

Check-out Inventory Report



Example , Inventory , England, AB1 2CD

TENANT NAME

Tenant Name

TENANCY TYPE

Single

REPORT CONFIRMED BY

Holly Webber

TENANCY START DATE

02/06/2023

TENANCY END DATE

06/08/2024

PROPERTY VISIT DATE

07/08/2024

PREPARED ON BEHALF OF

Bobbys Estate Agents

 [View Photo Gallery](#)

This report contains



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



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



Changed since the last report.



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	07/08/2024	N/A	 1 photo
<u>Kitchen</u>	<u>Heat Sensor/Smoke Alarm</u>	Ceiling mounted. Test button/function working. Wired Light spot marks	07/08/2024	N/A	 1 photo



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
<u>Stairway/Landing</u>	Good condition and quite clean. Some items left by tenant	● Good	● Good	7 photos
<u>Bedroom</u>	Good condition and quite clean. Water staining worsened	● Fair	● Good	10 photos
<u>Bathroom</u>	Good condition. Some items left by tenant. Water level low in toilet. Some grubbiness	● Good	● Fair	9 photos
<u>Lounge Area</u>	Good condition and clean. Some items left by tenant and place mats missing	● Good	● Good	8 photos
<u>Kitchen</u>	Good condition. A few grubby areas. Signs of water damage	● Good	● Good	8 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 - decking staining further weathered. Table not present, deck chair left	● Fair	● Fair	7 photos



Check-out Inventory Details

Check-out Inventory Procedures

YES	Keys handed back match-up with Check-In
NO	Appliance manuals photographed & handed over
NO	All tenant items, rubbish & food removed
YES	Doors and windows locked before exit

Action Required by Tenant

N/A

Action Required by Landlord

N/A

Key Photos

Previous State	Current State
2nd June 2023	7th August 2024
	
Provided by	Inspector
Captured (Certified by inspector)	02/06/2023
Added	02/06/2023
Provided by	Inspector
Captured (via App):	07/08/2024 1:13 PM
Added	07/08/2024

Appliance Manual Photos

Previous State	Current State
2nd June 2023	7th August 2024



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

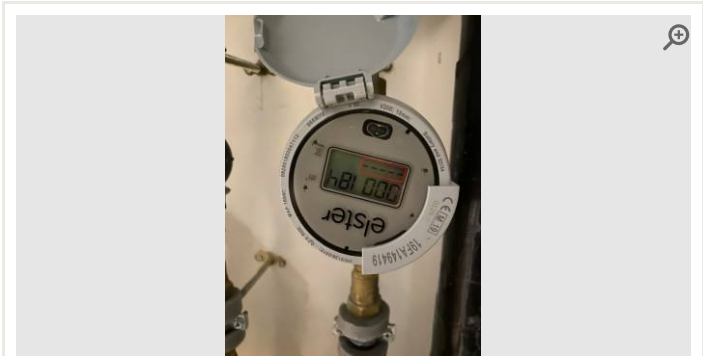
Location

Cupboard

Date	Notes	Reading
02/06/2023		184
07/08/2024		184

Previous State

2nd June 2023



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

Current State

7th August 2024



Provided by	Inspector
Captured (Certified by inspector)	07/08/2024
Added	07/08/2024

Supplier

Serial Number (MSN)

Example electric meter

Location

Cupboard

Date	Notes	Reading
02/06/2023		2687
07/08/2024		2687

Previous State

2nd June 2023



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

Current State

7th August 2024



Provided by	Inspector
Captured (Certified by inspector)	07/08/2024
Added	07/08/2024

Supplier

Serial Number (MSN)

Example gas meter

Location

Cupboard

Date	Notes	Reading
02/06/2023		18297.414
07/08/2024		18297.414

Previous State

2nd June 2023



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

Current State

7th August 2024



Provided by	Inspector
Captured (Certified by inspector)	07/08/2024
Added	07/08/2024



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	Date	Description	Condition	Cleanliness	Photos
1.1 General Overview	Previous State 2nd June 2023	Good condition and clean	● Good	● Good	📷 4 photos
	Current State 7th August 2024	Good condition and quite clean. Some items left by tenant	● Good	● Good	📷 7 photos
1.2 Skirting Board	Previous State 2nd June 2023	Gloss painted wood (skirting)	● Good	● Good	📷 N/A
	Current State 7th August 2024	Gloss painted wood (skirting) Light marks. Minor dust	● Good	● Fair	📷 2 photos
1.3 Floor	Previous State 2nd June 2023	Carpeted. Solid wood. Grey Light wear to walkways	● Good	● Good	📷 3 photos
	Current State 7th August 2024	Carpeted. Solid wood. Grey Light wear to walkways - anti slip mats added to steps. Small leaf	● Good	● Good	📷 1 photo
1.4 Smoke Alarm	Previous State 2nd June 2023	Ceiling mounted. Test button/function working. Wired	● Good	● Good	📷 1 photo
	Current State 7th August 2024	Ceiling mounted. Test button/function working. Wired	● Good	● Good	📷 1 photo
1.5 Chair	Previous State 2nd June 2023	Wooden chair. Minor white marks. General minor wear with age	● Fair	● Good	📷 3 photos
	Current State 7th August 2024	Wooden chair. Minor white marks. General minor wear with age - cushion left, has stain and no fire tag	● Fair	● Good	📷 1 photo
1.6 Additional items	Previous State 2nd June 2023	N/A	● N/A	● N/A	📷 N/A
	Current State 7th August 2024	Additional shelf unit and decor items added by landlord. Tenant books left	● Good	● Fair	📷 2 photos

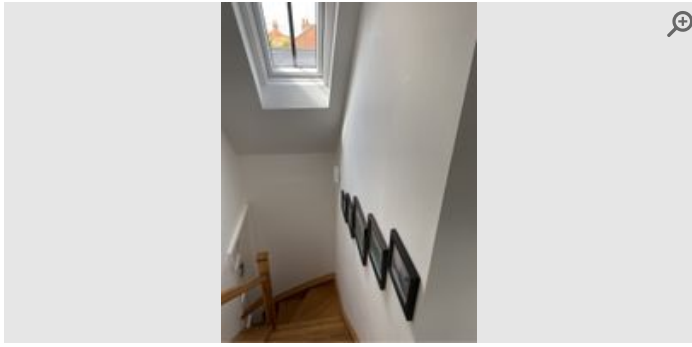


Stairway/Landing Photos

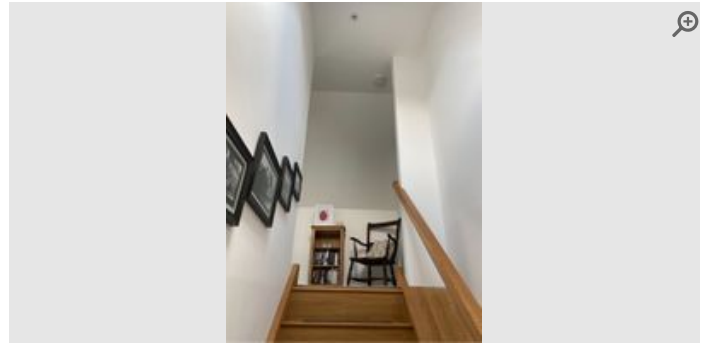
General Overview

Previous State
2nd June 2023

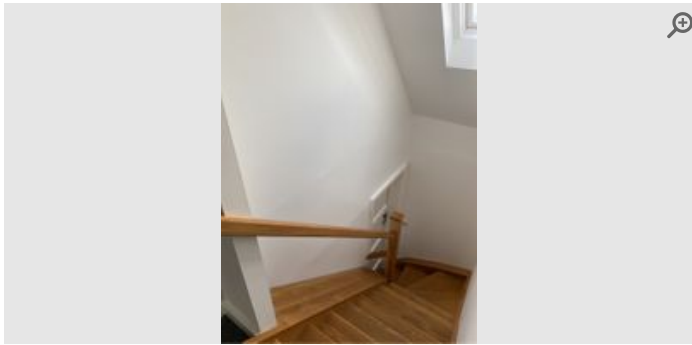
Current State
7th August 2024



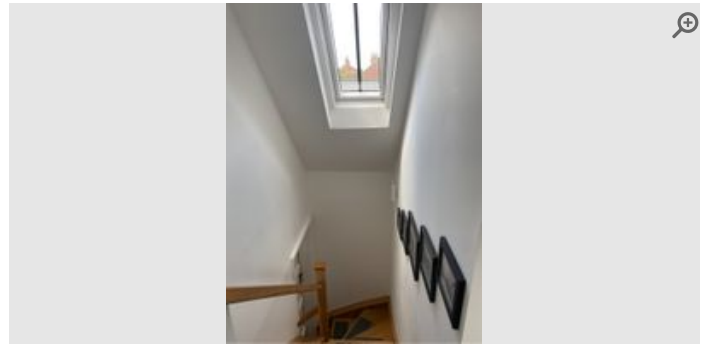
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Added	02/06/2023
Reference	1.1.1



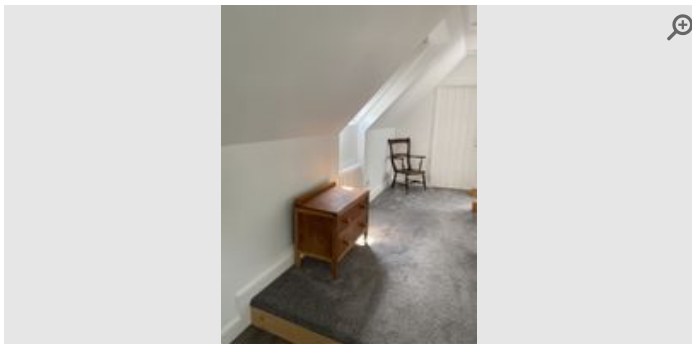
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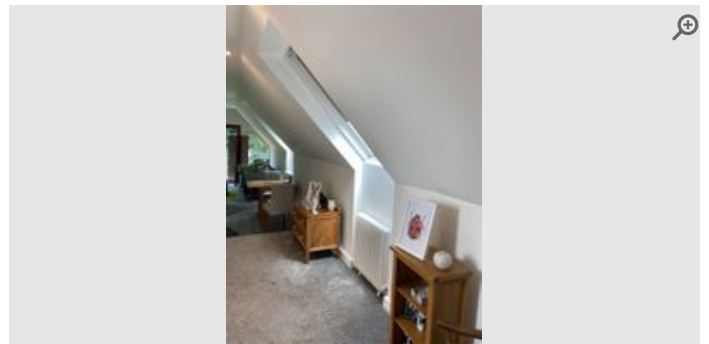
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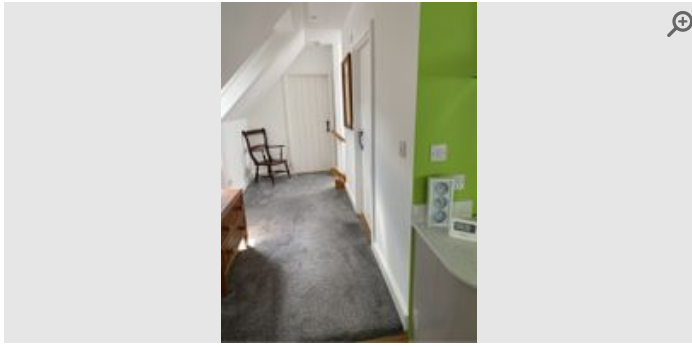
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Added	07/08/2024
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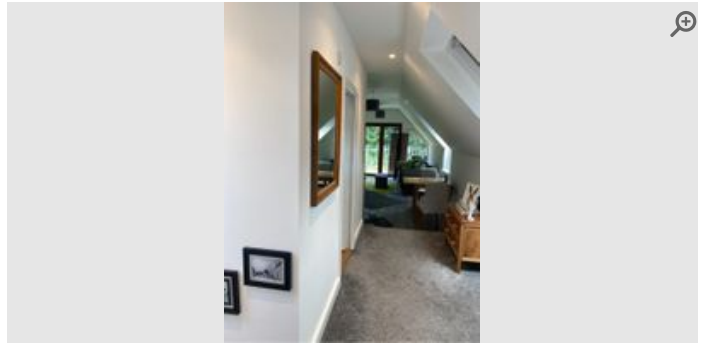
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Added	02/06/2023
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Provided by	Inspector
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Added	07/08/2024
Reference	1.1.3



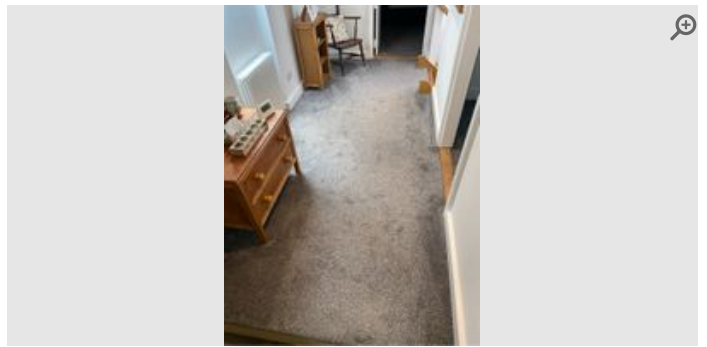
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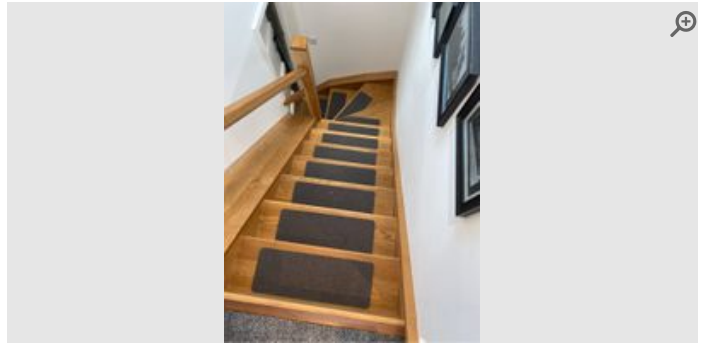
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Added	07/08/2024
Reference	1.1.4



Provided by	Inspector
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Added	07/08/2024
Reference	1.1.5

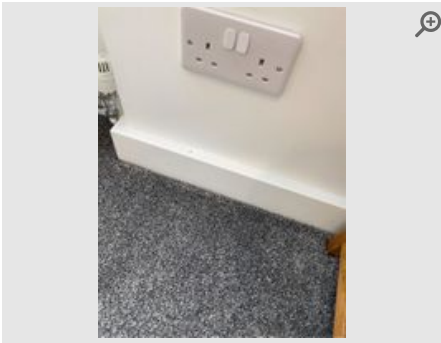


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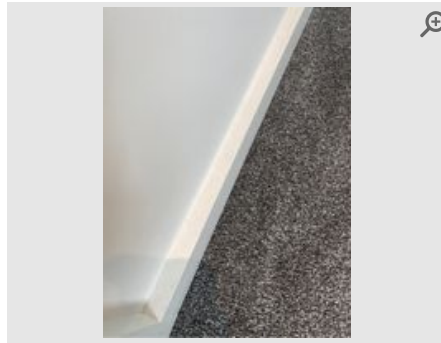


Provided by	Inspector
Captured (via App):	07/08/2024 12:40 PM
Added	07/08/2024
Reference	1.1.7

Skirting Board



Provided by	Inspector
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Added	07/08/2024
Reference	1.2.1

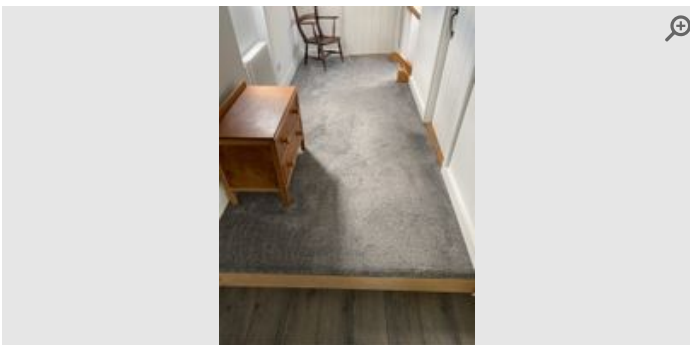


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Added	07/08/2024
Reference	1.2.2

Floor

Previous State

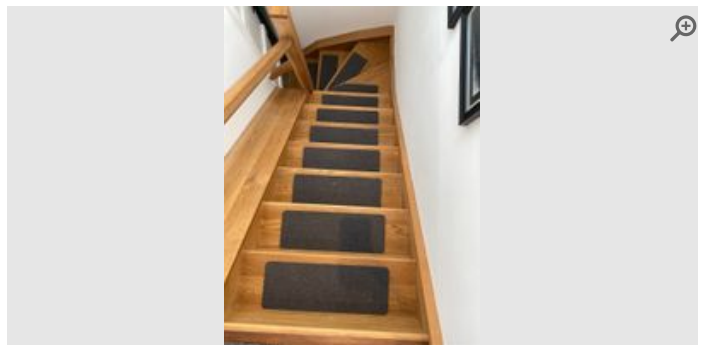
2nd June 2023



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Added	02/06/2023
Reference	1.3.1

Current State

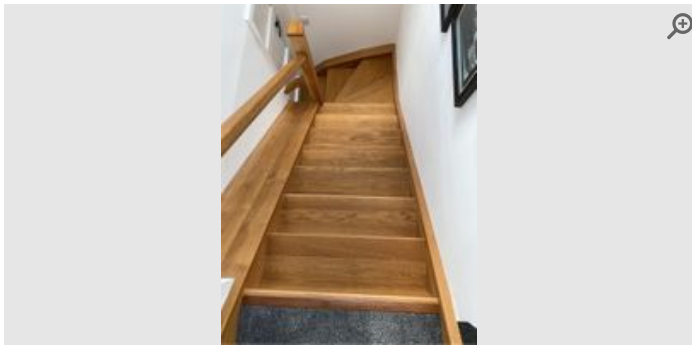
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Added	07/08/2024
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Added	02/06/2023
Reference	1.3.2

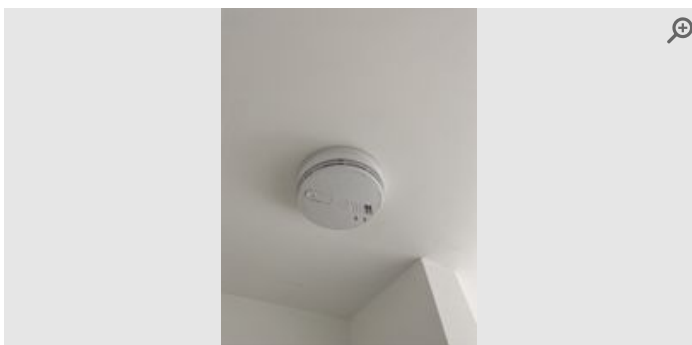


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Added	02/06/2023
Reference	1.3.3

Smoke Alarm

Previous State

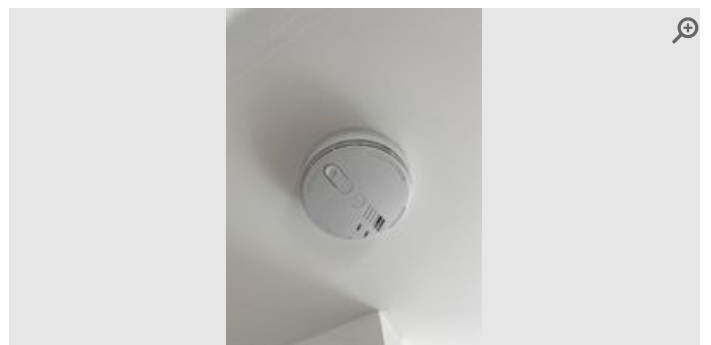
2nd June 2023



Provided by	Inspector
Captured (via App):	02/06/2023 11:43 AM
Added	02/06/2023
Reference	1.4.1

Current State

7th August 2024



Provided by	Inspector
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Added	07/08/2024
Reference	1.4.1

Chair

Previous State

2nd June 2023



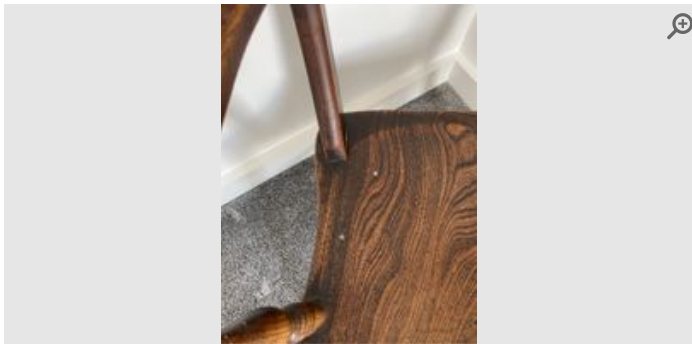
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Added	02/06/2023
Reference	1.5.1

Current State

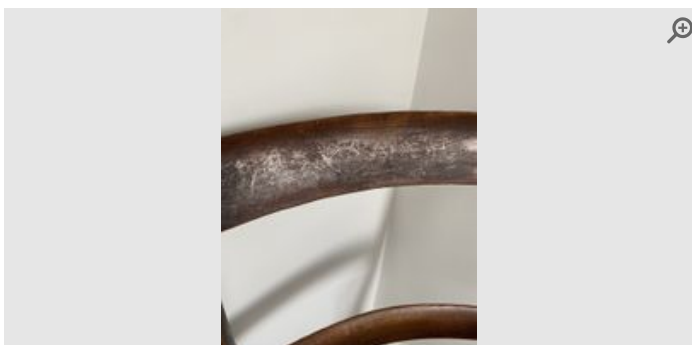
7th August 2024



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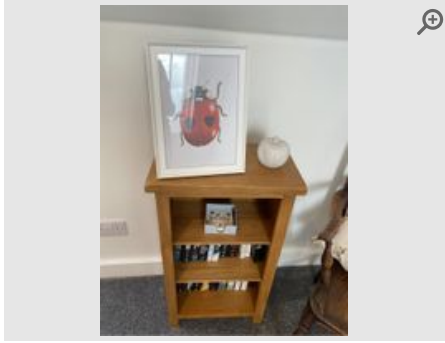


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Reference	1.5.2

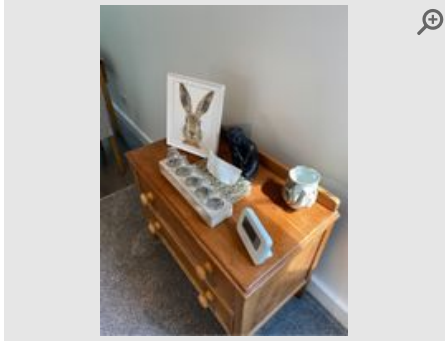


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Captured (via App):	02/06/2023 11:45 AM
Added	02/06/2023
Reference	1.5.3

Additional items



Provided by	Inspector
Captured (via App):	07/08/2024 12:45 PM
Added	07/08/2024
Reference	1.6.1



Provided by	Inspector
Captured (via App):	07/08/2024 12:45 PM
Added	07/08/2024
Reference	1.6.2

2 Bedroom					
Item	Date	Description	Condition	Cleanliness	Photos
2.1 General Overview	Previous State 2nd June 2023	Good condition and clean	● Fair	● Good	📷 4 photos
	Current State 7th August 2024	Good condition and quite clean. Water staining worsened	● Fair	● Good	📷 10 photos
2.2 Door Frame & Skirting	Previous State 2nd June 2023	Gloss painted wood (frame). Gloss painted wood (skirting) Minor chips to frame	● Fair	● Good	📷 2 photos
	Current State 7th August 2024	Gloss painted wood (frame). Gloss painted wood (skirting) Minor chips to frame - dust to skirting in one corner	● Fair	● Fair	📷 1 photo
2.3 Ceiling	Previous State 2nd June 2023	Plastered/Painted white Minor scuffs / discoloured patches	● Fair	● Good	📷 1 photo
	Current State 7th August 2024	Plastered/Painted white Minor scuffs / discoloured patches - water stained patches	● Fair	● Good	📷 1 photo
2.4 Bedside Cabinet	Previous State 2nd June 2023	2 white 3 drawer units with glass knobs. Minor chips to edge	● Fair	● Good	📷 5 photos
	Current State 7th August 2024	2 white 3 drawer units with glass knobs. Minor chips to edge - drink mats left	● Fair	● Fair	📷 2 photos
2.5 Drawers	Previous State 2nd June 2023	6 drawer white unit with glass knobs. Stained to top	● Fair	● Good	📷 4 photos
	Current State 7th August 2024	6 drawer white unit with glass knobs. Stained to top - tissue left	● Fair	● Fair	📷 1 photo



Bedroom Photos

General Overview

Previous State

2nd June 2023



Provided by

Inspector

Captured (via App):

02/06/2023 12:35 PM

Added

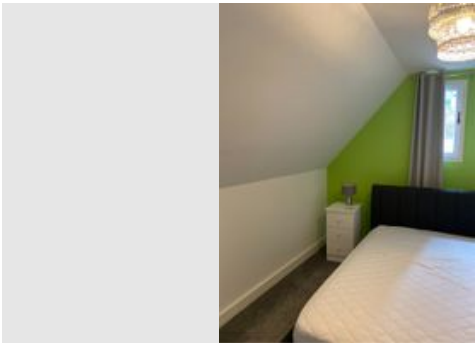
02/06/2023

Reference

2.1.1

Current State

7th August 2024



Provided by

Inspector

Captured (via App):

07/08/2024 12:48 PM

Added

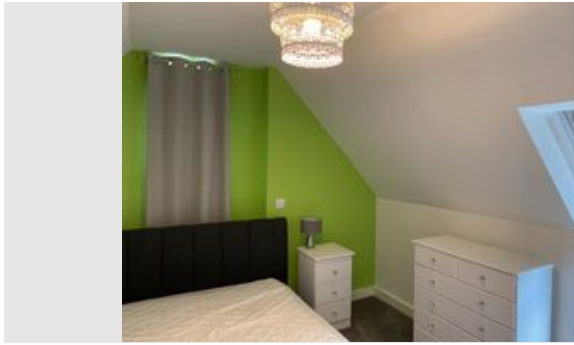
07/08/2024

Reference

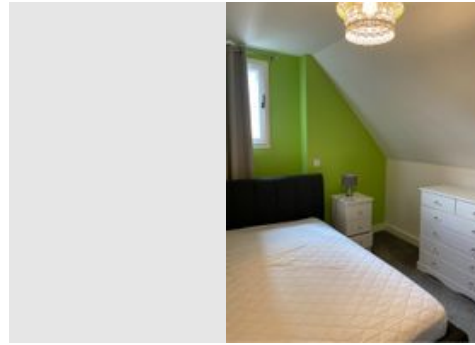
2.1.1

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Page 17 of 59



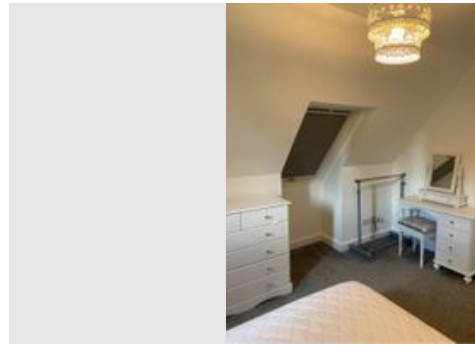
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Added	02/06/2023
Reference	2.1.2



Provided by	Inspector
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Added	07/08/2024
Reference	2.1.2



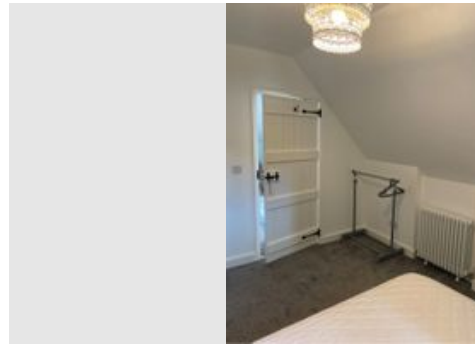
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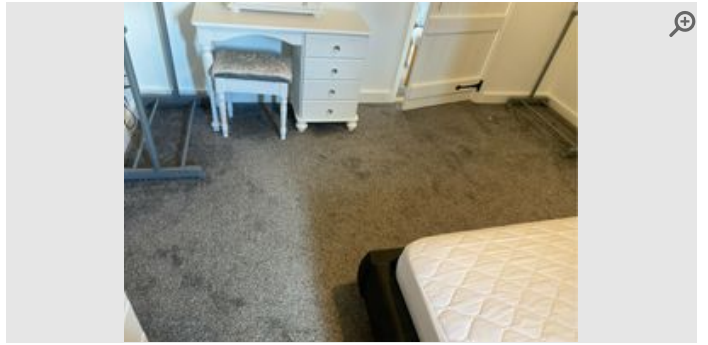
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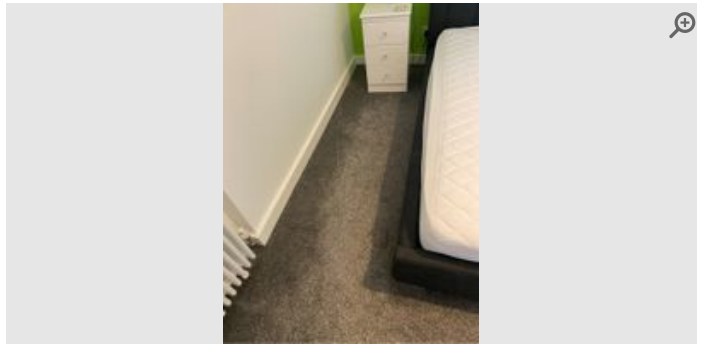
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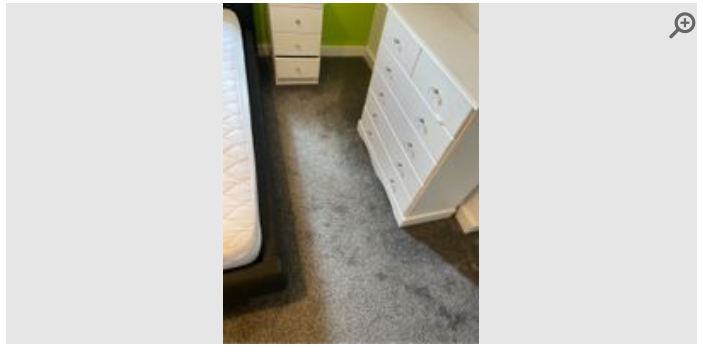
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Added	07/08/2024
Reference	2.1.4



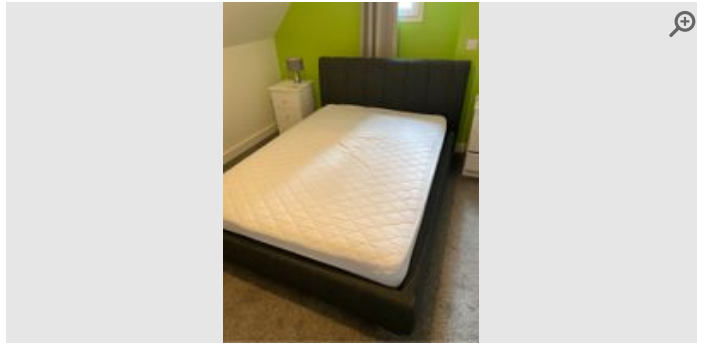
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Added	07/08/2024
Reference	2.1.5



Provided by	Inspector
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Added	07/08/2024
Reference	2.1.6



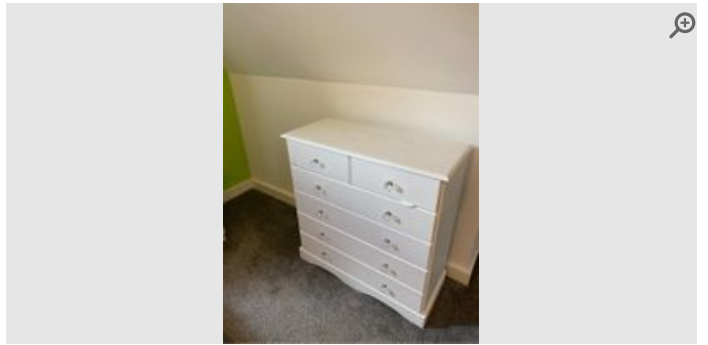
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Added	07/08/2024
Reference	2.1.7



Provided by	Inspector
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Added	07/08/2024
Reference	2.1.8



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Added	07/08/2024
Reference	2.1.9

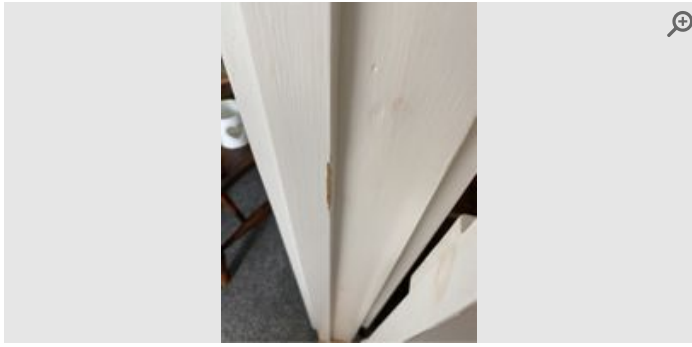


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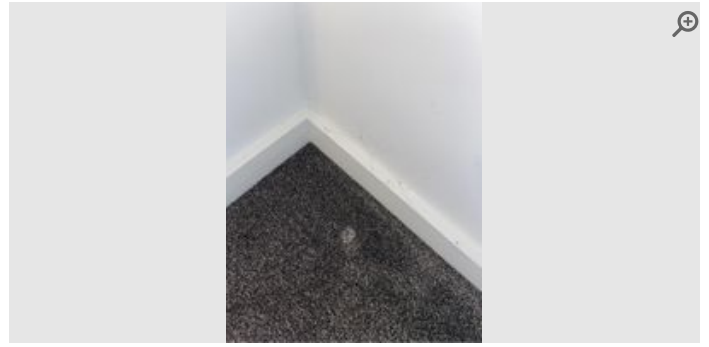
Door Frame & Skirting

Previous State
2nd June 2023

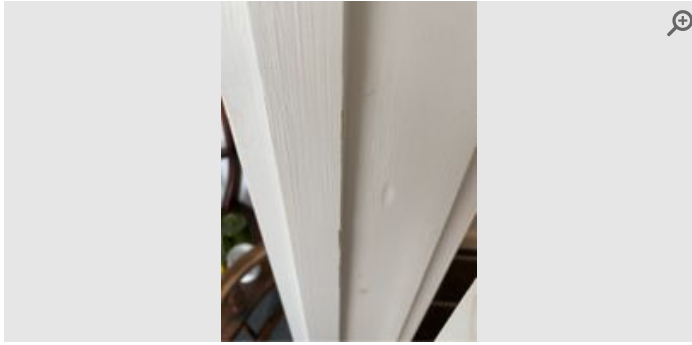
Current State
7th August 2024



Provided by	Inspector
Captured (via App):	02/06/2023 12:37 PM
Added	02/06/2023
Reference	2.2.1



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Added	07/08/2024
Reference	2.2.1

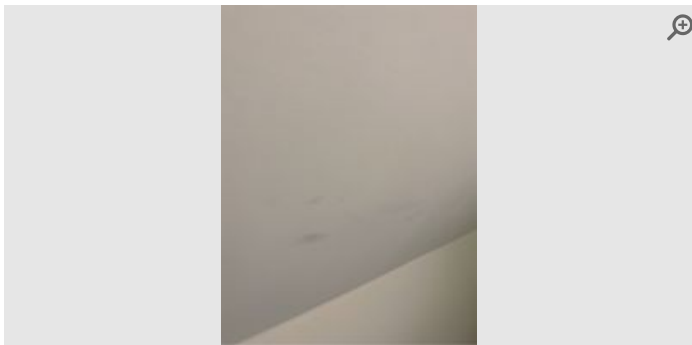


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Added	02/06/2023
Reference	2.2.2

Ceiling

Previous State

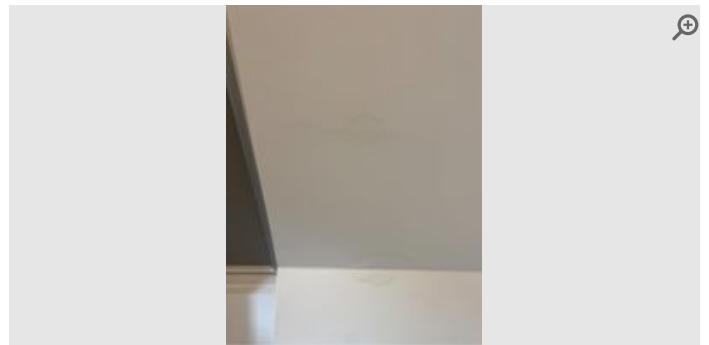
2nd June 2023



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

Current State

7th August 2024



Provided by	Inspector
Captured (via App):	07/08/2024 12:49 PM
Added	07/08/2024
Reference	2.3.1

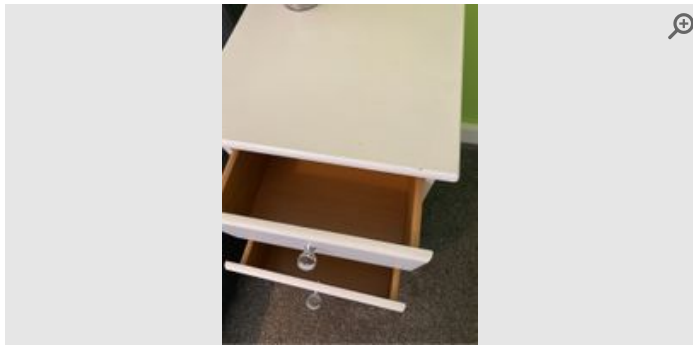
Bedside Cabinet

Previous State

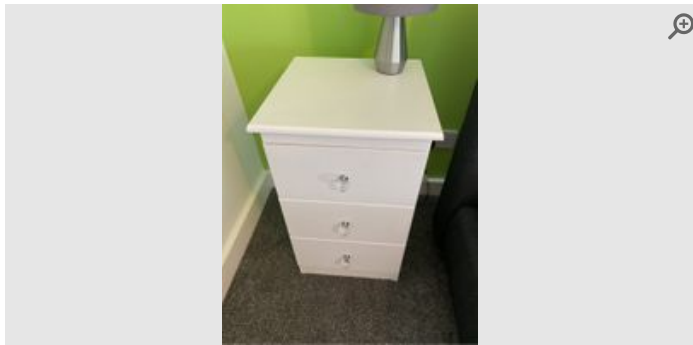
2nd June 2023



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.4.1



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.4.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.4.3

Current State

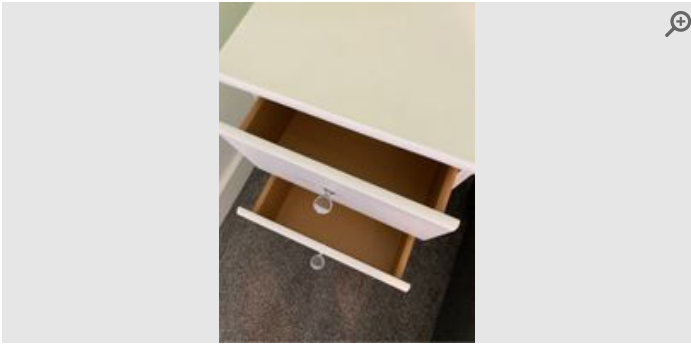
7th August 2024



Provided by	Inspector
Captured (via App):	07/08/2024 12:50 PM
Added	07/08/2024
Reference	2.4.1



Provided by	Inspector
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Added	07/08/2024
Reference	2.4.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.4.4



Provided by	Inspector
Captured (via App):	02/06/2023 12:44 PM
Added	02/06/2023
Reference	2.4.5

Drawers

Previous State

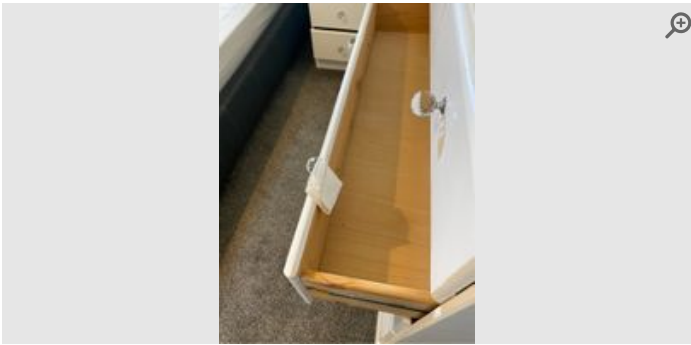
2nd June 2023



Provided by	Inspector
Captured (via App):	02/06/2023 12:45 PM
Added	02/06/2023
Reference	2.5.1

Current State

7th August 2024



Provided by	Inspector
Captured (via App):	07/08/2024 12:50 PM
Added	07/08/2024
Reference	2.5.1



Provided by	Inspector
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Added	02/06/2023
Reference	2.5.2



Provided by	Inspector
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Added	02/06/2023
Reference	2.5.3



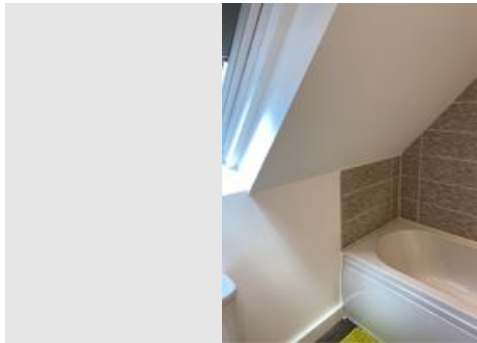
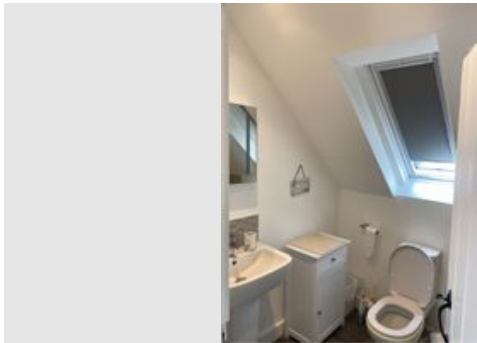
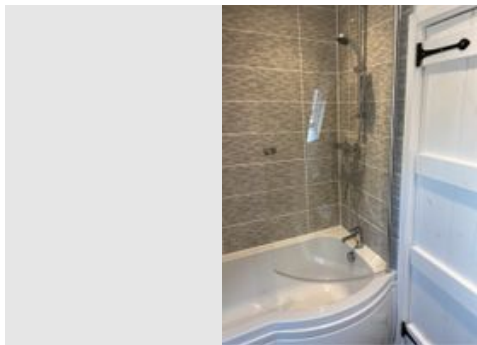
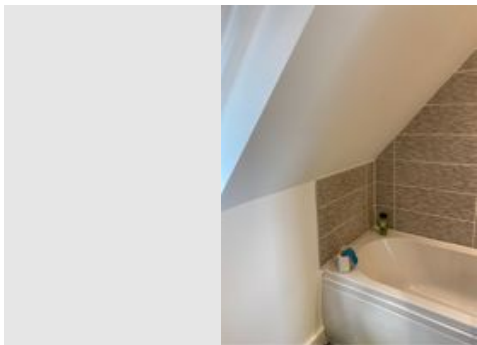
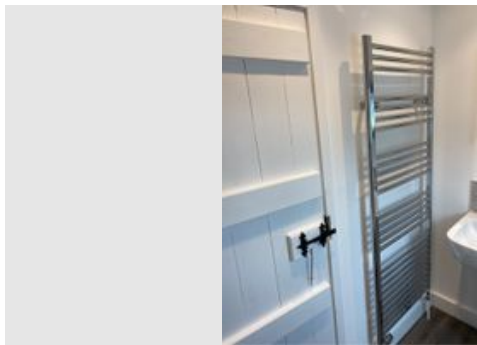
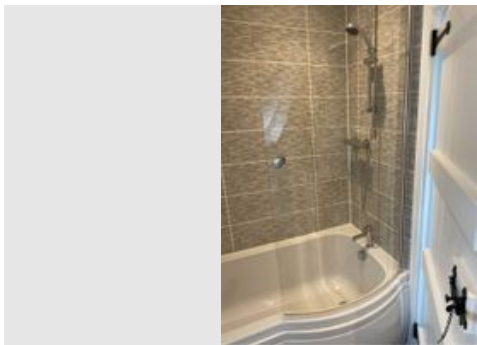
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Added	02/06/2023
Reference	2.5.4

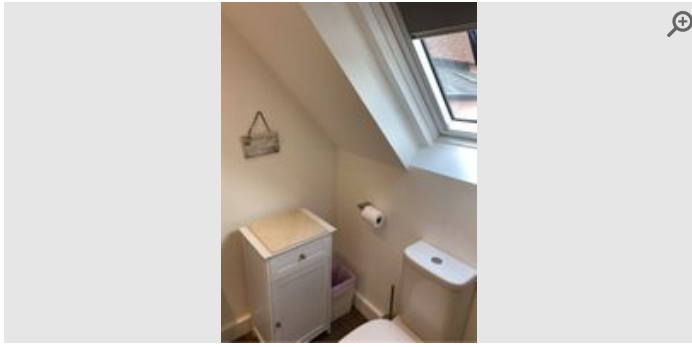
3 Bathroom

Item	Date	Description	Condition	Cleanliness	Photos
3.1 General Overview	Previous State 2nd June 2023	Good condition and clean	● Good	● Good	📷 4 photos
	Current State 7th August 2024	Good condition. Some items left by tenant. Water level low in toilet. Some grubbiness	● Good	● Fair	📷 9 photos
3.2 Door Frame & Skirting	Previous State 2nd June 2023	Gloss painted wood (frame). Gloss painted wood (skirting)	● Good	● Good	📷 N/A
	Current State 7th August 2024	Gloss painted wood (frame). Gloss painted wood (skirting) Light dust	● Good	● Fair	📷 1 photo
3.3 Windows and Sills	Previous State 2nd June 2023	Velux window. 1 in total. UPVC double glazed. Clear glass Grey blind	● Good	● Good	📷 N/A
	Current State 7th August 2024	Velux window. 1 in total. UPVC double glazed. Clear glass Grey blind - light cobwebs	● Good	● Fair	📷 2 photos
3.4 Floor	Previous State 2nd June 2023	Laminate wood effect	● Good	● Good	📷 3 photos
	Current State 7th August 2024	Laminate wood effect Grubby product mark	● Good	● Fair	📷 1 photo
3.5 Bath	Previous State 2nd June 2023	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Mechanised plug	● Good	● Good	📷 2 photos
	Current State 7th August 2024	Standard. Acrylic/Plastic. Mixer tap. Chrome taps. Mechanised plug Tenant shower gel and brush holder left. Small mark to corner and light limescale to taps	● Good	● Fair	📷 3 photos
3.6 Sink/Basin	Previous State 2nd June 2023	Pedestal porcelain. Mixer tap. Chrome taps. Mechanised plug Very minor water mark to pop up	● Good	● Good	📷 2 photos
	Current State 7th August 2024	Pedestal porcelain. Mixer tap. Chrome taps. Mechanised plug Very minor water mark to pop up - tenant soap and accessories left.	● Good	● Fair	📷 1 photo
3.7 Toilet	Previous State 2nd June 2023	Minor grubbiness to rim and cistern. Very minor limescale to back of bowl	● Good	● Fair	📷 5 photos
	Current State 7th August 2024	Minor grubbiness to rim and cistern. Very minor limescale to back of bowl - water level low, grubby in bowl	● Good	● Fair	📷 1 photo
3.8 Bathroom Fixings	Previous State 2nd June 2023	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
	Current State 7th August 2024	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 - toilet brush replaced with similar, basket and cleaning products left	● Fair	● Fair	📷 2 photos

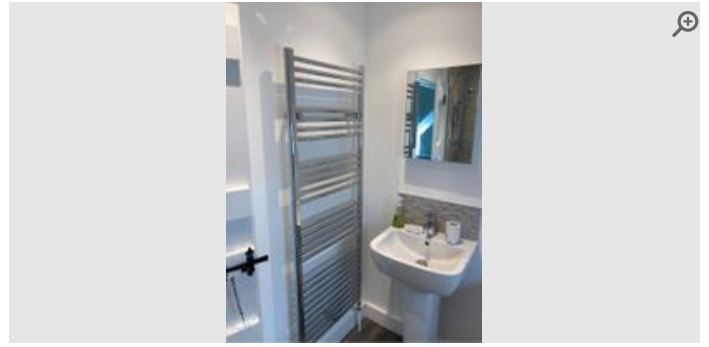
General

Overview

Previous State		Current State	
2nd June 2023		7th August 2024	
 		 	
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Added	02/06/2023	Added	07/08/2024
Reference	3.1.1	Reference	3.1.1
 		 	
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Added	02/06/2023	Added	07/08/2024
Reference	3.1.2	Reference	3.1.2
 		 	
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Added	02/06/2023	Added	07/08/2024
Reference	3.1.3	Reference	3.1.3



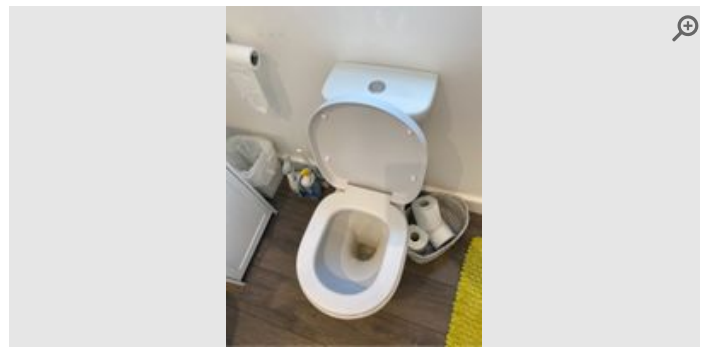
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Added	02/06/2023
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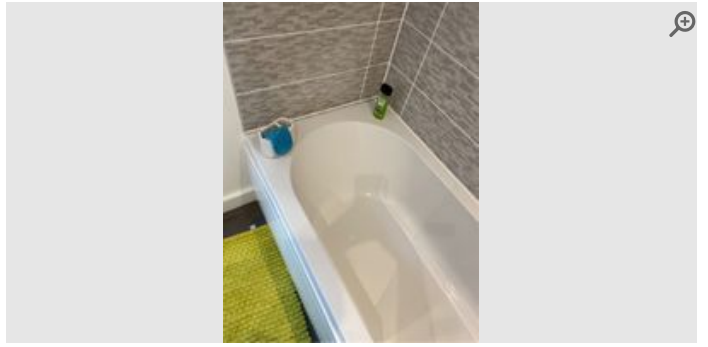
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Added	07/08/2024
Reference	3.1.4



Provided by	Inspector
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Added	07/08/2024
Reference	3.1.5



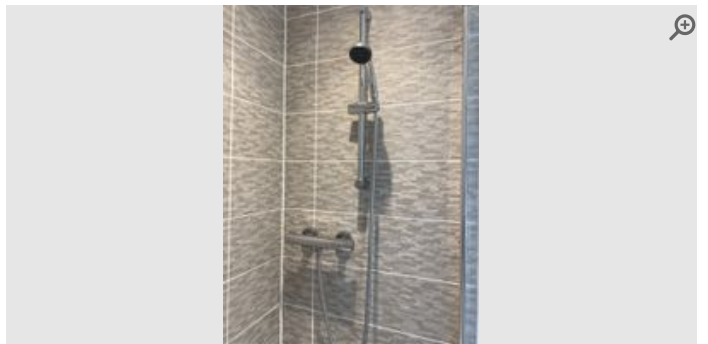
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Added	07/08/2024
Reference	3.1.6



Provided by	Inspector
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Added	07/08/2024
Reference	3.1.7

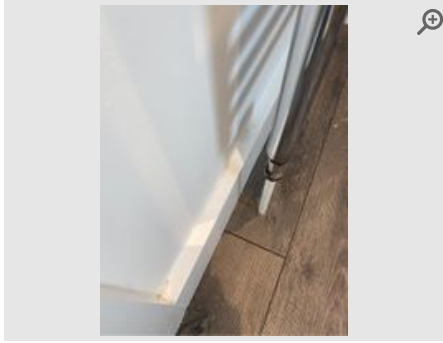


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Added	07/08/2024
Reference	3.1.8



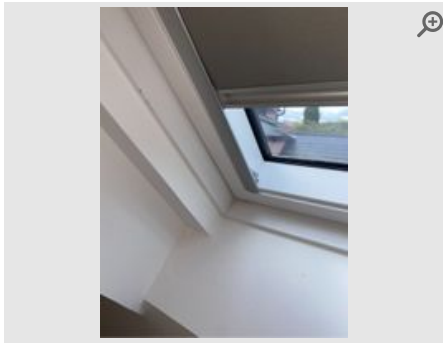
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Added	07/08/2024
Reference	3.1.9

Door Frame & Skirting

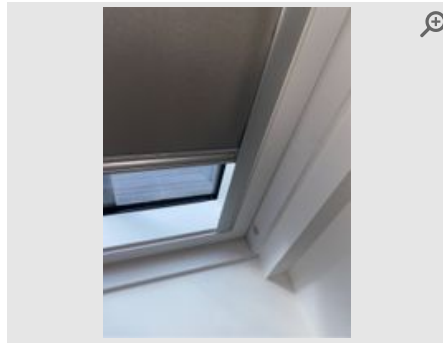


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Added	07/08/2024
Reference	3.2.1

Windows and Sills



Provided by	Inspector
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Added	07/08/2024
Reference	3.3.1

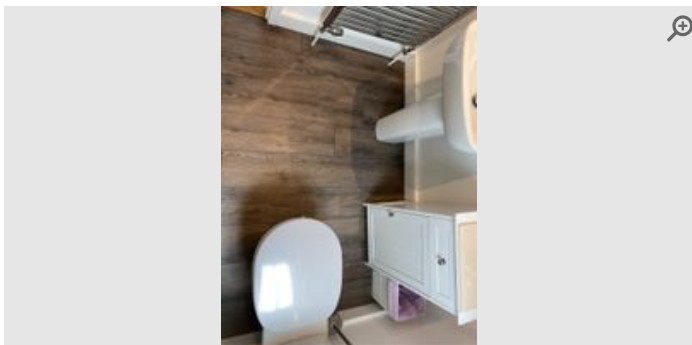


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Added	07/08/2024
Reference	3.3.2

Floor

Previous State

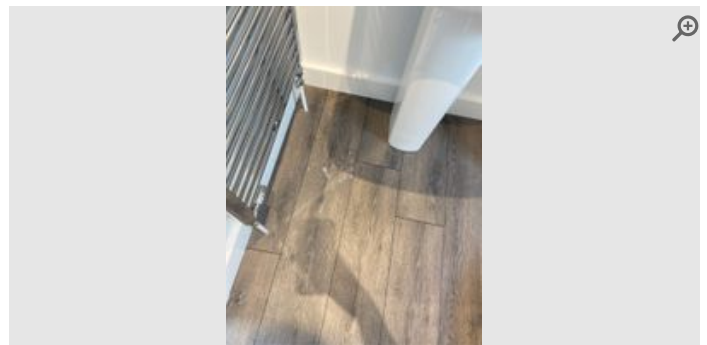
2nd June 2023



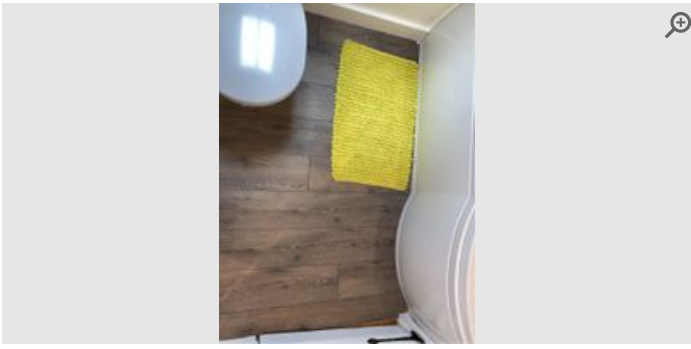
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Added	02/06/2023
Reference	3.4.1

Current State

7th August 2024



Provided by	Inspector
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Added	07/08/2024
Reference	3.4.1



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Added	02/06/2023
Reference	3.4.2

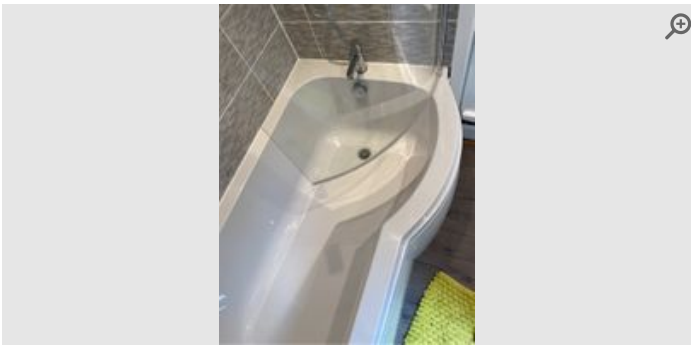


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Added	02/06/2023
Reference	3.4.3

Bath

Previous State

2nd June 2023



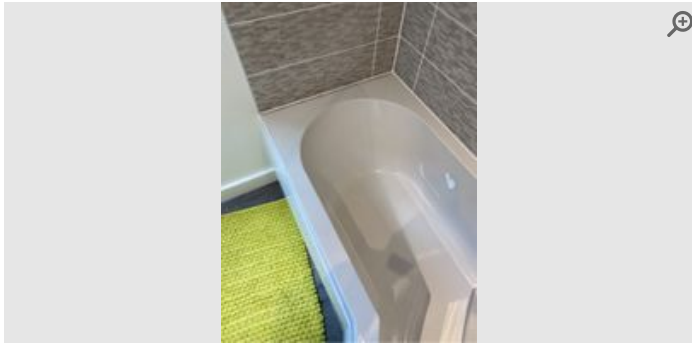
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Added	02/06/2023
Reference	3.5.1

Current State

7th August 2024



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Added	07/08/2024
Reference	3.5.1



Provided by	Inspector
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Added	02/06/2023
Reference	3.5.2



Provided by	Inspector
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Added	07/08/2024
Reference	3.5.2



Provided by	Inspector
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Added	07/08/2024
Reference	3.5.3

Sink/Basin

Previous State

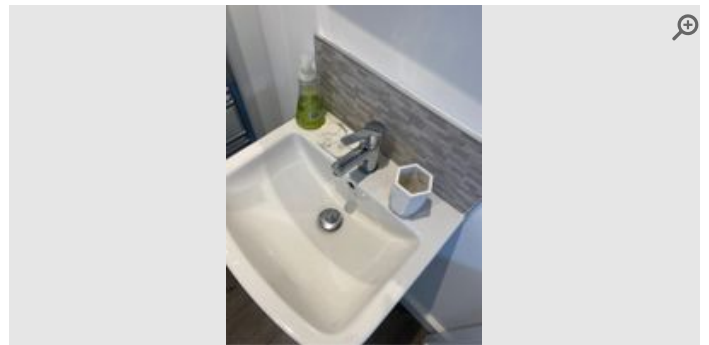
2nd June 2023



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Added	02/06/2023
Reference	3.6.1

Current State

7th August 2024



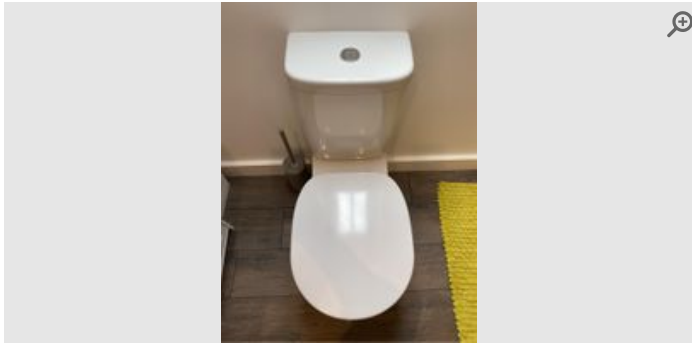
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Added	07/08/2024
Reference	3.6.1



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Added	02/06/2023
Reference	3.6.2

Toilet

Previous State
2nd June 2023

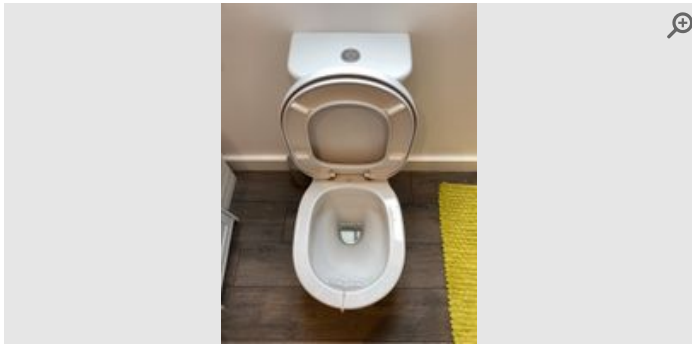


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Added	02/06/2023
Reference	3.7.1

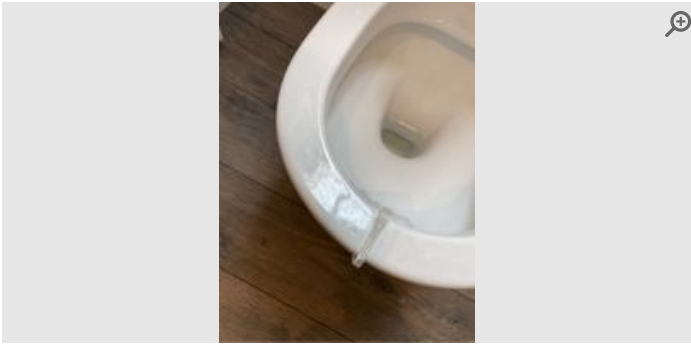
Current State
7th August 2024



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Added	07/08/2024
Reference	3.7.1



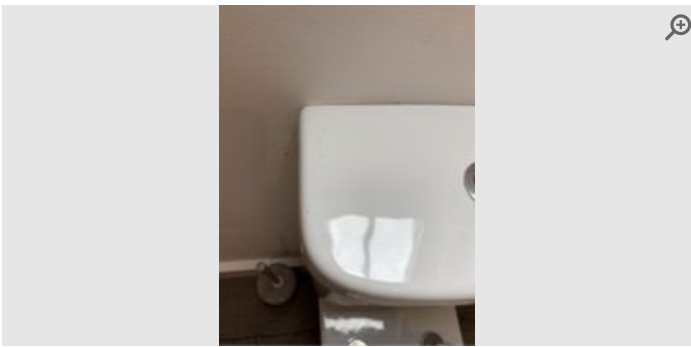
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Added	02/06/2023
Reference	3.7.2



Provided by	Inspector
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Added	02/06/2023
Reference	3.7.3



Provided by	Inspector
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Added	02/06/2023
Reference	3.7.4



Provided by	Inspector
Captured (via App):	02/06/2023 12:26 PM
Added	02/06/2023
Reference	3.7.5

Bathroom Fixings

Previous State	Current State
2nd June 2023	7th August 2024



Provided by	Inspector
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Added	02/06/2023
Reference	3.8.1



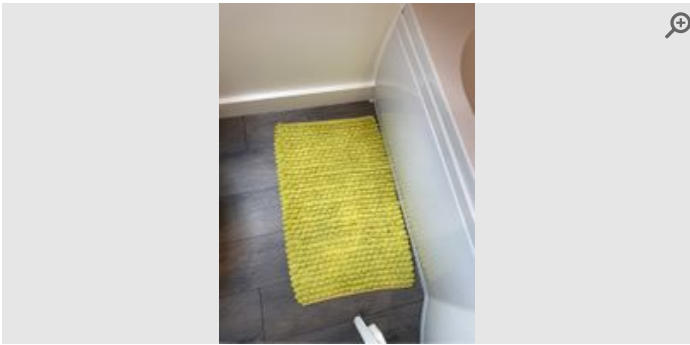
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Added	07/08/2024
Reference	3.8.1



Provided by	Inspector
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Added	02/06/2023
Reference	3.8.2



Provided by	Inspector
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Added	07/08/2024
Reference	3.8.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:30 PM
Added	02/06/2023
Reference	3.8.3

4 Lounge Area					
Item	Date	Description	Condition	Cleanliness	Photos
4.1 General Overview	Previous State 2nd June 2023	Good condition and clean	● Good	● Good	📷 3 photos
	Current State 7th August 2024	Good condition and clean. Some items left by tenant and place mats missing	● Good	● Good	📷 8 photos
4.2 Floor	Previous State 2nd June 2023	Laminate wood effect Grey rubber based mat. Scratch beside sofa	● Fair	● Good	📷 5 photos
	Current State 7th August 2024	Laminate wood effect Grey rubber based mat. Scratch beside sofa - trays and ice cube tray left by tenant	● Fair	● Fair	📷 1 photo
4.3 Rug	Previous State 2nd June 2023	Green long pile rug.	● Good	● Good	📷 1 photo
	Current State 7th August 2024	Green long pile rug - additional mat left by tenant. Minor debris	● Good	● Fair	📷 2 photos
4.4 Dining Table and Chairs	Previous State 2nd June 2023	Wooden fold out table, 2 fabric chairs (fire tag seen). 2 dinner and drink mats	● Good	● Good	📷 3 photos
	Current State 7th August 2024	Wooden fold out table, 2 fabric chairs (fire tag seen). 2 dinner and drink mats - dinner mats not present. Salt and pepper shaker left	● Good	● Good	📷 1 photo

📷 Lounge Area Photos

General Overview

Previous State

2nd June 2023



Provided by

Inspector

Captured (via App):

02/06/2023 11:49 AM

Added

02/06/2023

Reference

4.1.1

Current State

7th August 2024



Provided by

Inspector

Captured (via App):

07/08/2024 1:00 PM

Added

07/08/2024

Reference

4.1.1



Provided by **Inspector**

Captured (via App): **02/06/2023 11:52 AM**

Added **02/06/2023**

Reference **4.1.2**



Provided by **Inspector**

Captured (via App): **07/08/2024 1:03 PM**

Added **07/08/2024**

Reference **4.1.2**

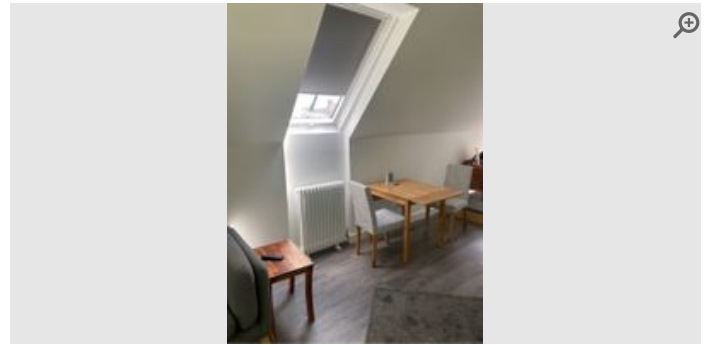


Provided by **Inspector**

Captured (via App): **02/06/2023 11:58 AM**

Added **02/06/2023**

Reference **4.1.3**



Provided by **Inspector**

Captured (via App): **07/08/2024 1:00 PM**

Added **07/08/2024**

Reference **4.1.3**



Provided by **Inspector**

Captured (via App): **07/08/2024 1:00 PM**

Added **07/08/2024**

Reference **4.1.4**



Provided by	Inspector
Captured (via App):	07/08/2024 1:00 PM
Added	07/08/2024
Reference	4.1.5



Provided by	Inspector
Captured (via App):	07/08/2024 1:03 PM
Added	07/08/2024
Reference	4.1.6



Provided by	Inspector
Captured (via App):	07/08/2024 1:03 PM
Added	07/08/2024
Reference	4.1.7



Provided by	Inspector
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Added	07/08/2024
Reference	4.1.8

Floor

Previous State

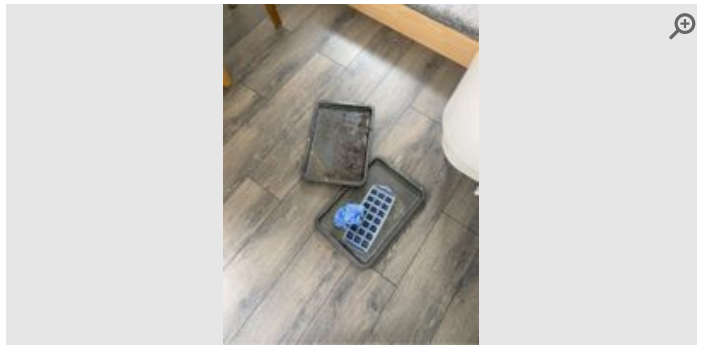
2nd June 2023



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Added	02/06/2023
Reference	4.2.1

Current State

7th August 2024



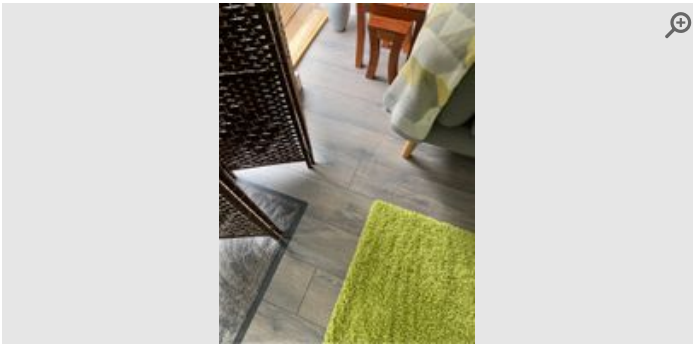
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Added	07/08/2024
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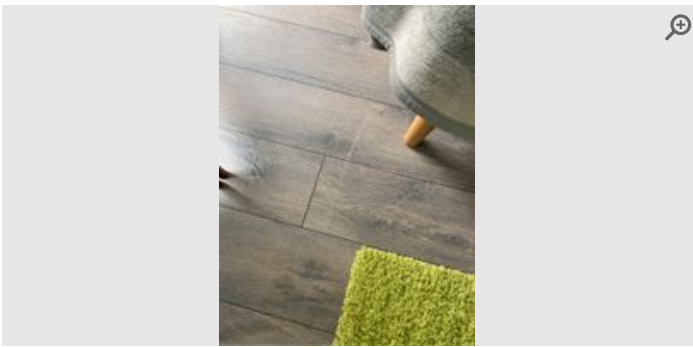
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Added	02/06/2023
Reference	4.2.2



Provided by	Inspector
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Added	02/06/2023
Reference	4.2.3



Provided by	Inspector
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Added	02/06/2023
Reference	4.2.4

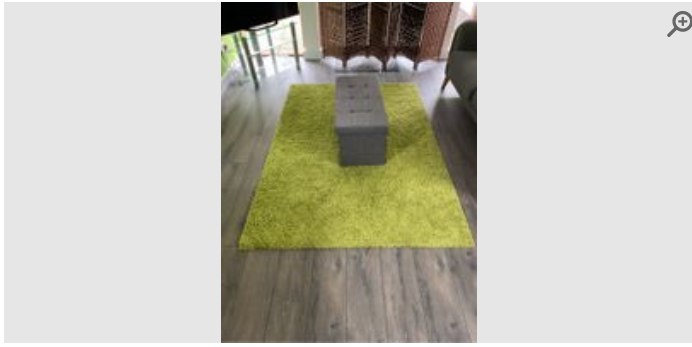


Provided by	Inspector
Captured (via App):	02/06/2023 11:57 AM
Added	02/06/2023
Reference	4.2.5

Rug

Previous State
2nd June 2023

Current State
7th August 2024



Provided by	Inspector
Captured (via App):	02/06/2023 11:59 AM
Added	02/06/2023
Reference	4.3.1



Provided by	Inspector
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Added	07/08/2024
Reference	4.3.1

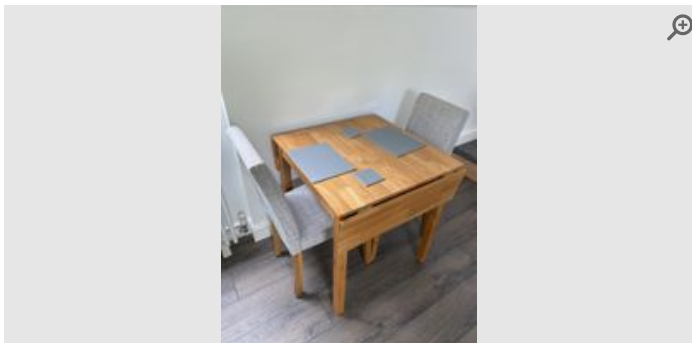


Provided by	Inspector
Captured (via App):	07/08/2024 1:04 PM
Added	07/08/2024
Reference	4.3.2

Dining Table and Chairs

Previous State

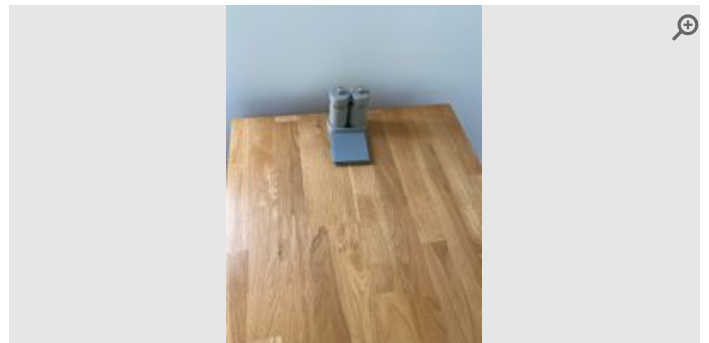
2nd June 2023



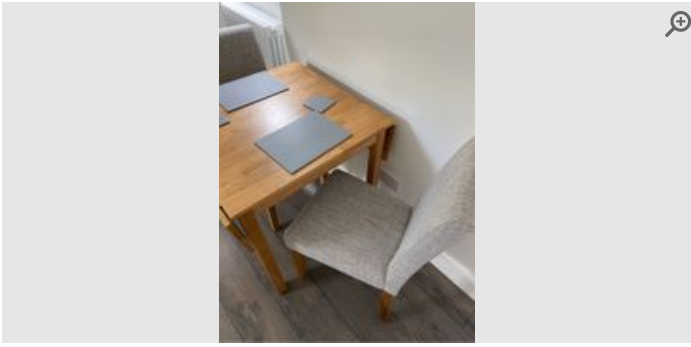
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Added	02/06/2023
Reference	4.4.1

Current State

7th August 2024



Provided by	Inspector
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Added	07/08/2024
Reference	4.4.1



Provided by	Inspector
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Added	02/06/2023
Reference	4.4.2



Provided by	Inspector
Captured (via App):	02/06/2023 12:02 PM
Added	02/06/2023
Reference	4.4.3

5 Kitchen

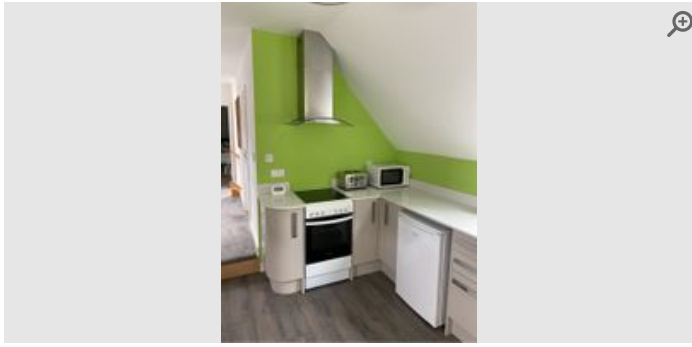
Item	Date	Description	Condition	Cleanliness	Photos
5.1 General Overview	Previous State 2nd June 2023	Good condition and clean	Good	Good	2 photos
	Current State 7th August 2024	Good condition. A few grubby areas. Signs of water damage	Good	Good	8 photos
5.2 Walls	Previous State 2nd June 2023	Plastered & painted white Light green areas. Small splash marks behind sink. Many grease drips behind cooker	Fair	Fair	3 photos
	Current State 7th August 2024	Plastered & painted white Light green areas. Small splash marks behind sink. Many grease drips behind cooker - moderate water staining to wall causing cracking	Poor	Fair	1 photo
5.3 Floor	Previous State 2nd June 2023	Laminate wood effect	Good	Good	1 photo
	Current State 7th August 2024	Laminate wood effect Minor grubby marks and debris	Good	Fair	2 photos
5.4 Kitchen Worksurfaces	Previous State 2nd June 2023	Laminated worksurface Integrated drainer	Good	Good	2 photos
	Current State 7th August 2024	Laminated worksurface Integrated drainer - grubby mark	Good	Fair	1 photo
5.5 Kitchen Sink	Previous State 2nd June 2023	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
	Current State 7th August 2024	Single bowl. Stainless steel. Mixer tap. Chrome taps. Mechanised plug Freestanding plastic bowl and drainer. Scratches to bowl. Very minor water marks - cleaning items left, grubby staining to plug	Fair	Fair	2 photos
5.6 Fridge	Previous State 2nd June 2023	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
	Current State 7th August 2024	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 - grubby finger marks	Good	Fair	2 photos
5.7 Heat Sensor/Smoke Alarm	Previous State 2nd June 2023	Ceiling mounted. Test button/function working. Wired	Good	Good	1 photo
	Current State 7th August 2024	Ceiling mounted. Test button/function working. Wired Light spot marks	Good	Good	1 photo

 Kitchen Photos

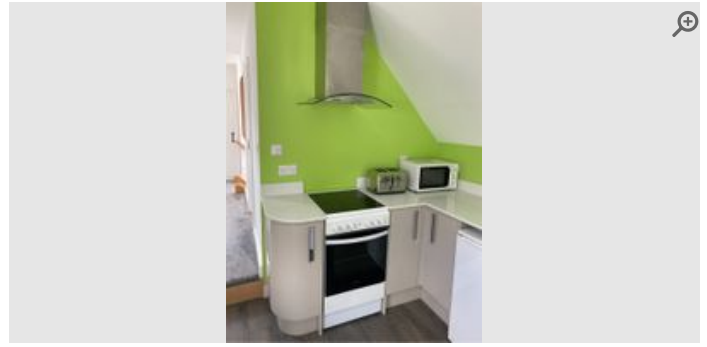
The diagram illustrates a process flow or comparison. It features three main components arranged horizontally: 'Previous State' on the left, 'General Overview' in the center, and 'Current State' on the right. Above 'General Overview' is a horizontal line with a downward-pointing arrow. Below 'Previous State' and 'Current State' are horizontal lines with upward-pointing arrows. The central 'General Overview' is positioned between these two lines, suggesting it acts as a bridge or summary between the two states.

2nd June 2023

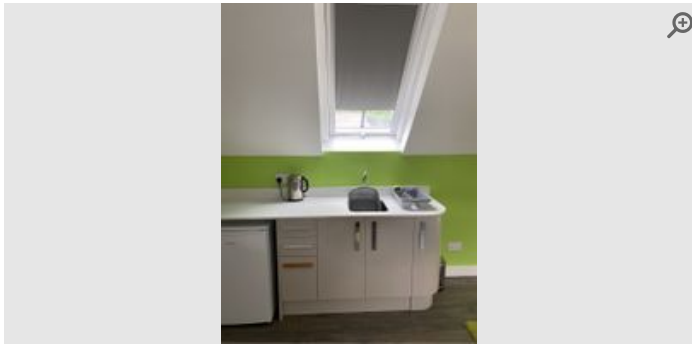
7th August 2024



Provided by	Inspector
Captured (via App):	02/06/2023 12:03 PM
Added	02/06/2023
Reference	5.1.1



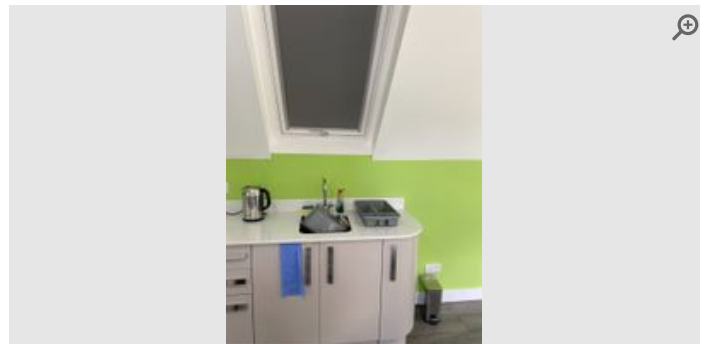
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Added	07/08/2024
Reference	5.1.1



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Added	02/06/2023
Reference	5.1.2



Provided by	Inspector
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Added	07/08/2024
Reference	5.1.2



Provided by	Inspector
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Reference	5.1.4



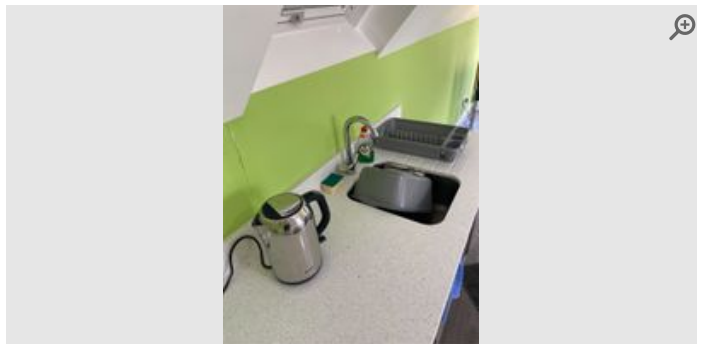
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Reference	5.1.5



Provided by	Inspector
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Reference	5.1.6



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Reference	5.1.7

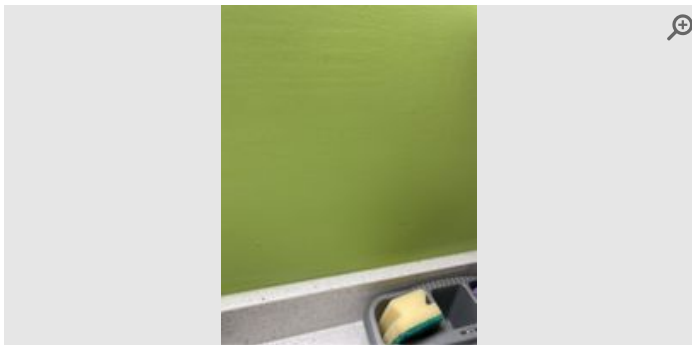


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Walls

Previous State

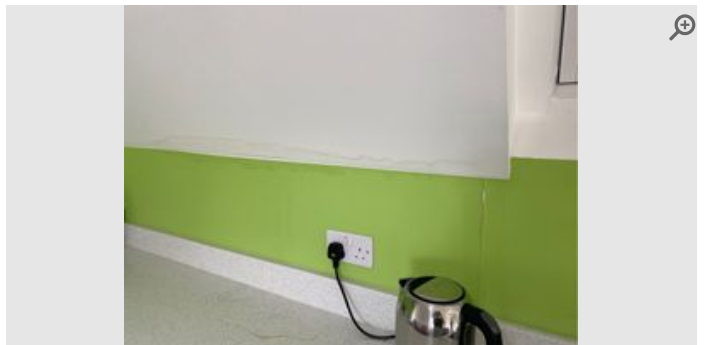
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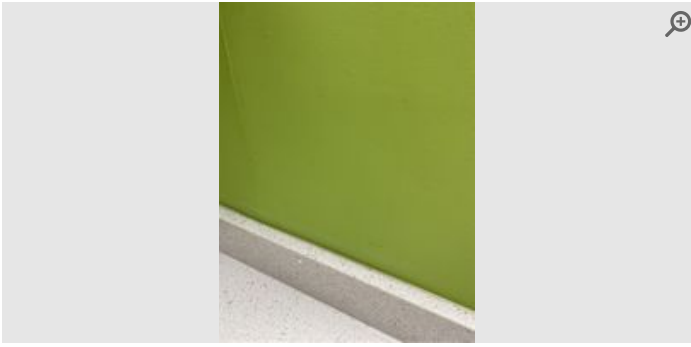
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Current State

7th August 2024



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Added	07/08/2024
Reference	5.2.1



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Added	02/06/2023
Reference	5.2.2



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Reference	5.2.3

Floor

Previous State

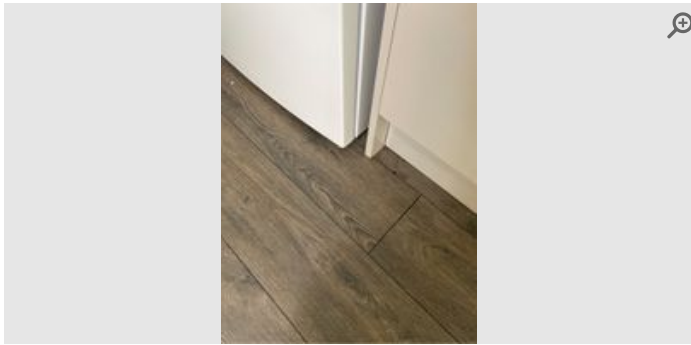
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Reference	5.3.1

Current State

7th August 2024



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Added	07/08/2024
Reference	5.3.1



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Reference	5.3.2

Kitchen Worksurfaces

Previous State

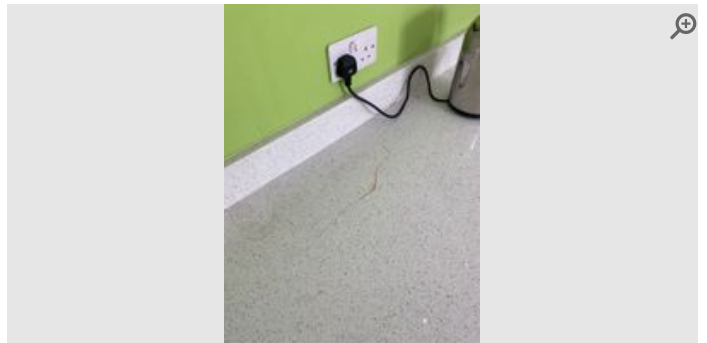
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Current State

7th August 2024



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Added	07/08/2024
Reference	5.4.1



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Reference	5.4.2

Kitchen Sink

Previous State

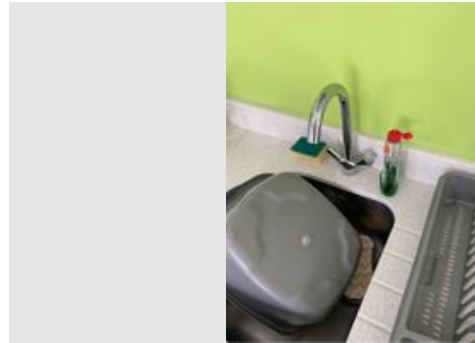
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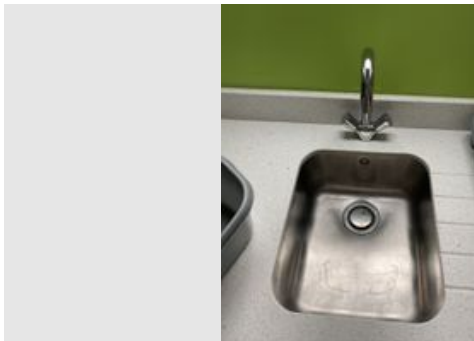
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Current State

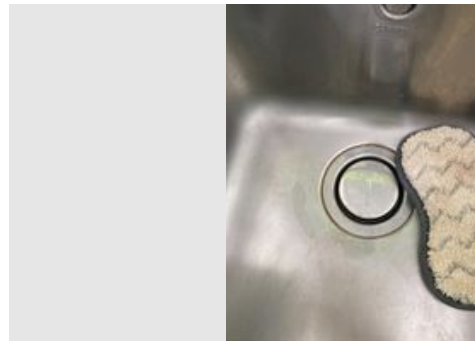
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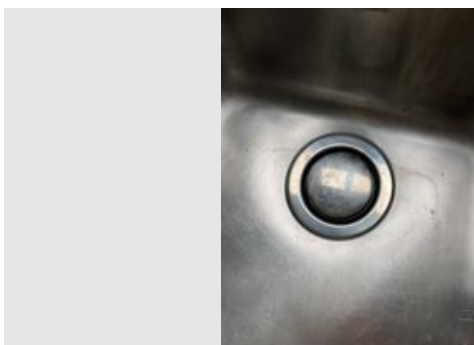
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Reference	5.5.2



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Reference	5.5.2



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Added	02/06/2023
Reference	5.5.3



Provided by	Inspector
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Added	02/06/2023
Reference	5.5.4

Fridge

Previous State

2nd June 2023



Provided by	Inspector
Captured (via App):	02/06/2023 12:15 PM
Added	02/06/2023
Reference	5.6.1

Current State

7th August 2024



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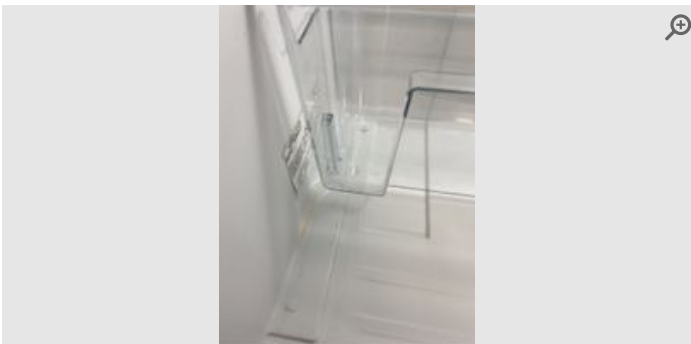
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Reference	5.6.5



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Added	02/06/2023
Reference	5.6.6

Heat Sensor/Smoke Alarm

Previous State
2nd June 2023



Provided by	Inspector
Captured (via App):	02/06/2023 12:16 PM
Added	02/06/2023
Reference	5.7.1

Current State
7th August 2024



Provided by	Inspector
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Added	07/08/2024
Reference	5.7.1

6 Balcony & Stairs

Item	Date	Description	Condition	Cleanliness	Photos
6.1 General Overview	Previous State 2nd June 2023	Balcony with chair and table. Decorative pots and solar light. Chair and table grubby. Cobwebs and debris. Decking slightly weathered	● Fair	● Fair	📷 8 photos
	Current State 7th August 2024	Balcony with chair and table. Decorative pots and solar light. Chair and table grubby. Cobwebs and debris. Decking slightly weathered - decking staining further weathered. Table not present, deck chair left	● Fair	● Fair	📷 7 photos

📷 Balcony & Stairs Photos

General Overview

Previous State

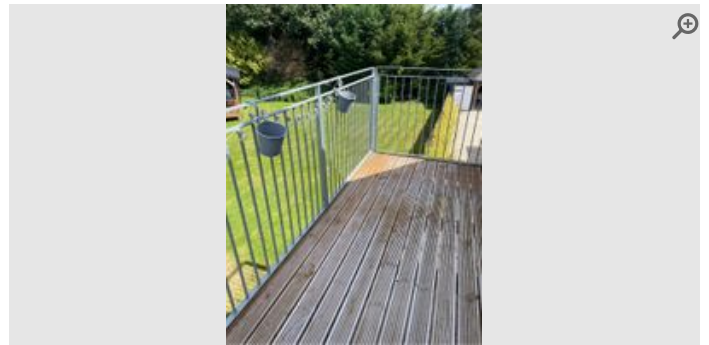
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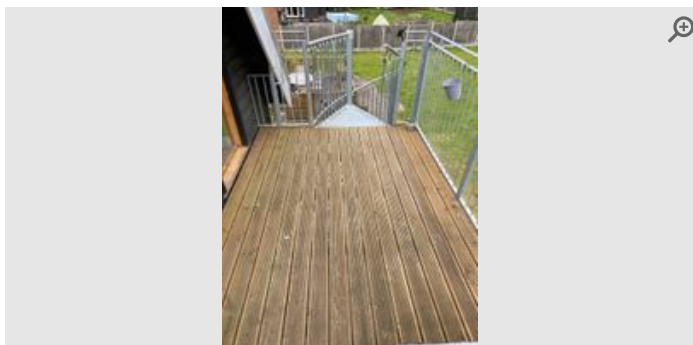
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Added	02/06/2023
Reference	6.1.1

Current State

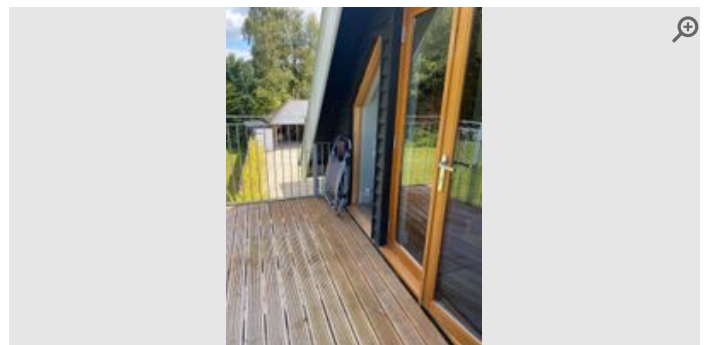
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Added	07/08/2024
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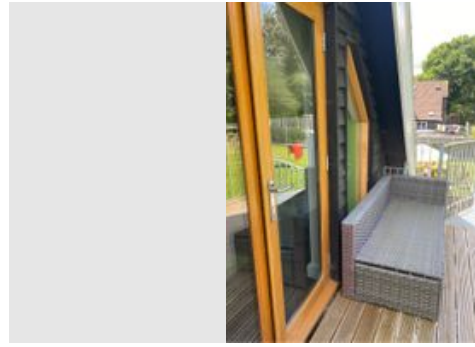
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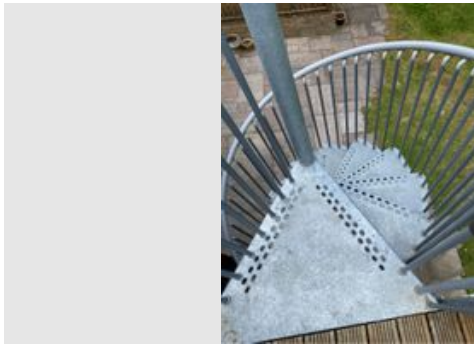
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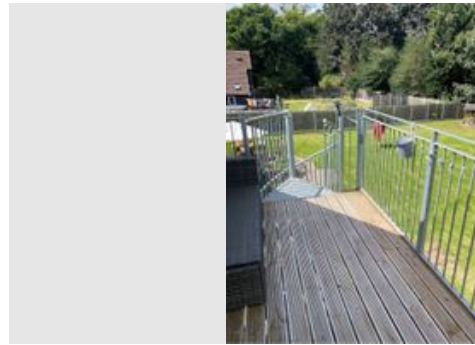
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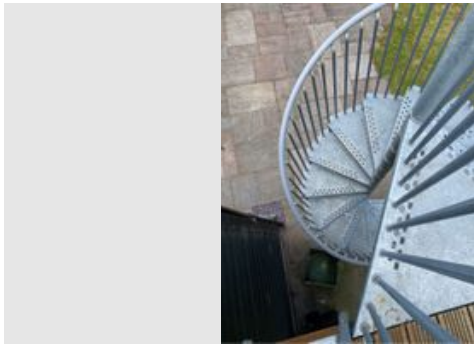
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Reference	6.1.4



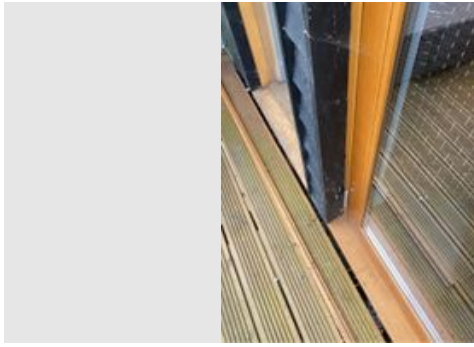
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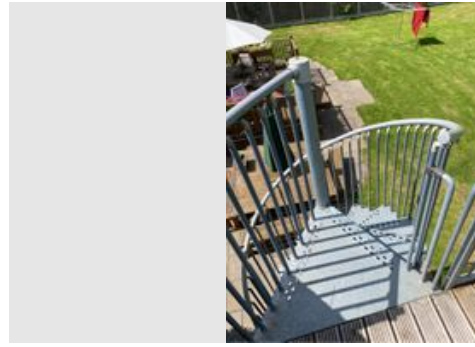
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Reference	6.1.5



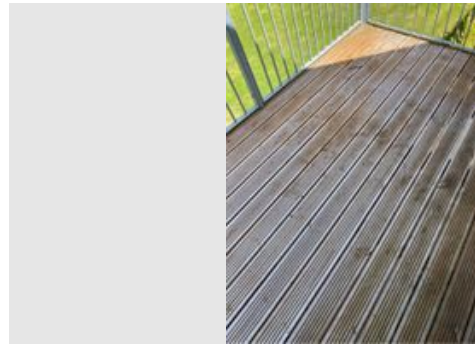
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Reference	6.1.6



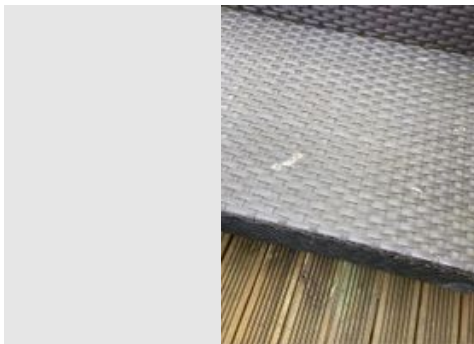
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Added	07/08/2024
Reference	6.1.7



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:

Holly Webber

Date:

07/08/2024 at 6:38pm

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.