



1 Example House Example Street,  
Example City, Exampleshire, England,  
EG1 1EG

**TENANT NAME**  
A Tenant


**TENANCY TYPE**  
Single

**REPORT CONFIRMED BY**  
An Inspector





**TENANCY START DATE**  
14/10/2020

**PROPERTY VISIT DATE**  
14/10/2020

 [View Photo Gallery](#)

 [View 360° Gallery Tour](#)

## This report contains

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

## Report Information

Pets are permitted by the Landlord.

# 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

# Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

## Prescribed Information

 How to Rent Guide

 Electrical Safety Certificate

 EPC

I can confirm safe receipt of this property report email sent to me on **16/10/2020** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:

<https://www.inventoryhive.co.uk/report-documents/eg11eg/369849>

## Tenant Signature



**Name:**

A Tenant

**Date:**

16/10/2020 at 10:20am

**Email address:**

sjc78@hotmail.co.uk

**IP address:**

51.52.211.159

**Location:**



[View Pre-Arrival Documents](#)



# Schedule of Cleanliness and Condition

## General Overview

Room/Space	Description	Condition	Cleanliness	Photos
<b>Entrance/Hallway</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Living Room/Lounge</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Balcony</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Kitchen</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Utility/Laundry Room</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Toilet</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Front Garden</b>	Good seasonal order. Plants and shrubs pruned and not overgrown. Free of rubbish. Paving present, slabs free of cracks.	● Good	● Good	360° photo
<b>Back Garden</b>	Good seasonal order. Plants and shrubs pruned and not overgrown. Free of rubbish. Paved patio area, slabs free of cracks.	● Good	● Good	360° photo



# Utility Details

## Gas - Standard Meter

Supplier

Serial Number (MSN)

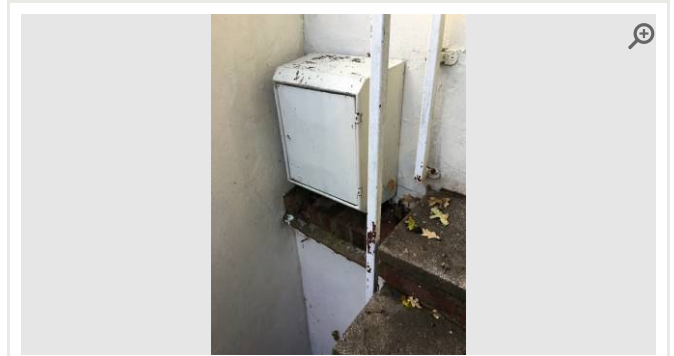
Location

G4 K5010488 11 01

Exterior/cabinet (front)

Serial  
Photo

Location  
Photo

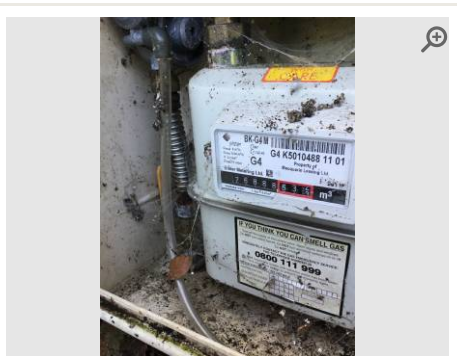


Provided by	Inspector
Captured (via App):	14/10/2020 11:12 AM
Added	14/10/2020

Provided by	Inspector
Captured (via App):	14/10/2020 11:12 AM
Added	14/10/2020

## Access Details

Date	Notes	Reading
16/10/2020		26888.633



Provided by	Inspector
Captured (Certified by inspector)	14/10/2020
Added	16/10/2020

# Electricity - Single Rate Meter

**Supplier**

**Serial Number (MSN)**

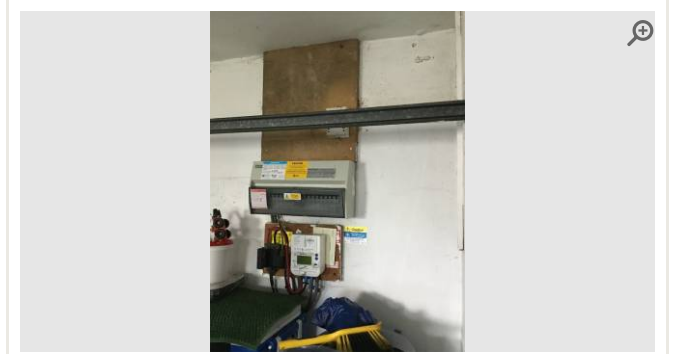
**Location**

18M1174905

Garage

**Serial  
Photo**

**Location  
Photo**



Provided by	<b>Inspector</b>
Captured (via App):	<b>14/10/2020 11:10 AM</b>
Added	<b>14/10/2020</b>

Provided by	<b>Inspector</b>
Captured (via App):	<b>14/10/2020 11:10 AM</b>
Added	<b>14/10/2020</b>

## Access Details













Date	Notes	Reading
16/10/2020		24710



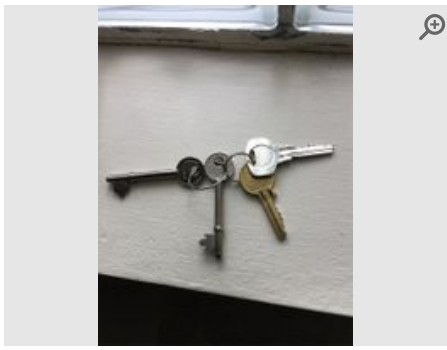
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>16/10/2020</b>

# Room Details

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

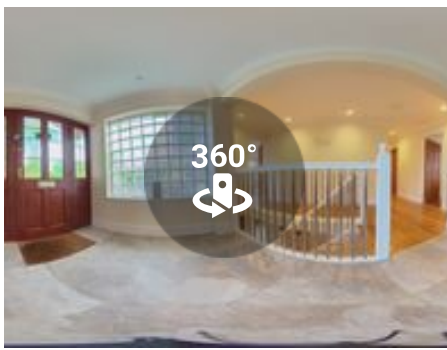
1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
<b>Keys</b> 1.1	Front door yale x 1. Back door yale x 1. Front door mortice x 2 Keys present and intact.	● Good	● Good	 1 photo
<b>General Overview</b> 1.2	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
<b>Front Door</b> 1.3	Wood double glazed. Opaque glass. Lever handle. Chrome handle. Yale lock. Chrome Letterbox Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	● Good	● Good	 3 photos
	<b>Disagreed by tenant - 16th October 2020</b>		● The inspector agreed	
<b>Information provided by tenant</b> Letterbox isn't fixed properly and falls off. Security chain is also missing.				
<b>The inspector responded to the above tenant comments with the following:</b> I agree with the tenants' comments.				
<b>Door Frame &amp; Skirting</b> 1.4	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Good	 N/A
<b>Ceiling</b> 1.5	Plastered/Painted white. White coving Stain present on the coving over the stairs.	● Fair	● Good	 1 photo
<b>Light Fittings</b> 1.6	Ceiling. Recessed spotlight fixing(s). 11 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
<b>Smoke Alarm</b> 1.7	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● Good	● Good	 N/A
<b>Walls</b> 1.8	Plastered & painted magnolia. Picture hooks/nails present. 6 in total Stencil on wall.	● Good	● Good	 1 photo
<b>Windows and Sills</b> 1.9	Standard window. 1 in total. UPVC double glazed. Obscured glass Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
<b>Radiator</b> 1.10	White panelled. 1 in total. Valve cap missing (left) Wall-mounted radiator free of marks and scuffs.	● Good	● Good	 1 photo
<b>Sockets &amp; Switches</b> 1.11	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
<b>Floor</b> 1.12	Solid wood Free of stains, marks and scratches.	● Good	● Good	 N/A

**Keys**

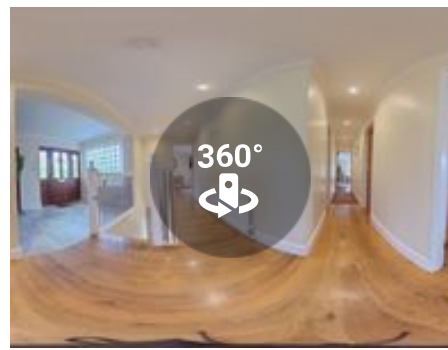


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.1.1</b>

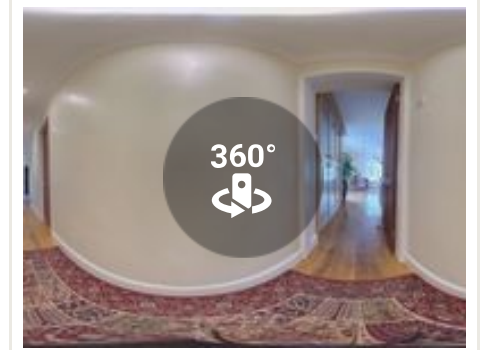
**General Overview**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>15/10/2020</b>
Reference	<b>1.2.1</b>



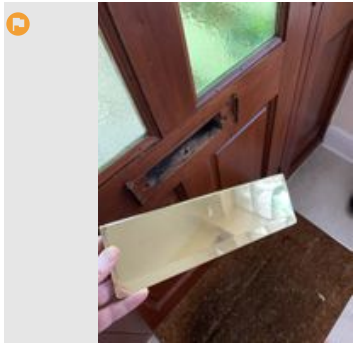
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.2.2</b>



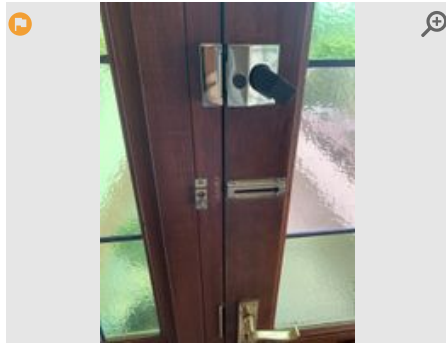
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>15/10/2020</b>
Reference	<b>1.2.3</b>

**Front Door**

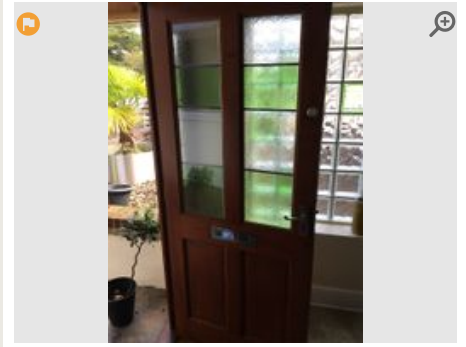




Provided by	<b>Tenant</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>16/10/2020</b>
Reference	<b>1.3.1</b>

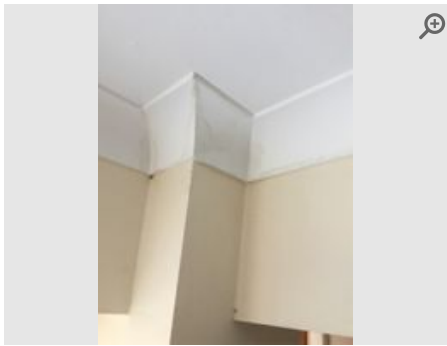


Provided by	<b>Tenant</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>16/10/2020</b>
Reference	<b>1.3.2</b>



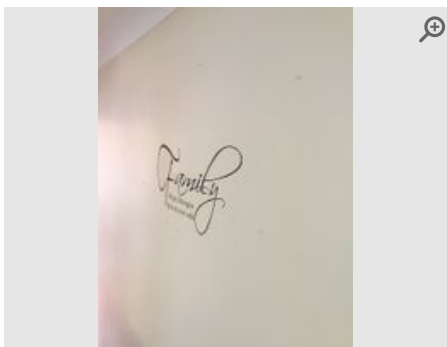
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.3.3</b>

## Ceiling



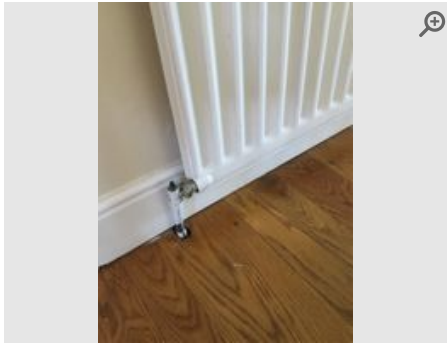
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.5.1</b>

## Walls















Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.8.1</b>

## Radiator



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>1.10.1</b>

## 2 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 2.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
<b>Door (Internal)</b> 2.2	Wood panelled; brass handle. Natural wood (no varnish). Lever handle Free of marks and scratches to front side and reverse.	● Good	● Good	 N/A
<b>Door Frame &amp; Skirting</b> 2.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Good	 N/A
<b>Ceiling</b> 2.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	 N/A
<b>Light Fittings</b> 2.5	Ceiling. Wall. 12 bulbs/spotlights. 1 bulb/spotlight not working No cobwebs present to light fittings.	● Good	● Good	 1 photo
<b>Walls</b> 2.6	Plastered & painted magnolia Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 N/A
<b>Windows and Sills</b> 2.7	Bay window. Standard window. 2 in total. UPVC double glazed. Clear glass. Acrylic coated handle. Wooden sills. Curtains present. Tie backs Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
<b>Patio Doors</b> 2.8	UPVC double glazed. UPVC double glazed french doors. UPVC double glazed. Clear glass. Acrylic coated handle. Curtains present. Tie backs Glazing intact. Frame free of marks and scratches. Free of dust and dirt.	● Good	● Good	 N/A
<b>Radiator</b> 2.9	White panelled. 1 in total Wall mounted radiator free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 N/A
<b>Sockets &amp; Switches</b> 2.10	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
<b>Floor</b> 2.11	Solid wood Free of stains, marks and scratches. Rug present, free of marks and stains.	● Good	● Good	 N/A
<b>Fireplace</b> 2.12	Limestone surround. Limestone hearth Mantelpiece free of marks, scuffs and stains.	● Good	● Good	 1 photo

### General Overview

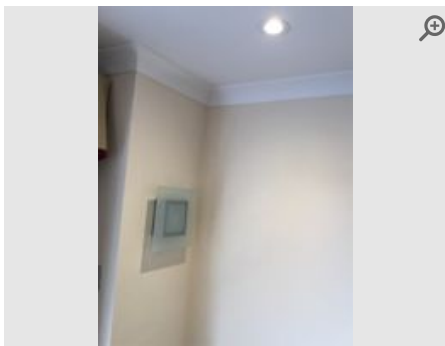


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>2.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>2.1.2</b>

### Light Fittings



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>2.5.1</b>

### Fireplace



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>2.12.1</b>

### 3 Balcony

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 3.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	360° photo
<b>Barrier/Railings</b> 3.2	White metal railings. Appear securely fitted. Free of marks and scratches.	● Good	● Good	N/A
<b>Floor</b> 3.3	Wooden decking. Free of marks and scratches.	● Good	● Good	N/A
<b>BBQ</b> 3.4	Gas grill. Clean & free of food residue Dials intact. Casing free of marks and defects. Gas bottle present.	● Good	● Good	2 photos

### Balcony Photos

#### General Overview

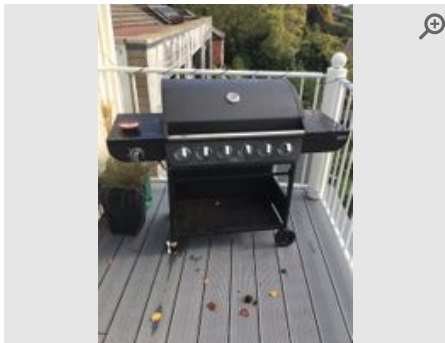


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>3.1.1</b>

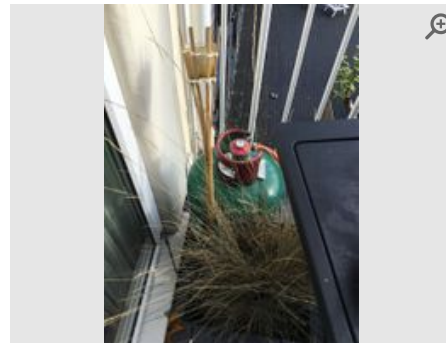


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>3.1.2</b>

#### BBQ




















Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>3.4.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>3.4.2</b>

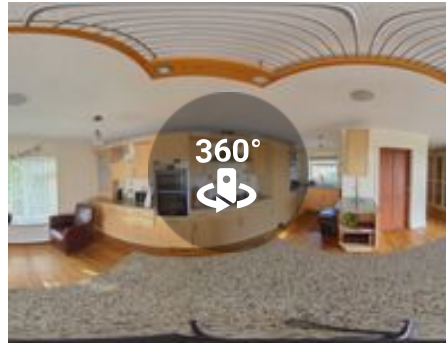
## 4 Kitchen

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 4.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
<b>Door (Internal)</b> 4.2	Wood panelled; brass handle. Natural wood (no varnish). Lever handle Free of marks and scratches to front side and reverse.	● Good	● Good	 N/A
<b>Door Frame &amp; Skirting</b> 4.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Good	 N/A
<b>Ceiling</b> 4.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	 N/A
<b>Light Fittings</b> 4.5	Ceiling. Pendant fixing. Light shade fitted. 3 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
<b>Walls</b> 4.6	Plastered & painted magnolia. Tiled (around worktops) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 N/A
<b>Windows and Sills</b> 4.7	Standard window. 2 in total. UPVC double glazed. Clear glass. Acrylic coated handle. Wooden sills. Vertical blind. Fabric blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
<b>Radiator</b> 4.8	White panelled. 1 in total Wall mounted radiator free of marks and scuffs. All valve caps present and intact.	● Good	● Good	 N/A
<b>Sockets &amp; Switches</b> 4.9	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
<b>Floor</b> 4.10	Solid wood Free of stains, marks and scratches.	● Good	● Good	 N/A
<b>Kitchen Cupboards/Units</b> 4.11	Wall units present. Base units present. Laminate wood effect. Fixed handles. Chrome handles. Laminated shelving All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	 N/A
<b>Kitchen Drawers</b> 4.12	12 drawers. Laminate wood effect. Fixed handles. Chrome handles All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Good	 N/A
<b>Kitchen Worksurfaces</b> 4.13	Marble worksurface Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	 N/A
<b>Kitchen Sink</b> 4.14	Double bowl. Draining board. Stainless steel. Mixer tap. Lever taps. Filter plug present Free of scratches and cracks. No food residue or grease present. Plug present.	● Good	● Good	 1 photo
<b>Hob</b> 4.15	Gas hob. 5 rings Free of grease and food residue. Free of dust. Dials/knobs intact.	● Good	● Good	 1 photo
<b>Oven</b> 4.16	Oven and grill. Chrome rack x 3. Grill tray & rack Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Good	 2 photos
<b>Extractor Cooker Hood</b> 4.17	Chimney hood Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive.	● Good	● Good	 1 photo
<b>Carbon Monoxide Alarm</b> 4.18	Wall mounted. Test button/function working. Battery powered. Tenant note: Test periodically	● Good	● Good	 N/A

### General Overview



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.1.2</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.1.3</b>

### Kitchen Sink



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.14.1</b>

### Hob





Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.15.1</b>

## Oven

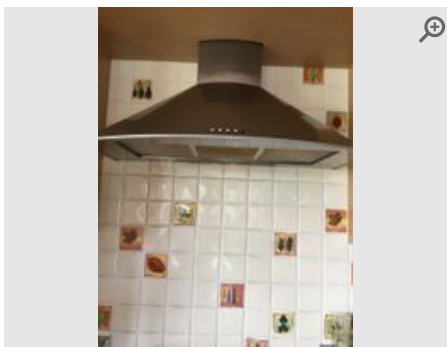


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.16.1</b>



















Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.16.2</b>

## Extractor Cooker Hood



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>4.17.1</b>

## 5 Utility/Laundry Room

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 5.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
<b>Door (Internal)</b> 5.2	Wood panelled; brass handle. Natural wood (no varnish). Lever handle Free of marks and scratches to front side and reverse.	● Good	● Good	 N/A
<b>Door Frame &amp; Skirting</b> 5.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Good	 N/A
<b>Ceiling</b> 5.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Good	 N/A
<b>Light Fittings</b> 5.5	Ceiling. Globe fixing. Glazed. 2 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
<b>Walls</b> 5.6	Plastered & painted magnolia Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 N/A
<b>Windows and Sills</b> 5.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Acrylic coated handle. Wooden sills. Roller blind. Fabric blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
<b>Sockets &amp; Switches</b> 5.8	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Good	 N/A
<b>Kitchen Worksurfaces</b> 5.9	Laminate wood effect worksurface Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Good	 N/A
<b>Kitchen Cupboards/Units</b> 5.10	Base units present. Laminated. Fixed handles. Laminated shelving All handles and hinges intact. Free of items inside. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Good	 N/A
<b>Kitchen Sink</b> 5.11	Single bowl. Draining board. Stainless steel. Separate taps Free of scratches and cracks. No food residue or grease present. Plug missing.	● Good	● Good	 1 photo
<b>Washing Machine</b> 5.12	Front loader Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly. Detergent drawer is clean.	● Good	● Good	 1 photo
<b>Tumble Dryer</b> 5.13	Condenser Seal is clean and intact. No signs of damage to drum inside. Door hinge is functioning smoothly.	● Good	● Good	 N/A
<b>Floor</b> 5.14	Solid wood Free of stains, marks and scratches.	● Good	● Good	 N/A
<b>Fridge Freezer</b> 5.15	Upright. 5 Shelves. Salad drawer. Free of marks. Free of grease. Free of food residue	● Good	● Good	 N/A
<b>Back Door</b> 5.16	UPVC double glazed. Clear glass. Lever handle. Yale lock. Cat/Dog flap. Free of marks and scratches	● Good	● Good	 N/A

### General Overview



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>5.1.1</b>



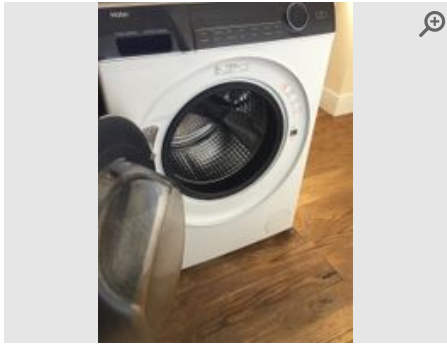
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>5.1.2</b>

### Kitchen Sink
















Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>5.11.1</b>

### Washing Machine

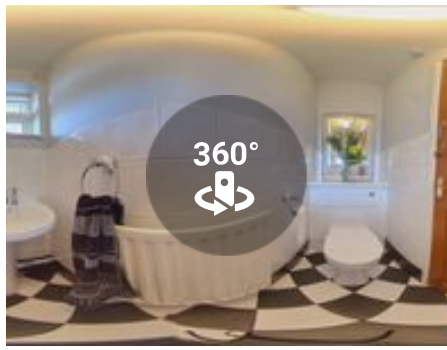


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>5.12.1</b>

## 6 Toilet

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 6.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	 360° photo
<b>Door (Internal)</b> 6.2	Wood panelled; brass handle. Natural wood (no varnish). Fixed handle. Bolt Free of marks and scratches to front side and reverse.	● Good	● Good	 N/A
<b>Door Frame &amp; Skirting</b> 6.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Good	 N/A
<b>Ceiling</b> 6.4	Artexed white Free of marks, mould and cobwebs.	● Good	● Good	 N/A
<b>Light Fittings</b> 6.5	Ceiling. Globe fixing. Glazed. 1 fixing in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Good	 N/A
<b>Switches/Cord</b> 6.6	Switch/cord present and intact.	● Good	● Good	 N/A
<b>Walls</b> 6.7	Plastered & painted. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good	 N/A
<b>Windows and Sills</b> 6.8	Standard window. 1 in total. UPVC double glazed. Clear glass. Acrylic coated handle. Tiled sills. Curtain pole; metal. Curtains present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Good	 N/A
<b>Radiator</b> 6.9	White panelled. 1 in total. Valve cap missing (right) Wall mounted radiator free of marks and scuffs.	● Good	● Good	 N/A
<b>Floor</b> 6.10	Tiled Free of stains, marks and scratches.	● Good	● Good	 N/A
<b>Sink/Basin</b> 6.11	Pedestal porcelain. Separate taps Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Good	 N/A
<b>Toilet</b> 6.12	Porcelain. Plastic/Acrylic seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Good	 1 photo
<b>Toilet Fixings</b> 6.13	Toilet roll holder. Chrome Securely fixed.	● Good	● Good	 N/A

**General Overview**




Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>6.1.1</b>

**Toilet**



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>6.12.1</b>

## 7 Front Garden

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 7.1	Good seasonal order. Plants and shrubs pruned and not overgrown. Free of rubbish. Paving present, slabs free of cracks.	● Good	● Good	 360° photo

### Front Garden Photos

#### General Overview




Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>7.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>7.1.2</b>

## 8 Back Garden

Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 8.1	Good seasonal order. Plants and shrubs pruned and not overgrown. Free of rubbish. Paved patio area, slabs free of cracks.	● Good	● Good	 360° photo

### Back Garden Photos

#### General Overview



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>8.1.1</b>



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>14/10/2020</b>
Added	<b>14/10/2020</b>
Reference	<b>8.1.2</b>



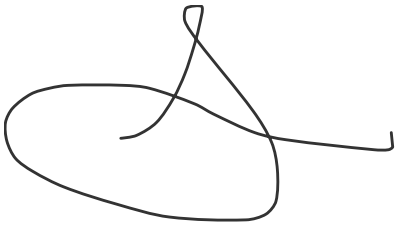
# Declaration

## Was the tenant present during the inspection

NO

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

## Inspector Signature



**Name:**

An Inspector

**Date:**

16/10/2020 at 9:59am

## Tenant Signature



**Name:**

A Tenant

**Date:**

16/10/2020 at 10:28am

**Email address:**

sjc78@hotmail.co.uk

**IP address:**

51.52.211.159

**Location:**



# Disclaimer

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 inventory 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 inventory 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 inventory will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the inventory will be compared to the condition of the property at the end of tenancy. Details of any alterations to the property after the inventory 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 inventory. 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 inventory); 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 inventory.

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.

## 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 inventory at the start of the tenancy.

## Soft Furnishings

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

## Flooring

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord).

## 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. Written consent must also be obtained prior to any redecoration. 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 inventory. 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 inventory 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.

## TV aerial, aerial points and satellite dishes

Where a TV aerial point is listed this refers to the socket fitting on the wall only - it does not confirm that an aerial is installed. Similarly, if a satellite dish is listed this does not imply that a satellite system is installed.

TV aerial - if a TV aerial is installed at the property this does not guarantee a clear terrestrial, satellite, or digital reception. Due to the generally poor reception in the Rugeley area, tenant(s) may need to purchase a booster aerial, Digi box or investigate alternatives at their own expense. Should tenant(s) decide to install an aerial or sky dish, permission should be obtained from the landlord in the first instance. Thereafter terms and conditions can be agreed and confirmed in writing.

## Insurance

You must obtain the relevant home insurance. An insurance broker will advise on the best packages and details available.

## 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 inventory, (with consideration given for a change in season) tenants are often charged for necessary work to bring the affected area back the required level.