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Added	02/06/2023
Reference	2.6.1



Provided by	Inspector
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Added	02/06/2023
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Reference	2.6.3

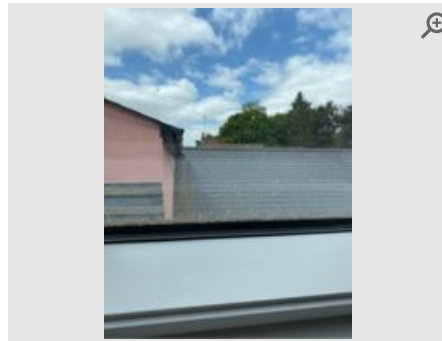


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Reference	2.6.4

Windows and Sills

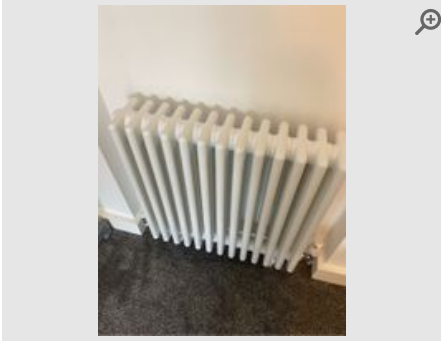


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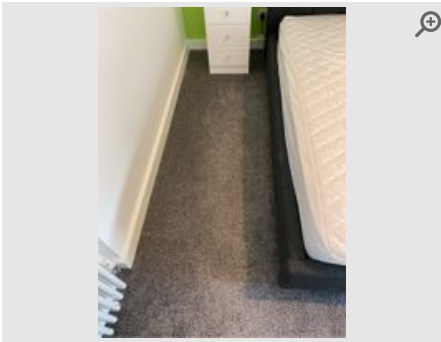
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Radiator

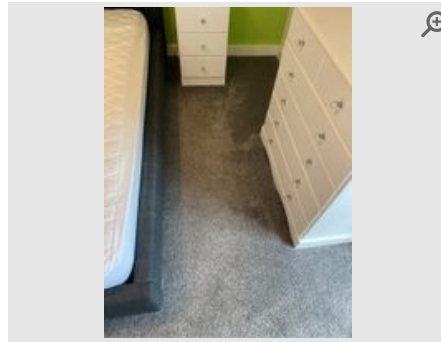


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Reference	2.9.1

Floor



Provided by	Inspector
Captured (via App):	02/06/2023 12:41 PM
Added	02/06/2023
Reference	2.11.1



Provided by	Inspector
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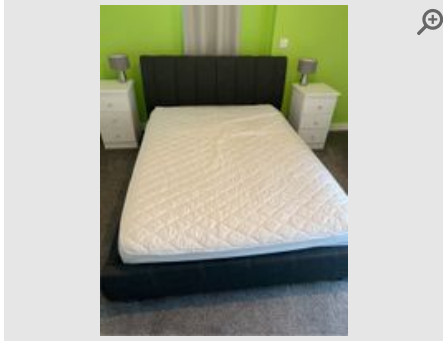


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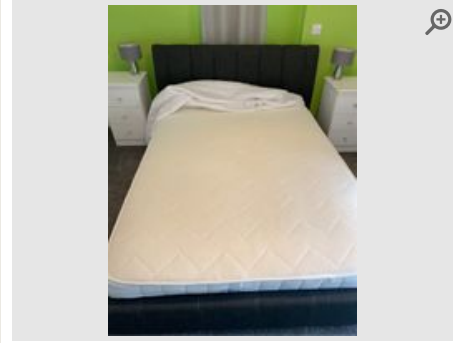
Bed



Provided by	Inspector
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Added	02/06/2023
Reference	2.12.1



Provided by	Inspector
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Added	02/06/2023
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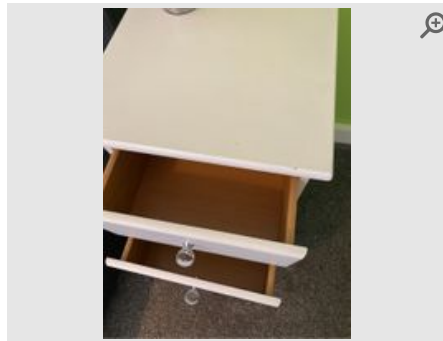


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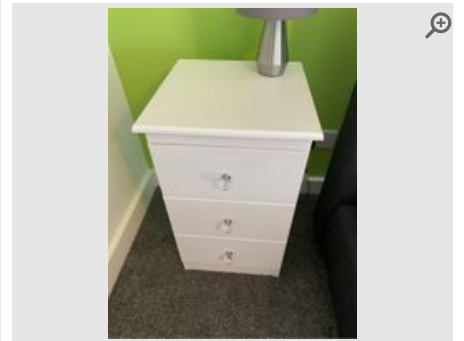
Bedside Cabinet



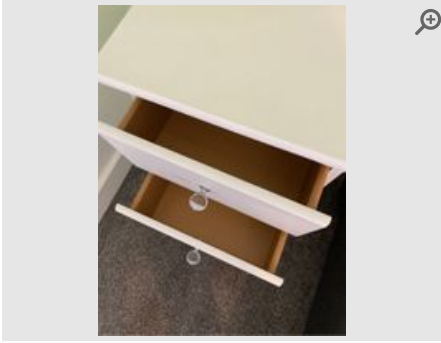
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Reference	2.13.1



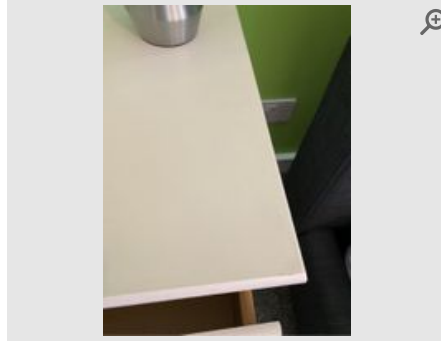
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Provided by	Inspector
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Added	02/06/2023
Reference	2.13.3

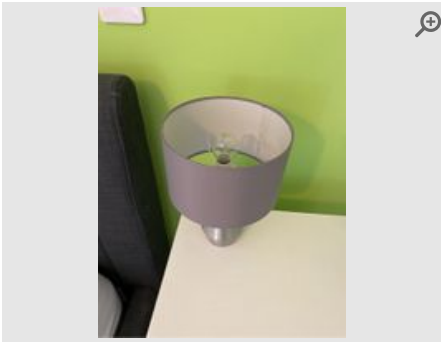


Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.13.4



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.13.5

Lamp



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.14.1

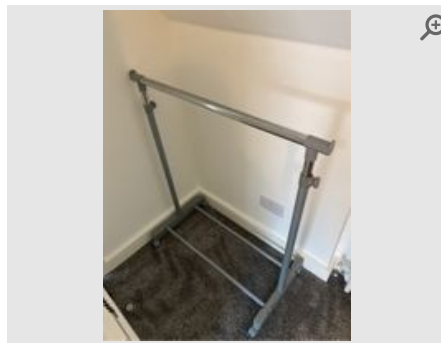


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Added	02/06/2023
Reference	2.14.2

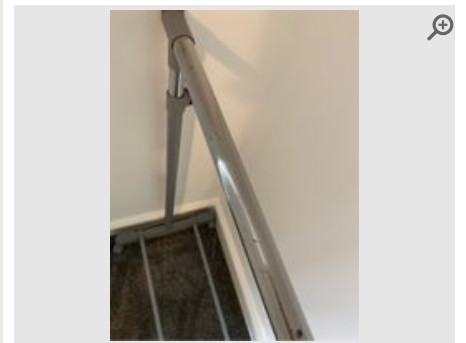
Clothes Rail



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.15.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.15.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.15.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.15.4

Drawers



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.16.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.16.2

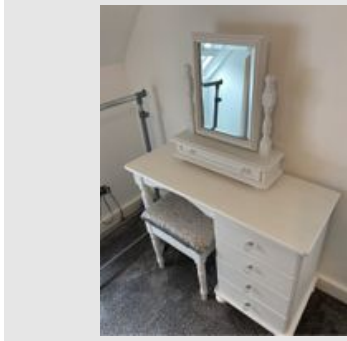


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Added	02/06/2023
Reference	2.16.3

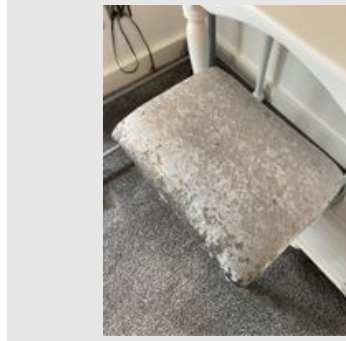


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Added	02/06/2023
Reference	2.16.4

Vanity Unit



Provided by	Inspector
Captured (via App):	02/06/2023 12:47 PM
Added	02/06/2023
Reference	2.17.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:47 PM
Added	02/06/2023
Reference	2.17.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:47 PM
Added	02/06/2023
Reference	2.17.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:47 PM
Added	02/06/2023
Reference	2.17.4



Provided by	Inspector
Captured (via App):	02/06/2023 12:47 PM
Added	02/06/2023
Reference	2.17.5

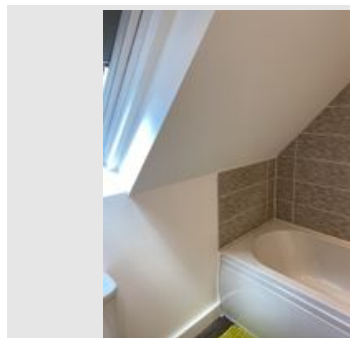


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Added	02/06/2023
Reference	2.17.6

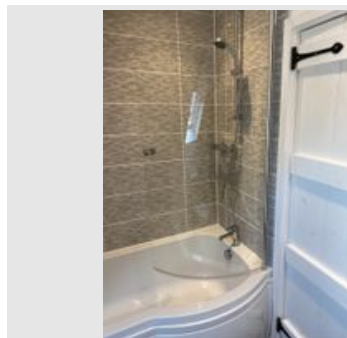
3 Bathroom

Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Good condition and clean	● Good	● Good	📷 4 photos
3.2 Door (Internal)	Wood panelled. White (gloss). Black handle Chain lock. A few small fitting holes around handle. Paint wear to inner edge	● Fair	● Good	📷 3 photos
3.3 Door Frame & Skirting	Gloss painted wood (frame). Gloss painted wood (skirting)	● Good	● Good	📷 N/A
3.4 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
3.5 Light Fittings	2 recessed spotlights	● Good	● Good	📷 N/A
3.6 Extractor Fan	White casing Light dust	● Good	● Fair	📷 1 photo
3.7 Walls	Plastered & painted white Grey tiles. Screw with wooden sign. Minor filled holes beside toilet	● Good	● Good	📷 2 photos
3.8 Windows and Sills	Velux window. 1 in total. UPVC double glazed. Clear glass Grey blind	● Good	● Good	📷 N/A
3.9 Radiator	Chrome ladder style	● Good	● Good	📷 1 photo
3.10 Floor	Laminate wood effect	● Good	● Good	📷 3 photos
3.11 Bath	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Mechanised plug	● Good	● Good	📷 2 photos
3.12 Shower	Chrome dials with flexible hose, showerhead and riser. Very minor limescale to showerhead	● Good	● Fair	📷 3 photos
3.13 Shower Cubicle/Screen/Tray	Glazed panel	● Good	● Good	📷 1 photo
3.14 Sink/Basin	Pedestal porcelain. Mixer tap. Chrome taps. Mechanised plug Very minor water mark to pop up	● Good	● Good	📷 2 photos
3.15 Toilet	Minor grubbiness to rim and cistern. Very minor limescale to back of bowl	● Good	● Fair	📷 5 photos
3.16 Cabinet	White cabinet with door and drawer. Ceramic tile to top. Minor wear and chips to top	● Fair	● Good	📷 4 photos
3.17 Bathroom Fixings	Mirror to wall with LED lights. Chrome toilet roll holder to wall. Chrome toilet brush freestanding. Small bin. Green bath mat. Lights not working in mirror	● Fair	● Good	📷 3 photos

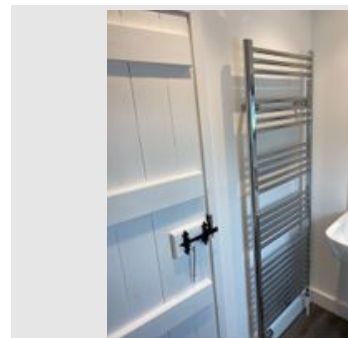
General Overview



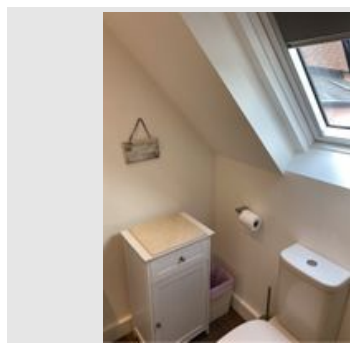
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Added	02/06/2023
Reference	3.1.1



Provided by	Inspector
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Added	02/06/2023
Reference	3.1.2

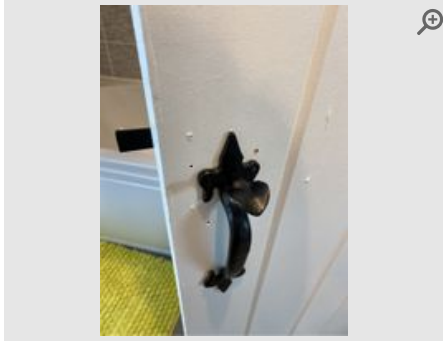


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Reference	3.1.3

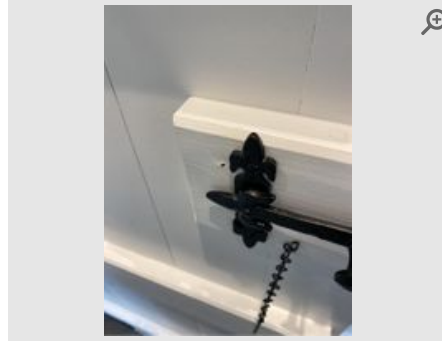


Provided by	Inspector
Captured (via App):	02/06/2023 12:20 PM
Added	02/06/2023
Reference	3.1.4

Door (Internal)



Provided by	Inspector
Captured (via App):	02/06/2023 12:22 PM
Added	02/06/2023
Reference	3.2.1

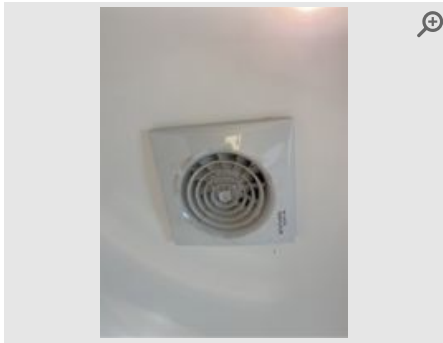


Provided by	Inspector
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Added	02/06/2023
Reference	3.2.2



Provided by	Inspector
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Added	02/06/2023
Reference	3.2.3

Extractor Fan

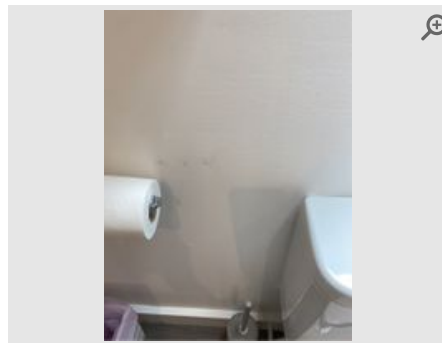


Provided by	Inspector
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Added	02/06/2023
Reference	3.6.1

Walls



Provided by	Inspector
Captured (via App):	02/06/2023 12:23 PM
Added	02/06/2023
Reference	3.7.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:23 PM
Added	02/06/2023
Reference	3.7.2

Radiator

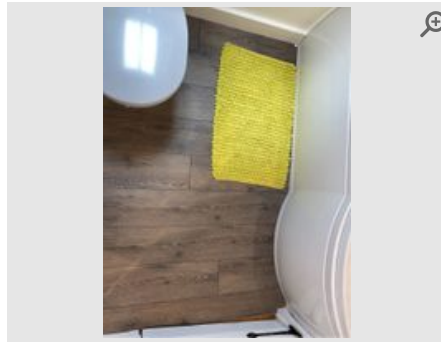


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Added	02/06/2023
Reference	3.9.1

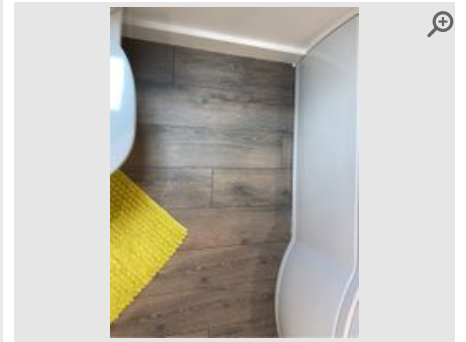
Floor



Provided by	Inspector
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Added	02/06/2023
Reference	3.10.1

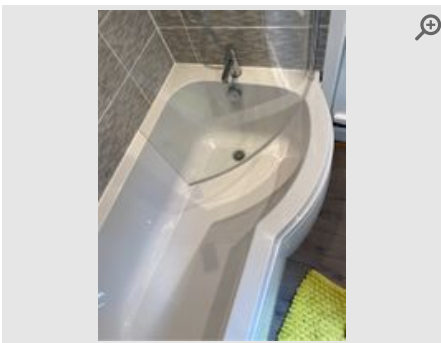


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Reference	3.10.2

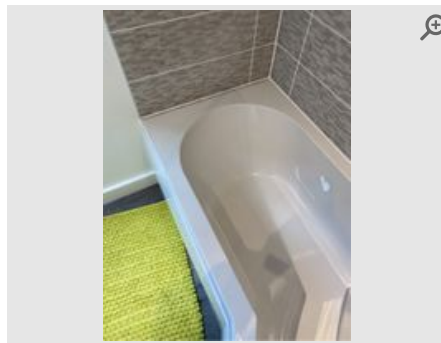


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Added	02/06/2023
Reference	3.10.3

Bath

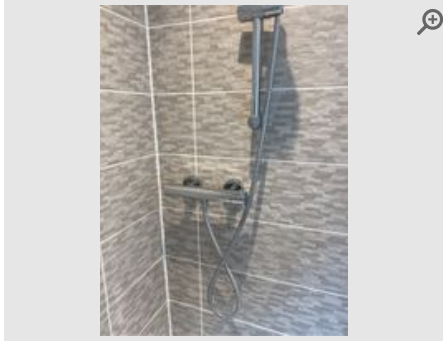


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Added	02/06/2023
Reference	3.11.1

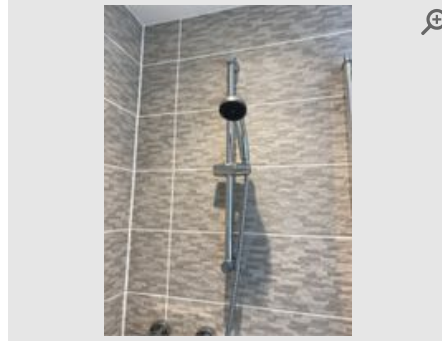


Provided by	Inspector
Captured (via App):	02/06/2023 12:24 PM
Added	02/06/2023
Reference	3.11.2

Shower



Provided by	Inspector
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Added	02/06/2023
Reference	3.12.1

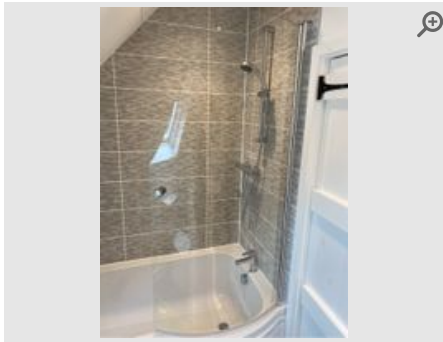


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Added	02/06/2023
Reference	3.12.2



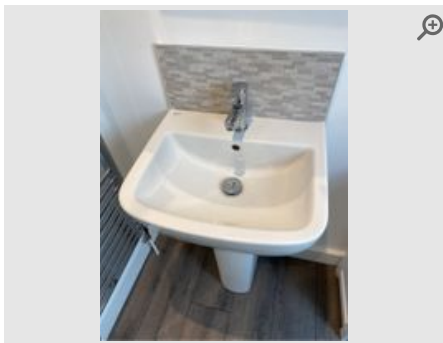
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Added	02/06/2023
Reference	3.12.3

Shower Cubicle/Screen/Tray

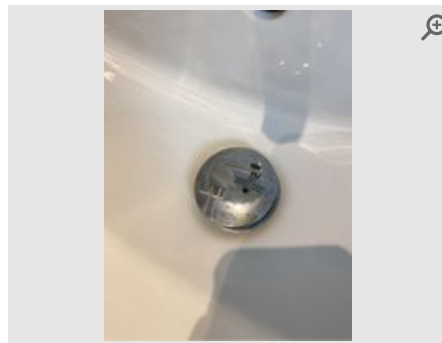


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Added	02/06/2023
Reference	3.13.1

Sink/Basin

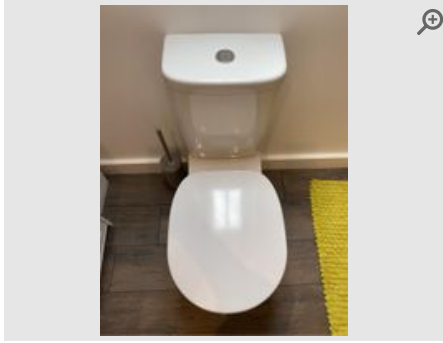


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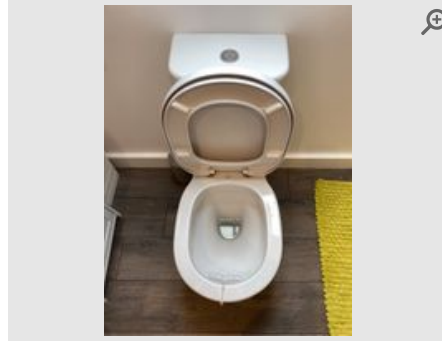


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Added	02/06/2023
Reference	3.14.2

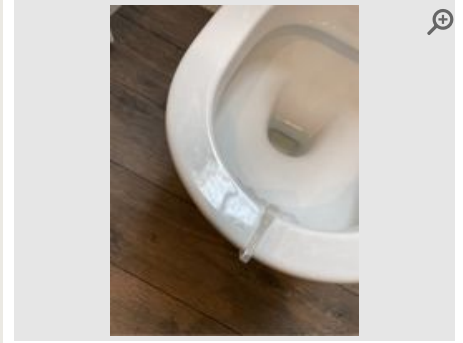
Toilet



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Added	02/06/2023
Reference	3.15.1



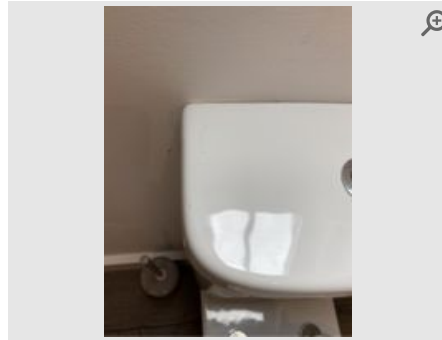
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Added	02/06/2023
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Provided by	Inspector
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Added	02/06/2023
Reference	3.15.3

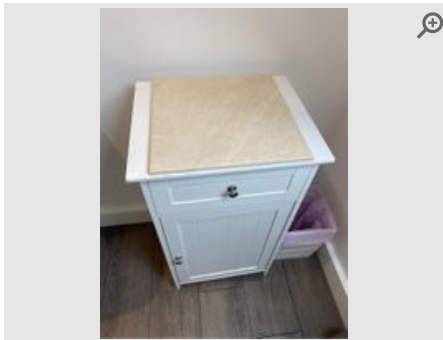


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Added	02/06/2023
Reference	3.15.4



Provided by	Inspector
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Added	02/06/2023
Reference	3.15.5

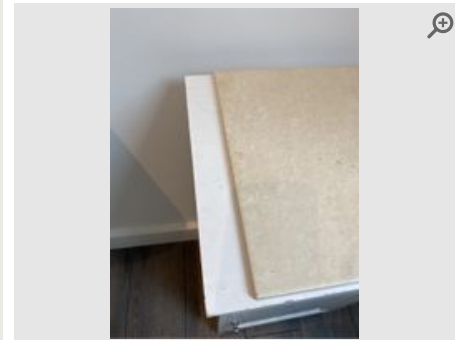
Cabinet



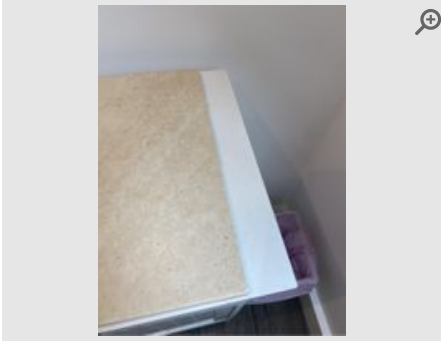
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Added	02/06/2023
Reference	3.16.1



Provided by	Inspector
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Added	02/06/2023
Reference	3.16.2



Provided by	Inspector
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Added	02/06/2023
Reference	3.16.3



Provided by	Inspector
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Added	02/06/2023
Reference	3.16.4

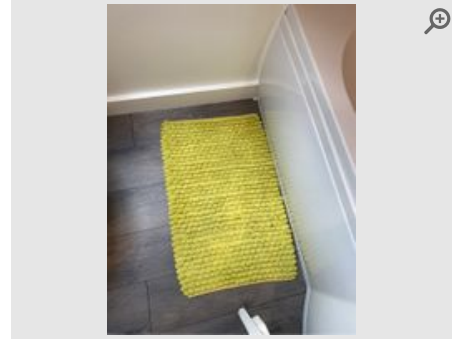
Bathroom Fixings



Provided by	Inspector
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Added	02/06/2023
Reference	3.17.1



Provided by	Inspector
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Added	02/06/2023
Reference	3.17.2



Provided by	Inspector
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Added	02/06/2023
Reference	3.17.3

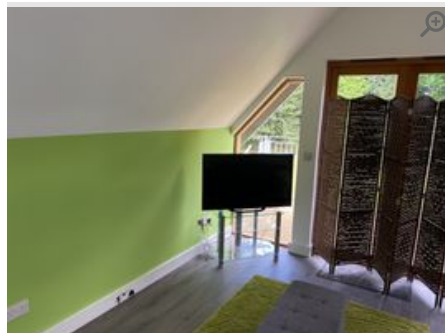
4 Lounge Area

Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Good condition and clean	● Good	● Good	📷 3 photos
4.2 Door (Back)	Wood double glazed. Clear glass. Chrome handle. Yale lock Glue to outer face	● Fair	● Good	📷 1 photo
4.3 Door Frame & Skirting	Gloss painted wood (frame). Natural wood (frame)	● Good	● Good	📷 1 photo
	🚫 Disagreed by tenant - 2nd June 2023 ● The inspector agreed Information provided by tenant Vinyl sticker to skirting			
4.4 Ceiling	Plastered/Painted white Minor cosmetic crack to middle	● Good	● Good	📷 1 photo
4.5 Light Fittings	2 Pendants with bulbs and grey shades	● Good	● Good	📷 N/A
4.6 Walls	Plastered & painted white Light green lower wall. Small cosmetic crack. Minor scuff beside kitchen	● Good	● Good	📷 2 photos
4.7 Windows and Sills	Velux window. 1 in total. UPVC double glazed Grey blind. 2 wood framed double glazed windows.	● Good	● Good	📷 N/A
4.8 Radiator	1 white enamel radiator with thermostat and cap.	● Good	● Good	📷 1 photo
4.9 Sockets & Switches	Double plastic switch. 2 double sockets, opening with satellite cables	● Good	● Good	📷 N/A
4.10 Floor	Laminate wood effect Grey rubber based mat. Scratch beside sofa	● Fair	● Good	📷 5 photos
4.11 Sofa	Double grey fabric sofa with wooden legs. Fire tag seen	● Good	● Good	📷 2 photos
4.12 Rug	Green long pile rug.	● Good	● Good	📷 1 photo
4.13 Storage Box	Grey fabric storage box with lid. Previous tenant vacuum left behind	● Good	● Fair	📷 2 photos
4.14 Tables	Best of 2 wooden tables. 1 rectangle wooden table.	● Good	● Good	📷 2 photos
4.15 Television and Unit	LG flat screen television with remote. Sat on glass unit	● Good	● Good	📷 2 photos
4.16 Lamp	Ceramic based grey lamp with bulb and fabric shade	● Good	● Good	📷 1 photo
4.17 Vase	Grey ceramic vase. Worn with age	● Fair	● Good	📷 1 photo
4.18 Dining Table and Chairs	Wooden fold out table, 2 fabric chairs (fire tag seen). 2 dinner and drink mats	● Good	● Good	📷 3 photos
4.19 Room Divider	Wooden room divider	● Good	● Good	📷 1 photo

General Overview



Provided by	Inspector
Captured (via App):	02/06/2023 11:49 AM
Added	02/06/2023
Reference	4.1.1

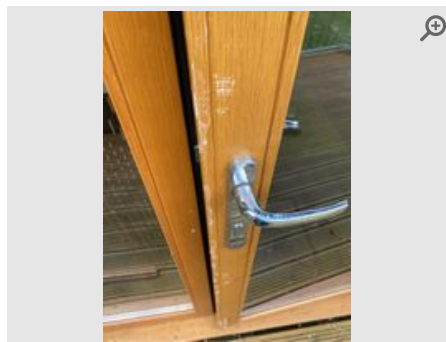


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Added	02/06/2023
Reference	4.1.2



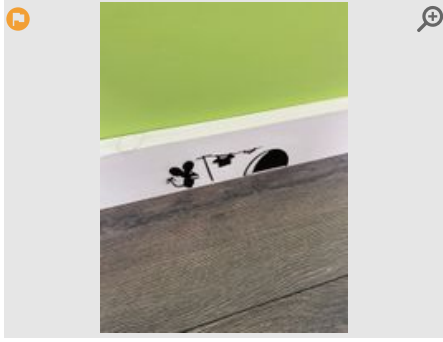
Provided by	Inspector
Captured (via App):	02/06/2023 11:58 AM
Added	02/06/2023
Reference	4.1.3

Door (Back)



Provided by	Inspector
Captured (via App):	02/06/2023 12:19 PM
Added	02/06/2023
Reference	4.2.1

Door Frame & Skirting



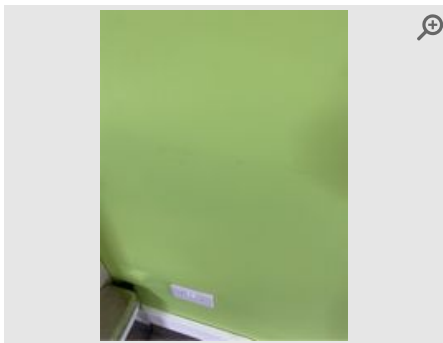
Provided by	Tenant
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023
Reference	4.3.1

Ceiling

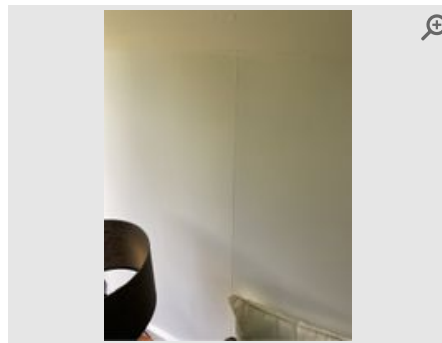


Provided by	Inspector
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Added	02/06/2023
Reference	4.4.1

Walls



Provided by	Inspector
Captured (via App):	02/06/2023 11:54 AM
Added	02/06/2023
Reference	4.6.1



Provided by	Inspector
Captured (via App):	02/06/2023 11:54 AM
Added	02/06/2023
Reference	4.6.2

Radiator



Provided by	Inspector
Captured (via App):	02/06/2023 11:56 AM
Added	02/06/2023
Reference	4.8.1

Floor



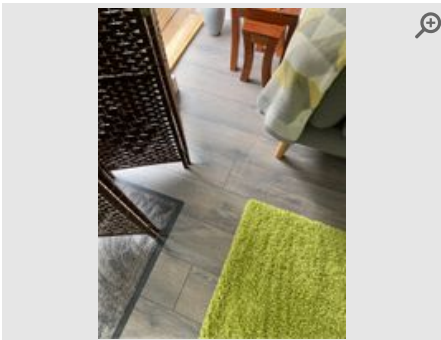
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Added	02/06/2023
Reference	4.10.1



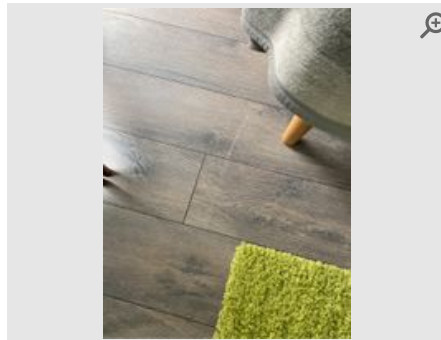
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Added	02/06/2023
Reference	4.10.2



Provided by	Inspector
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Added	02/06/2023
Reference	4.10.3



Provided by	Inspector
Captured (via App):	02/06/2023 11:57 AM
Added	02/06/2023
Reference	4.10.4



Provided by	Inspector
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Added	02/06/2023
Reference	4.10.5

Sofa

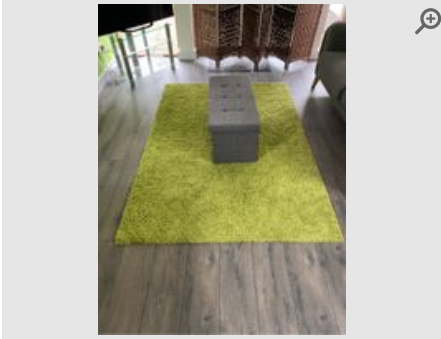


Provided by	Inspector
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Added	02/06/2023
Reference	4.11.1



Provided by	Inspector
Captured (via App):	02/06/2023 11:58 AM
Added	02/06/2023
Reference	4.11.2

Rug



Provided by	Inspector
Captured (via App):	02/06/2023 11:59 AM
Added	02/06/2023
Reference	4.12.1

Storage Box

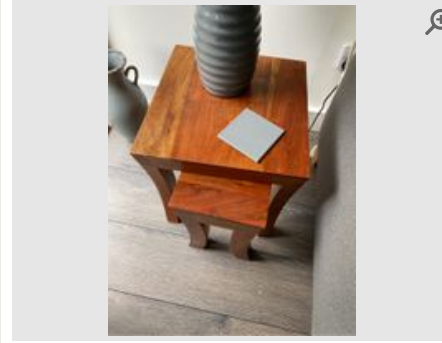
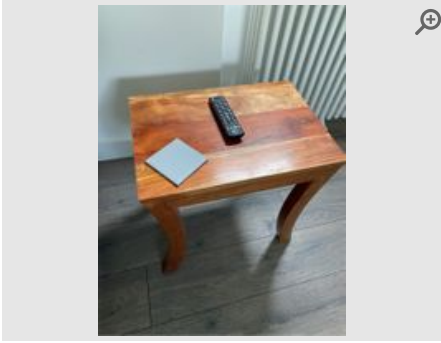


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Added	02/06/2023
Reference	4.13.1



Provided by	Inspector
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Added	02/06/2023
Reference	4.13.2

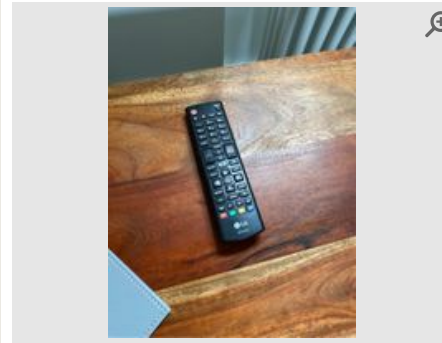
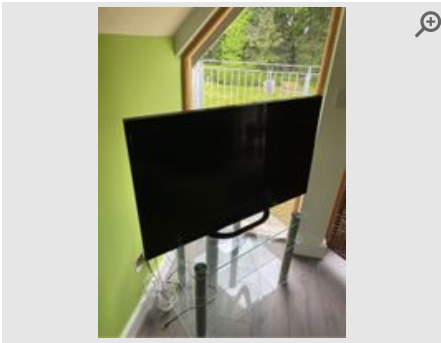
Tables



Provided by	Inspector
Captured (via App):	02/06/2023 11:59 AM
Added	02/06/2023
Reference	4.14.1

Provided by	Inspector
Captured (via App):	02/06/2023 11:59 AM
Added	02/06/2023
Reference	4.14.2

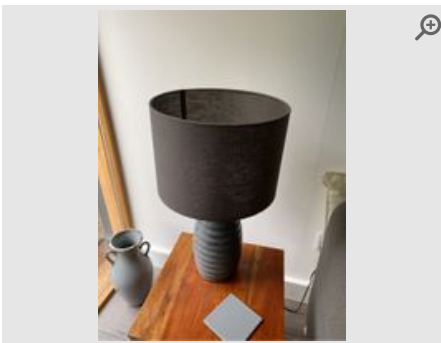
Television and Unit



Provided by	Inspector
Captured (via App):	02/06/2023 12:00 PM
Added	02/06/2023
Reference	4.15.1

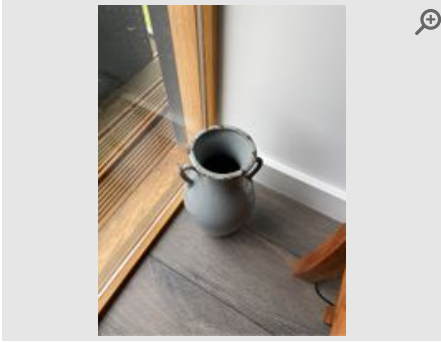
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Added	02/06/2023
Reference	4.15.2

Lamp



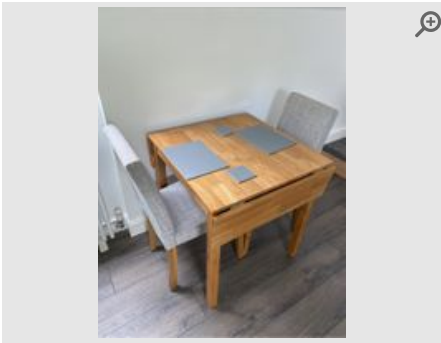
Provided by	Inspector
Captured (via App):	02/06/2023 12:00 PM
Added	02/06/2023
Reference	4.16.1

Vase

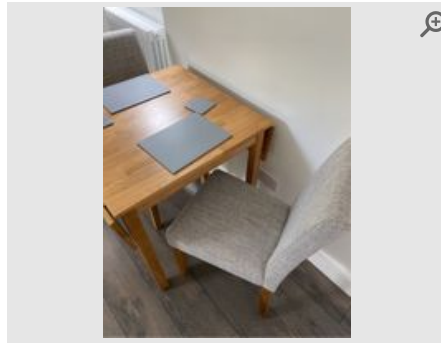


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Captured (via App):	02/06/2023 12:33 PM
Added	02/06/2023
Reference	4.17.1

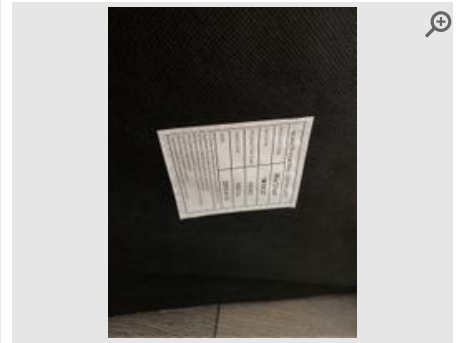
Dining Table and Chairs



Provided by	Inspector
Captured (via App):	02/06/2023 12:02 PM
Added	02/06/2023
Reference	4.18.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:02 PM
Added	02/06/2023
Reference	4.18.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:02 PM
Added	02/06/2023
Reference	4.18.3

Room Divider



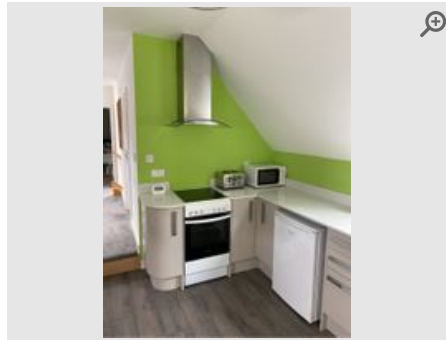
Provided by	Inspector
Captured (via App):	02/06/2023 12:03 PM
Added	02/06/2023
Reference	4.19.1

5 Kitchen

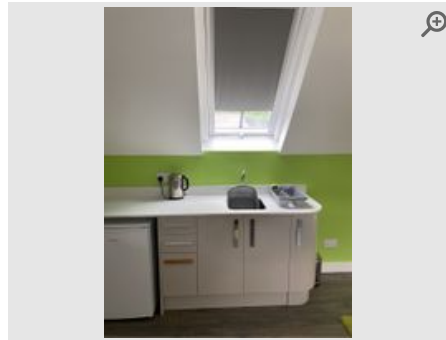
Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Good condition and clean	● Good	● Good	📷 2 photos
5.2 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
5.3 Walls	Plastered & painted white Light green areas. Small splash marks behind sink. Many grease drips behind cooker	● Fair	● Fair	📷 3 photos
5.4 Windows and Sills	Velux window. 1 in total. UPVC double glazed. Clear glass Grey blinds	● Good	● Good	📷 1 photo
	🚫 Disagreed by tenant - 2nd June 2023 ● The inspector agreed			
	Information provided by tenant Window glass is dirty			
5.5 Sockets & Switches	2 Single plastic switches, 2 double sockets	● Good	● Good	📷 N/A
5.6 Floor	Laminate wood effect	● Good	● Good	📷 1 photo
5.7 Kitchen Cupboards/Units	Wall units present. Base units present. 6 hinged doors Slight tarnish to handle	● Good	● Good	📷 1 photo
5.8 Kitchen Drawers		● Good	● Good	📷 N/A
5.9 Kitchen Worksurfaces	Laminated worksurface Integrated drainer	● Good	● Good	📷 2 photos
5.10 Kitchen Sink	Single bowl. Stainless steel. Mixer tap. Chrome taps. Mechanised plug Freestanding plastic bowl and drainer. Scratches to bowl. Very minor water marks	● Fair	● Good	📷 4 photos
5.11 Cooker	Electric cooker with 4 rings. Internal shelf and grill pan. Product residue. Minor tape marks to front. Very minor wear to hob	● Fair	● Good	📷 7 photos
5.12 Extractor Cooker Hood	Single mesh with lights, wall mounted	● Good	● Good	📷 1 photo
5.13 Microwave	Russell Hobbs with plate	● Good	● Good	📷 3 photos
5.14 Kettle	Breville chrome kettle with base and plug. Minor limescale inside	● Good	● Fair	📷 3 photos
5.15 Toaster	Chrome 4 slice toaster. Has a few crumbs inside	● Good	● Fair	📷 3 photos
5.16 Fridge	Low level with 3 door trays, 2 shelves, salad box. Freezer compartment. Bottle of water. Small yellow stain and ring mark. Minor ice in freezer	● Good	● Fair	📷 6 photos
5.17 Thermostat (digital)	Freestanding digital	● Good	● Good	📷 1 photo
5.18 Bins	Small chrome pedal bin	● Good	● Good	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
5.19 Heat Sensor/Smoke Alarm	Ceiling mounted. Test button/function working. Wired	Good	Good	 1 photo

General Overview

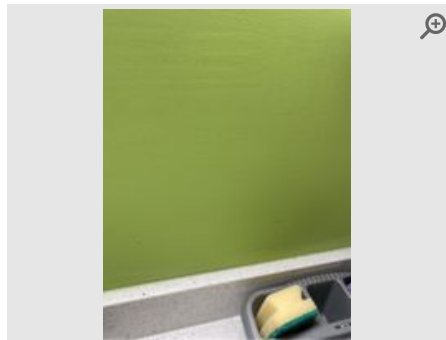


Provided by	Inspector
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Added	02/06/2023
Reference	5.1.1

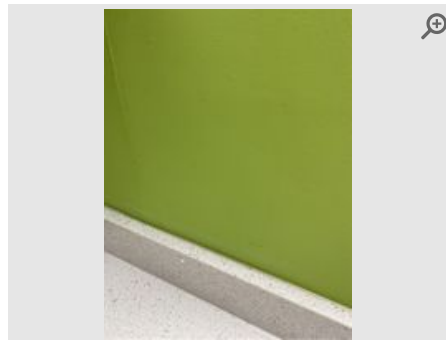


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Added	02/06/2023
Reference	5.1.2

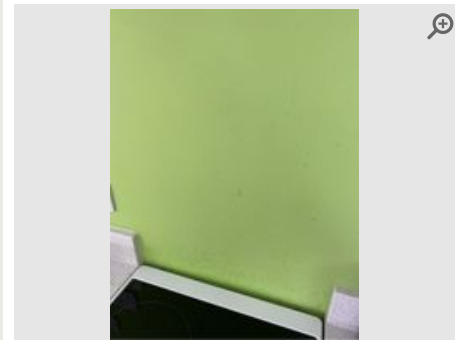
Walls



Provided by	Inspector
Captured (via App):	02/06/2023 12:05 PM
Added	02/06/2023
Reference	5.3.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:05 PM
Added	02/06/2023
Reference	5.3.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:05 PM
Added	02/06/2023
Reference	5.3.3

Windows and Sills



Provided by	Tenant
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023
Reference	5.4.1

Floor



Provided by	Inspector
Captured (via App):	02/06/2023 12:07 PM
Added	02/06/2023
Reference	5.6.1

Kitchen Cupboards/Units



Provided by	Inspector
Captured (via App):	02/06/2023 12:08 PM
Added	02/06/2023
Reference	5.7.1

Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	02/06/2023 12:09 PM
Added	02/06/2023
Reference	5.9.1

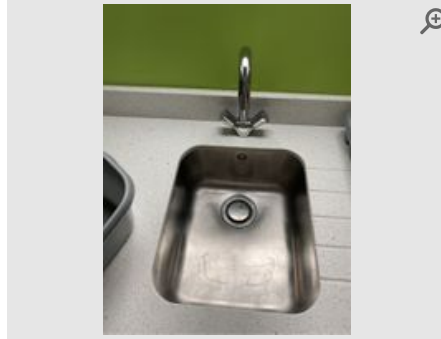


Provided by	Inspector
Captured (via App):	02/06/2023 12:09 PM
Added	02/06/2023
Reference	5.9.2

Kitchen Sink



Provided by	Inspector
Captured (via App):	02/06/2023 12:10 PM
Added	02/06/2023
Reference	5.10.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:10 PM
Added	02/06/2023
Reference	5.10.2

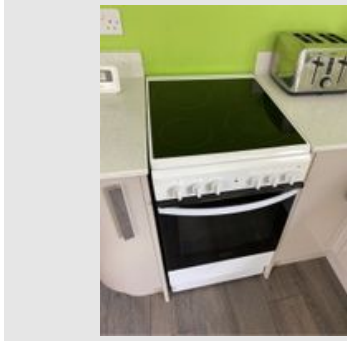


Provided by	Inspector
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Added	02/06/2023
Reference	5.10.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:10 PM
Added	02/06/2023
Reference	5.10.4

Cooker



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.11.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.11.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.11.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.11.4



Provided by	Inspector
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Added	02/06/2023
Reference	5.11.5

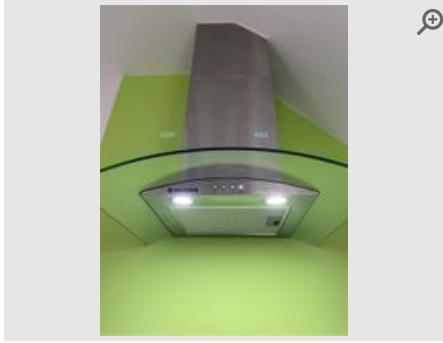


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Added	02/06/2023
Reference	5.11.6



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.11.7

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	02/06/2023 12:11 PM
Added	02/06/2023
Reference	5.12.1

Microwave



Provided by	Inspector
Captured (via App):	02/06/2023 12:12 PM
Added	02/06/2023
Reference	5.13.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:12 PM
Added	02/06/2023
Reference	5.13.2

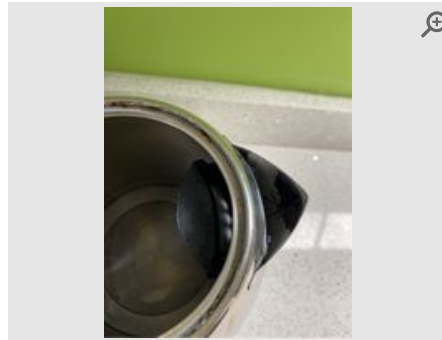


Provided by	Inspector
Captured (via App):	02/06/2023 12:12 PM
Added	02/06/2023
Reference	5.13.3

Kettle



Provided by	Inspector
Captured (via App):	02/06/2023 12:12 PM
Added	02/06/2023
Reference	5.14.1

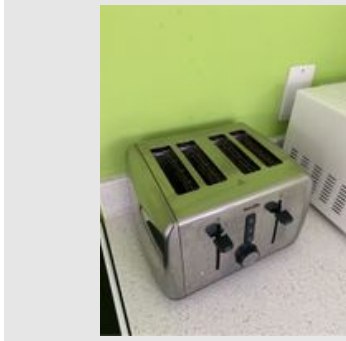


Provided by	Inspector
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Added	02/06/2023
Reference	5.14.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:12 PM
Added	02/06/2023
Reference	5.14.3

Toaster



Provided by	Inspector
Captured (via App):	02/06/2023 12:13 PM
Added	02/06/2023
Reference	5.15.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:13 PM
Added	02/06/2023
Reference	5.15.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:13 PM
Added	02/06/2023
Reference	5.15.3

Fridge



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.16.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.16.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.16.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.16.4



Provided by	Inspector
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Added	02/06/2023
Reference	5.16.5



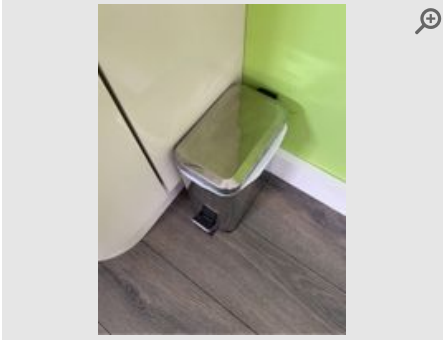
Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.16.6

Thermostat (digital)



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.17.1

Bins



Provided by	Inspector
Captured (via App):	02/06/2023 12:16 PM
Added	02/06/2023
Reference	5.18.1

Heat Sensor/Smoke Alarm



Provided by	Inspector
Captured (via App):	02/06/2023 12:16 PM
Added	02/06/2023
Reference	5.19.1

6 Balcony & Stairs

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Balcony with chair and table. Decorative pots and solar light. Chair and table grubby. Cobwebs and debris. Decking slightly weathered	● Fair	● Fair	📷 8 photos

📷 Balcony & Stairs Photos

General Overview



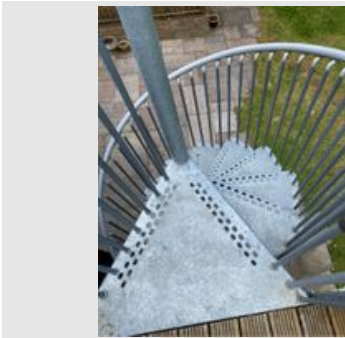
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Added	02/06/2023
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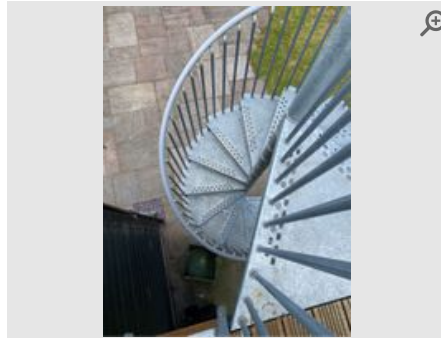
Provided by	Inspector
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Added	02/06/2023
Reference	6.1.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:18 PM
Added	02/06/2023
Reference	6.1.3



Provided by	Inspector
Captured (via App):	02/06/2023 12:18 PM
Added	02/06/2023
Reference	6.1.4



Provided by	Inspector
Captured (via App):	02/06/2023 12:18 PM
Added	02/06/2023
Reference	6.1.5



Provided by	Inspector
Captured (via App):	02/06/2023 12:18 PM
Added	02/06/2023
Reference	6.1.6



Provided by	Inspector
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Added	02/06/2023
Reference	6.1.7



Provided by	Inspector
Captured (via App):	02/06/2023 12:18 PM
Added	02/06/2023
Reference	6.1.8



Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

Jane Doe

Date:

18/06/2024 at 4:18pm

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.