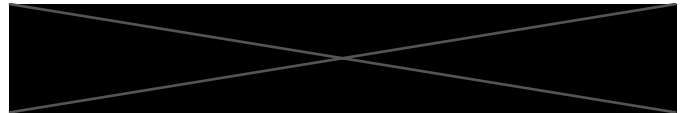
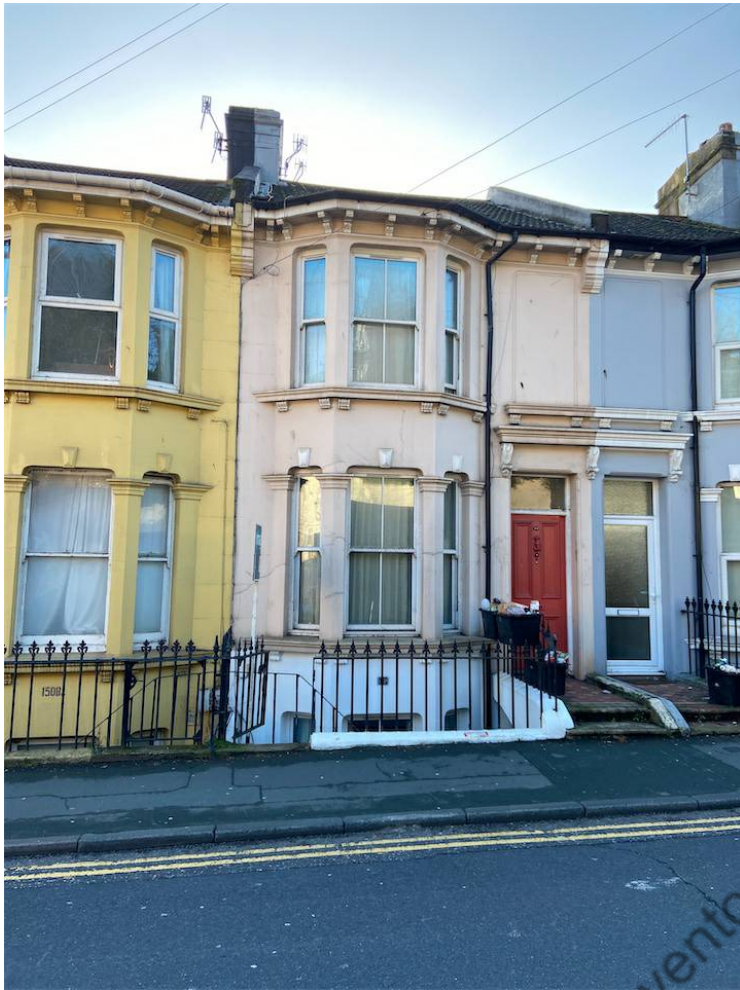


# Inventory Report



TENANT NAME

TENANCY TYPE

Single

REPORT CONFIRMED BY  
Dominic West

PROPERTY VISIT DATE



PREPARED ON BEHALF OF



Telephone:



DW Inventories Example

## This report contains



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

-  Disagreed by tenant
-  Repair
-  Beyond fair wear and tear
-  Replace
-  Missing



# 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).	● Fair	● Fair	📷 1 photo
<b>Living Room/Lounge</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 3 photos
<b>Bedroom</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Good	📷 2 photos
<b>Kitchen</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
<b>Bathroom</b>	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
<b>Back Garden</b>	Brick floor leading from back door to grass area separated by 1x small white fence and step. Garden contains 2x wooden tables, 4x wooden chairs, 1x roadsign, 1x BBQ, 2x damaged beanbags, 1x clothes line.	● Fair	● Fair	📷 8 photos

DW Inventories Example



# Utility Details

## Gas Check

**Meter Serial**

[Redacted]

**Meter Supplier**

N/A

**Meter Location**

Exterior/cabinet (front)

## Electricity Check

**Meter Serial**

[Redacted]

**Meter Supplier**

N/A

**Meter Location**

Exterior/cabinet (front)

## Water Check

**Meter Serial**

N/A

**Meter Supplier**

N/A

**Meter Location**

N/A

DW Inventories Example

## Utility Readings

**Gas**

**Electricity**

**Water**

04/02/2020

[Redacted]

[Redacted]

N/A

## Utility Notes

Gas Appliances: Gas Boiler and Gas Hob located to kitchen. Gas and Electricity Meter located to external utility cupboard. Smoke Alarms located to Entrance/Hallway and Kitchen; Tested and sounder heard working. Appliance manuals present for: Washing Machine, Boiler, Oven and Microwave.

## Utility Photos



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:58 PM</b>
Added	<b>04/02/2020</b>


















Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:58 PM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

# 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.

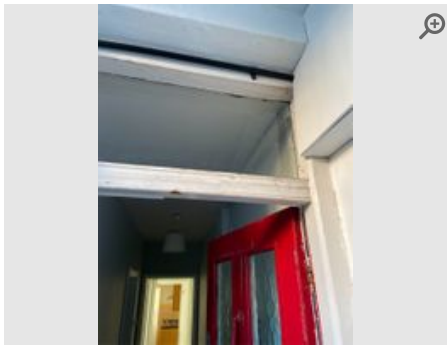
Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 1.1	Clean and tidy. Neutral smell (no smoking or pet odours).	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 1 photo
<b>Outer Surround</b> 1.2	White painted with 1x glass pane to top; scattered chips throughout, very grubby, missing section to lower right corner.	<span style="color: red;">●</span> Poor	<span style="color: red;">●</span> Poor	 3 photos
<b>Outer Door</b> 1.3	1x red painted door with: 2x panels, 2x glass panels, 1x knocker, 1x Chubb lock with metal fixing, 1x Chubb lock with brass cover, 1x Yale lock, 1x brass doorknob, 1x brass letterbox; drip stains to mid centre and to right side, 1x defect to centre, defective along entire inner right hinge edge, white marks to outer door edge, upper Chubb lock fixing is heavily tarnished, door knob is tarnished, scattered scratches and stains to lower section, grubby throughout.	<span style="color: red;">●</span> Poor	<span style="color: red;">●</span> Poor	 6 photos
<b>Inner Surround</b> 1.4	White painted with 1x glass pane to top; various over painted defects throughout, grubby to top, 1x white painted metal fixing along right side.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 2 photos
<b>Inner Door</b> 1.5	1x white painted door with: 2x panels, 2x glass panels, 1x reverse Chubb lock, 1x reverse Yale lock, 1x brass door knob, 1x reverse letterbox without flap, 1x draught excluder to lower edge, fixings for door knocker; reverse Yale lock grubby, poorly decorated to fixing of reverse Chubb lock, heavily tarnished to doorknob, glass panes are grubby, draught excluder grubby.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 6 photos
<b>Floor</b> 1.6	Part dark wood effect, part fitted doormat; wood effect floor is slightly grubby near bedroom and lounge entrances but otherwise good order, fitted doormat is grubby with visible debris.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 3 photos
<b>Skirting Board</b> 1.7	White painted; scattered brown marks opposite radiator, 1x drip defect to edge of skirting near front door on left side, various minor overpainted defects throughout.	<span style="color: blue;">●</span> Fair	<span style="color: green;">●</span> Good	 2 photos
<b>Walls</b> 1.8	Blue painted; various overpainted defects throughout, scattered mottled paintwork to left upon entry, 1x brown stain to left upon entry, 1x paint mark to lower right wall in front of hallway archway, 1x linear defect to left and right wall outside bedroom.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 5 photos
<b>Ceiling</b> 1.9	White painted; faint staining in front of main entrance, 1x cracking in front of hallway archway.	<span style="color: blue;">●</span> Fair	<span style="color: green;">●</span> Good	 2 photos
<b>Light Fittings</b> 1.10	1x white plastic pendant light with cream fabric shade, 1x white plastic pendant light without shade; both slightly grubby, both tested and working.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 2 photos
<b>Smoke and Carbon Monoxide Alarm</b> 1.11	2x white plastic ceiling mounted fire alarms; sounders tested and heard working.	<span style="color: green;">●</span> Good	<span style="color: blue;">●</span> Fair	 2 photos
<b>Sockets &amp; Switches</b> 1.12	1x white plastic double switch, 2x white plastic single switches, 1x white plastic double socket; socket slightly grubby.	<span style="color: green;">●</span> Good	<span style="color: blue;">●</span> Fair	 N/A
<b>Radiator</b> 1.13	1x white wall mounted radiator; minor tarnishing and grubby to top edge to left and right, right valve cap missing.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 3 photos
<b>Miscellaneous</b> 1.14	1x section of wood and 1x metal fixing kit for fence, 1x consumer unit, 1x white plastic wall mounted Worcester thermostat control.	<span style="color: blue;">●</span> Fair	<span style="color: blue;">●</span> Fair	 4 photos
<b>Archway</b> 1.15	White painted; various minor over painted defects.	<span style="color: green;">●</span> Good	<span style="color: green;">●</span> Good	 1 photo

### General Overview

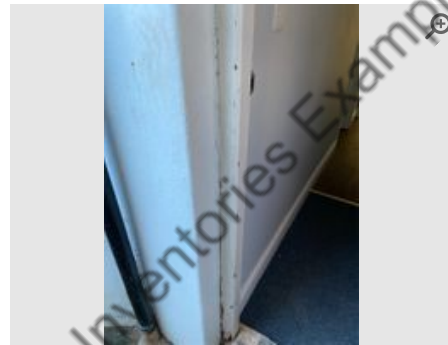


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>04/02/2020</b>
Added	<b>04/02/2020</b>

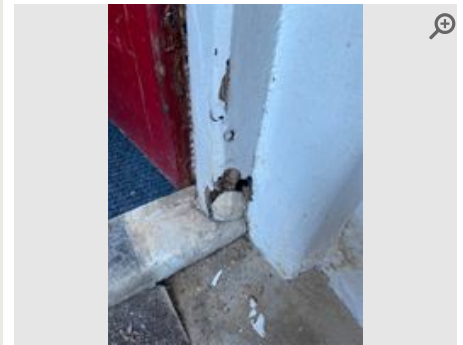
### Outer Surround



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:38 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:38 AM</b>
Added	<b>04/02/2020</b>

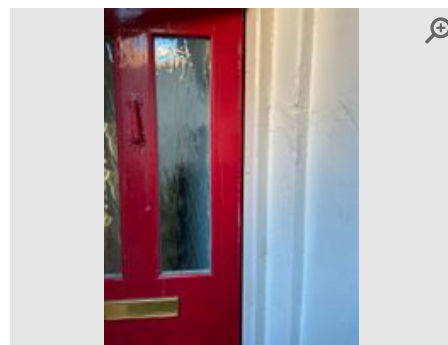


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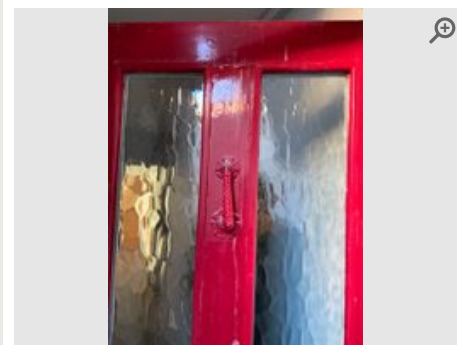
### Outer Door



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:43 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:43 AM</b>
Added	<b>04/02/2020</b>



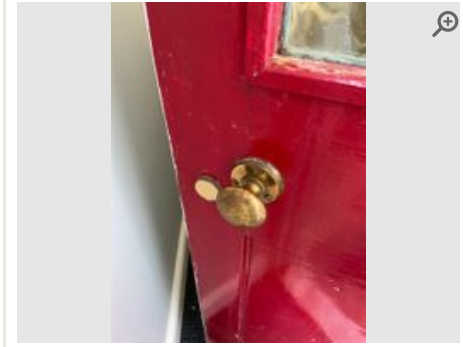
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:43 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

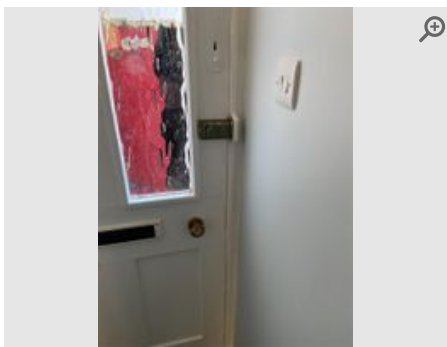


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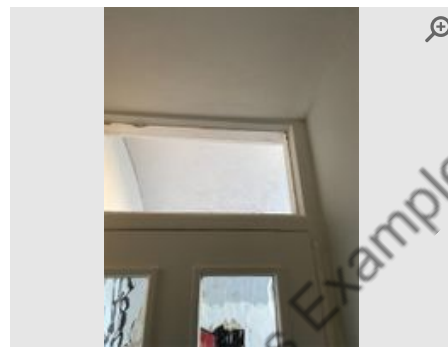


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

### Inner Surround

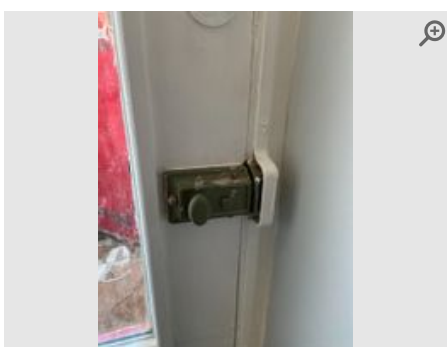


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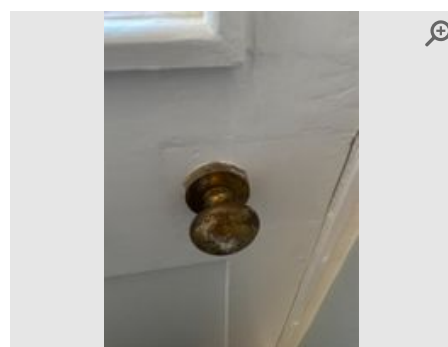


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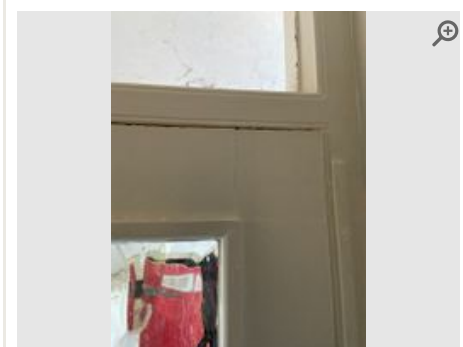
### Inner Door



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:48 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:48 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:48 AM</b>
Added	<b>04/02/2020</b>



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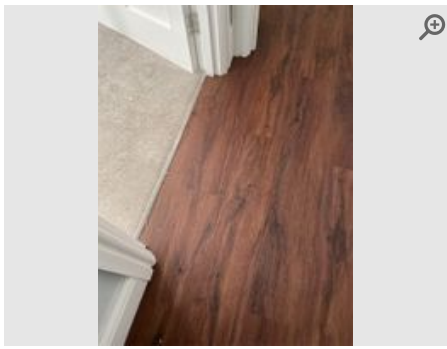


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:48 AM</b>
Added	<b>04/02/2020</b>

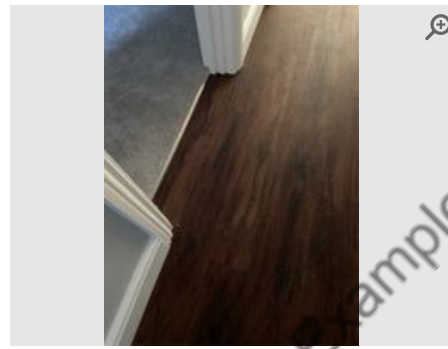


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

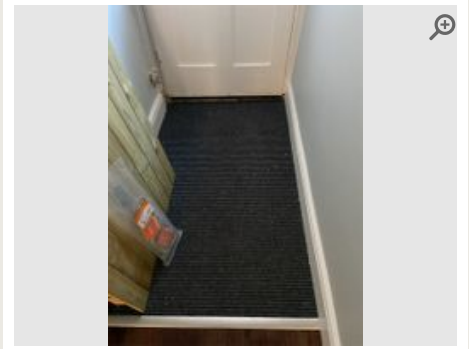
### Floor



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

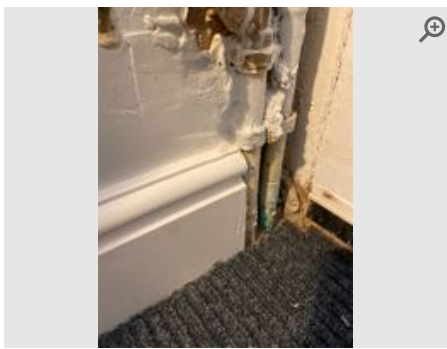


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

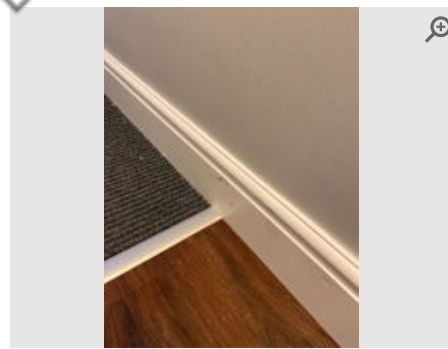


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:51 AM</b>
Added	<b>04/02/2020</b>

### Skirting Board

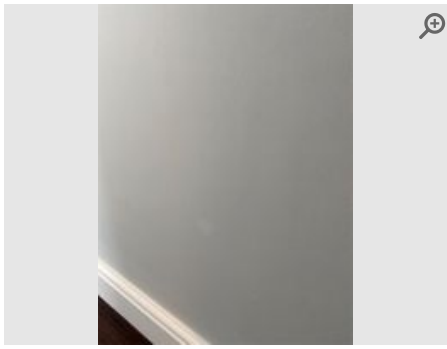


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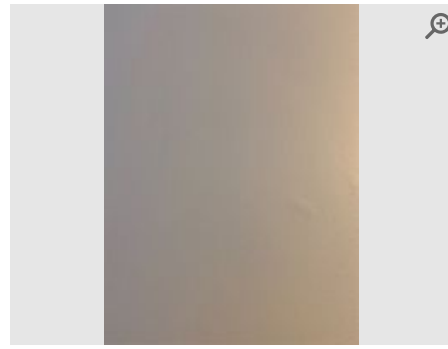


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

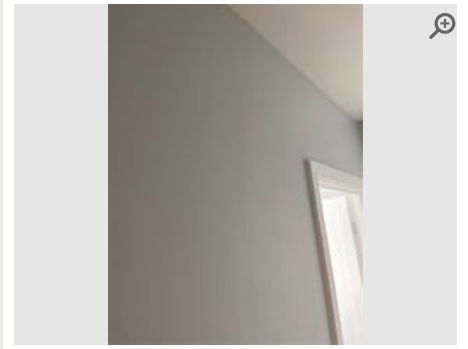
### Walls



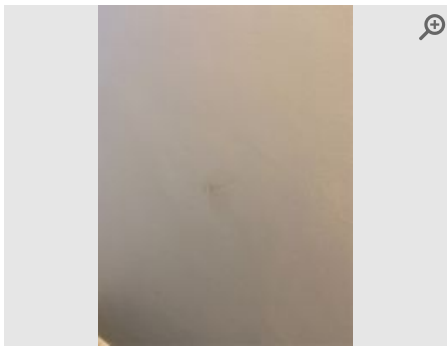
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Added	<b>04/02/2020</b>



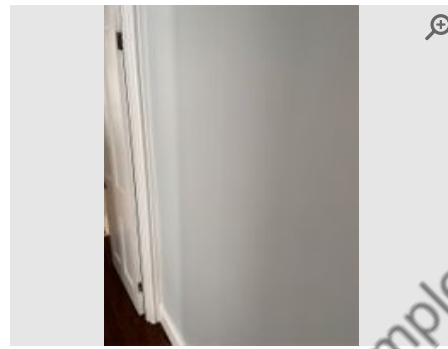
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:59 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:59 AM</b>
Added	<b>04/02/2020</b>



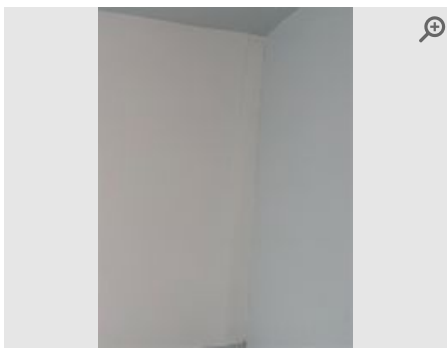
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Added	<b>04/02/2020</b>



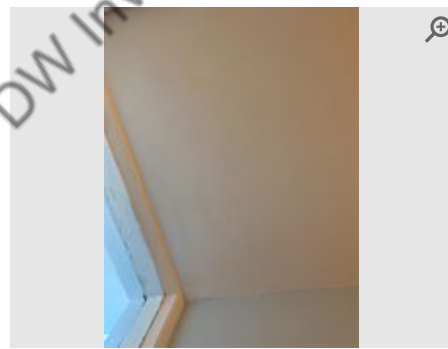
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 9:59 AM</b>
Added	<b>04/02/2020</b>

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**Ceiling**



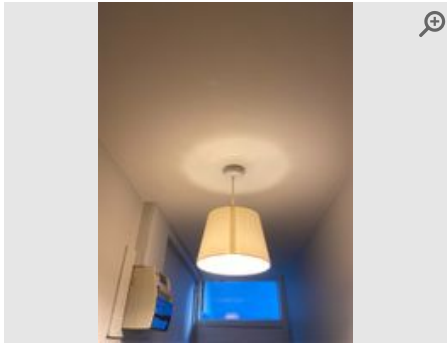
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Added	<b>04/02/2020</b>



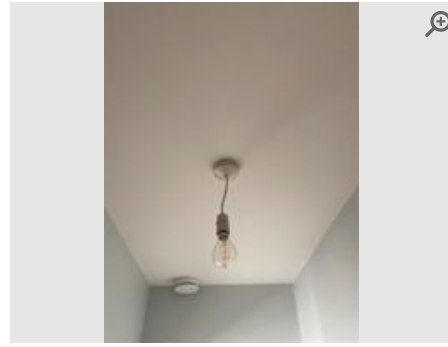
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:01 AM</b>
Added	<b>04/02/2020</b>

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**Light Fittings**



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:03 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

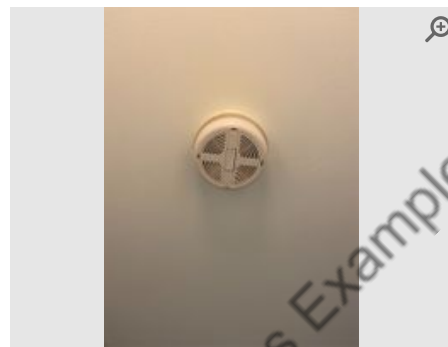
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### Smoke and Carbon Monoxide Alarm

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Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

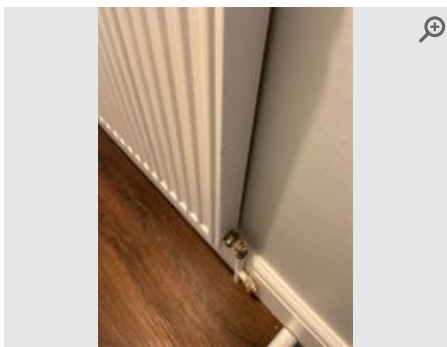


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

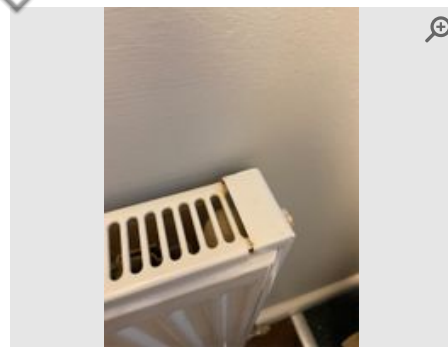
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### Radiator

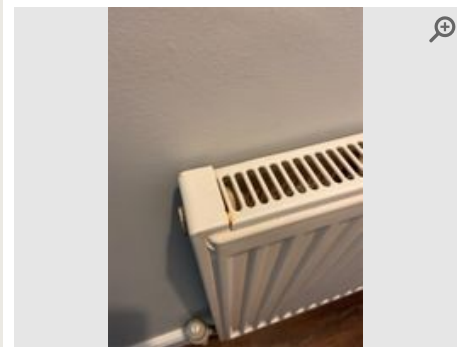
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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:09 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:09 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:09 AM</b>
Added	<b>04/02/2020</b>

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### Miscellaneous

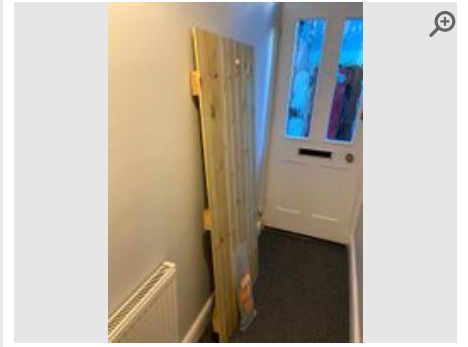
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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:11 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:11 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:11 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:11 AM</b>
Added	<b>04/02/2020</b>

---

**Archway**

---



Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>04/02/2020</b>
Added	<b>04/02/2020</b>

DW Inventories Example

## Living Room/Lounge

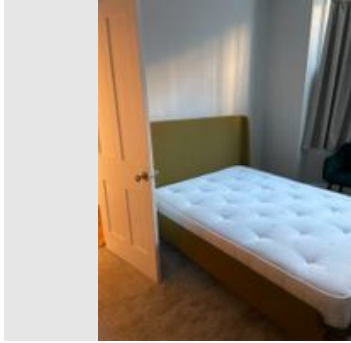
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 2.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Good	📷 3 photos
<b>Outer Surround</b> 2.2	White painted; various over painted defects, missing sections to upper edge.	● Fair	● Good	📷 1 photo
<b>Outer Door</b> 2.3	1x white painted door with 4x panels and 1x chrome doorknob; 1x crack to lower right panel, scattered defects to upper left, minor defects to doorknob.	● Fair	● Good	📷 3 photos
<b>Inner Surround</b> 2.4	White painted; various overpainted defects throughout, upper surround misaligned.	● Fair	● Good	📷 2 photos
<b>Inner Door</b> 2.5	1x white painted door with: 4x panels, 1x chrome doorknob and 1x chrome sliding lock; 1x crack to lower left.	● Fair	● Good	📷 1 photo
<b>Windows &amp; Sills</b> 2.6	3x white UPVC sash windows. Left and right windows each have: white surround, white painted sill, 2x glass panes, 3x chrome finger hook, 1x chrome locking mechanism; glass panes are grubby, 1x defect to upper left of upper right window, all chrome fixings tarnished, grubby to surround. Middle window has: white surround, white painted sill, 4x glass panes, 4x chrome finger hooks, 2x chrome locking mechanisms; grubby to glass panes, all chrome fixings tarnished, grubby to surround.	● Fair	● Fair	📷 7 photos
<b>Curtains</b> 2.7	2x grey curtains with 1x white curtain pole; outer edges of fixings tarnished and grubby.	● Fair	● Fair	📷 2 photos
<b>Floor</b> 2.8	Grey fitted carpet; scattered marks under writing desk.	● Good	● Good	📷 1 photo
<b>Skirting Board</b> 2.9	White painted; good order.	● Good	● Good	📷 N/A
<b>Walls</b> 2.10	Blue painted; 1x significant defect to left of window area, 1x significant defect to right of window area, 1x defective area to right of fireplace mantelpiece, 1x defect above bed headboard, exposed wires protruding from wall below right window.	● Fair	● Good	📷 5 photos
<b>Ceiling</b> 2.11	White painted; minor overpainted defect near window area.	● Fair	● Good	📷 1 photo
<b>Light Fittings</b> 2.12	1x white plastic pendant light with dark green fabric shade; good order, Tested and working.	● Good	● Good	📷 1 photo
<b>Sockets &amp; Switches</b> 2.13	1x white plastic single switch, 3x white plastic double socket; good order.	● Good	● Good	📷 N/A
<b>Radiator</b> 2.14	1x white floor mounted radiator; scattered chips to left side, grubby to top, valve caps present.	● Fair	● Fair	📷 2 photos
<b>Storage Cupboard/Wardrobe</b> 2.15	1x dark wood effect wardrobe with: 2x doors, 1x black fixing to left door, 1x drawer to bottom with black fixing, 1x chrome railing to interior; good order.	● Good	● Good	📷 2 photos
<b>Fireplace</b> 2.16	1x converted black fireplace with white painted mantelpiece; 3x defects to front face of mantelpiece, 1x defect to right side of mantelpiece, various overpainted minor defects.	● Fair	● Good	📷 3 photos
<b>Chair</b> 2.17	1x dark green suede chair with 4x dark wood effect legs; scattered debris, otherwise good order. Fire label present.	● Good	● Good	📷 3 photos
<b>Desk</b> 2.18	1x wood effect writing desk with 4x black metal legs and 2x drawers; good order, left drawer contains spare fixings.	● Good	● Good	📷 2 photos
<b>Chair</b> 2.19	1x beige suede chair with 4x wood effect legs; good order.	● Good	● Good	📷 2 photos
<b>Drawers</b> 2.20	1x wood effect and turquoise set of drawers with 4x drawers; second drawer contains spare slats for bed, good order.	● Good	● Good	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
<b>Bed</b> 2.21	1x dark wood effect and green fabric bed with 1x white mattress; good order. Fire label present.	● Good	● Good	📷 3 photos
<b>Mirror</b> 2.22	1x wall mounted circular mirror with black frame; good order.	● Good	● Good	📷 1 photo

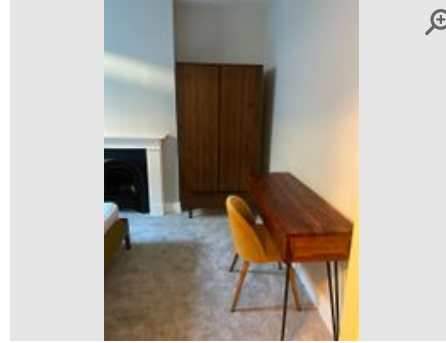
DW Inventories Example

 Living Room/Lounge Photos

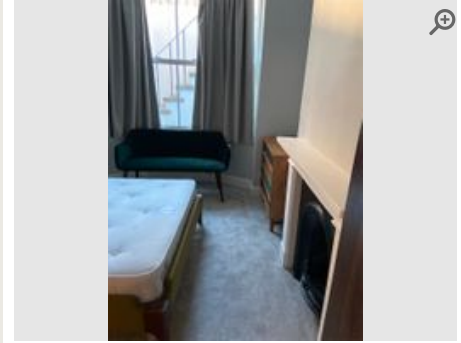
**General Overview**



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:12 AM</b>
Added	<b>04/02/2020</b>

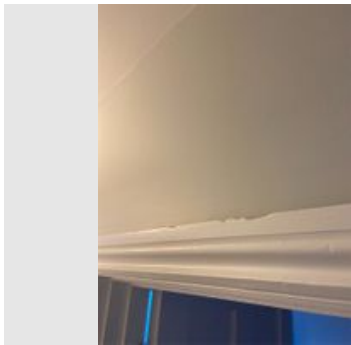


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:12 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:12 AM</b>
Added	<b>04/02/2020</b>

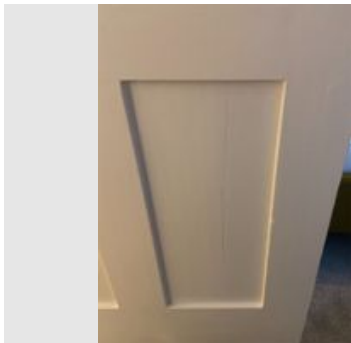
**Outer Surround**



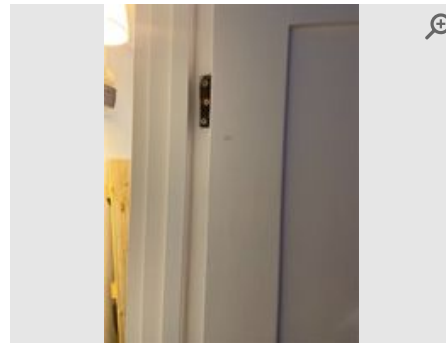
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:13 AM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

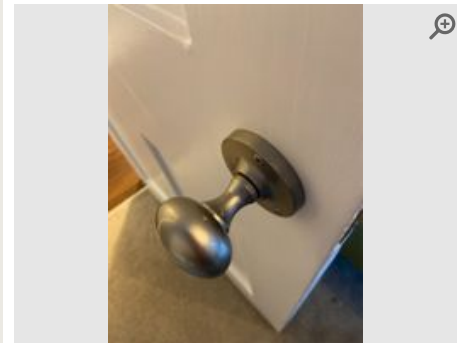
**Outer Door**



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

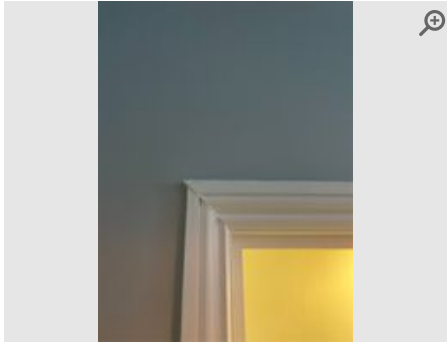


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>04/02/2020</b>
Added	<b>04/02/2020</b>

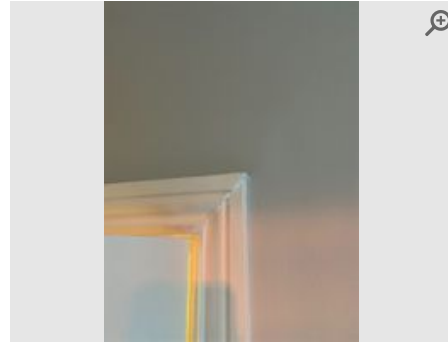


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:16 AM</b>
Added	<b>04/02/2020</b>

## Inner Surround



Provided by **Inspector**  
Captured (via App): **04/02/2020 10:17 AM**  
Added **04/02/2020**



Provided by **Inspector**  
Captured (via App): **04/02/2020 10:17 AM**  
Added **04/02/2020**

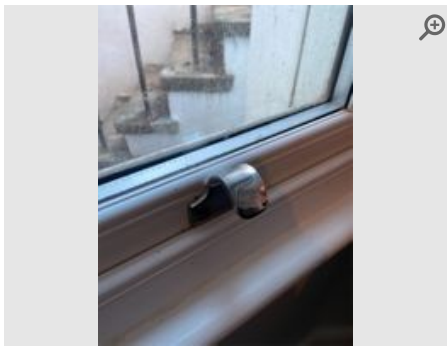
## Inner Door



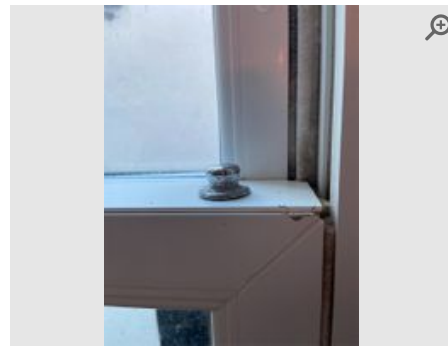
Provided by **Inspector**  
Captured (via App): **04/02/2020 10:18 AM**  
Added **04/02/2020**

DW Inventories Example

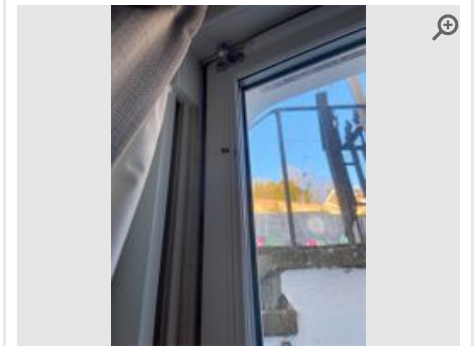
## Windows & Sills



Provided by **Inspector**  
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Added **04/02/2020**



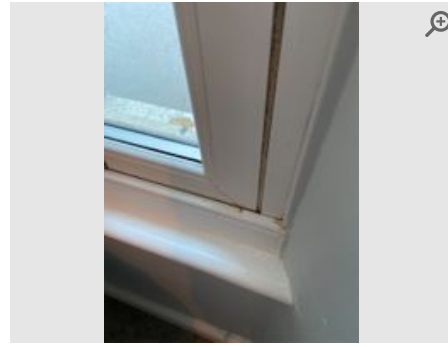
Provided by **Inspector**  
Captured (via App): **04/02/2020 10:29 AM**  
Added **04/02/2020**



Provided by **Inspector**  
Captured (via App): **04/02/2020 10:29 AM**  
Added **04/02/2020**



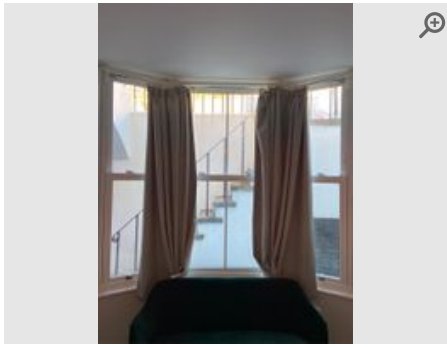
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:29 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:29 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:29 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:29 AM</b>
Added	<b>04/02/2020</b>

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### Curtains

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:31 AM</b>
Added	<b>04/02/2020</b>

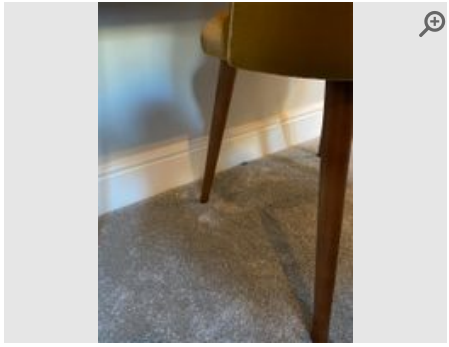


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:31 AM</b>
Added	<b>04/02/2020</b>

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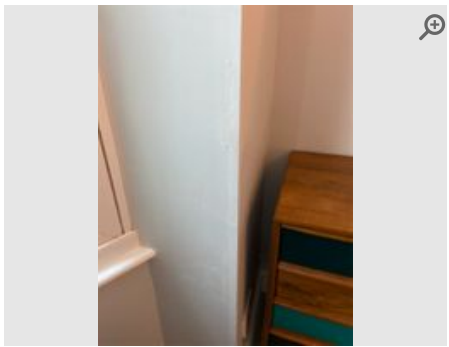
### Floor

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:33 AM</b>
Added	<b>04/02/2020</b>

## Walls



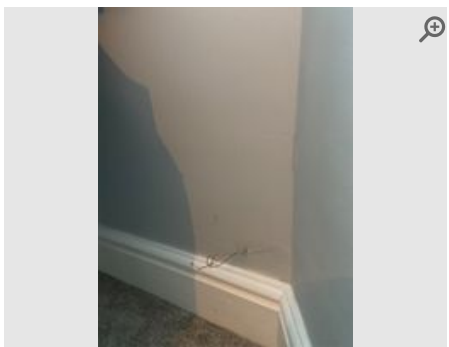
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:36 AM</b>
Added	<b>04/02/2020</b>



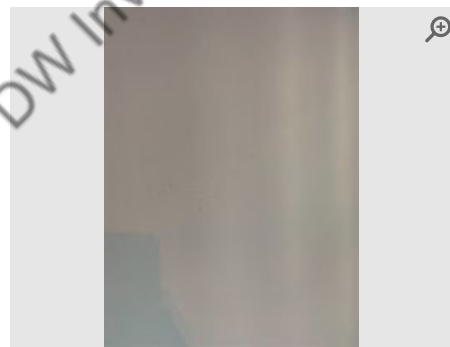
Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:36 AM</b>
Added	<b>04/02/2020</b>

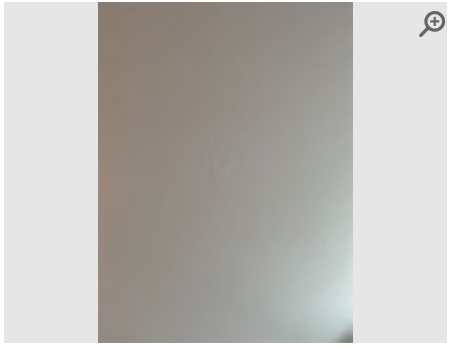


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

## Ceiling

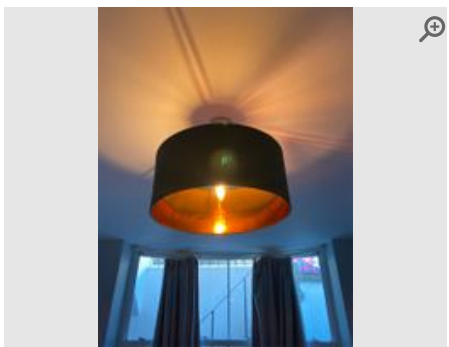


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

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### Light Fittings

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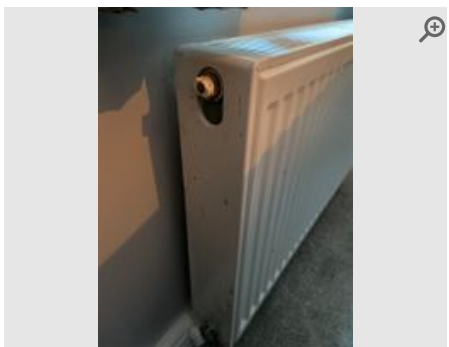


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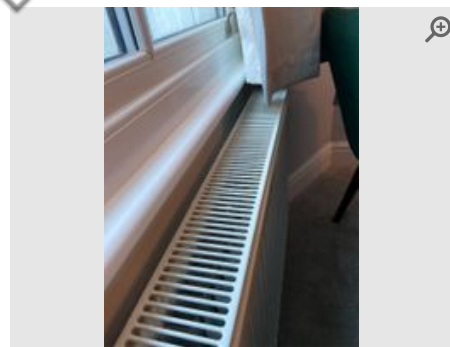
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### Radiator

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:44 AM</b>
Added	<b>04/02/2020</b>

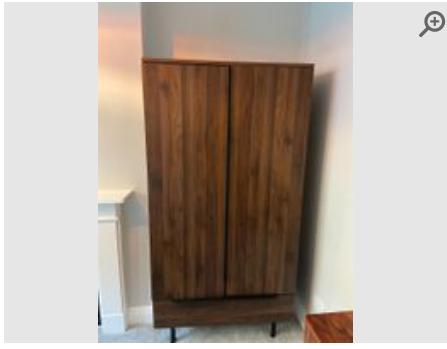


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:44 AM</b>
Added	<b>04/02/2020</b>

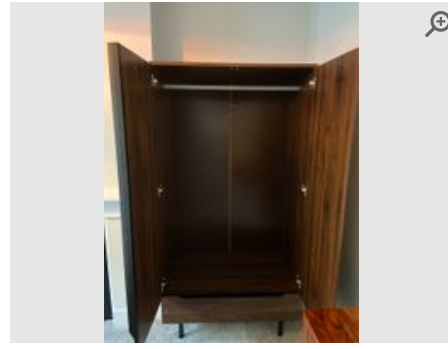
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### Storage Cupboard/Wardrobe

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:47 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:47 AM</b>
Added	<b>04/02/2020</b>

### Fireplace



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:50 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:50 AM</b>
Added	<b>04/02/2020</b>

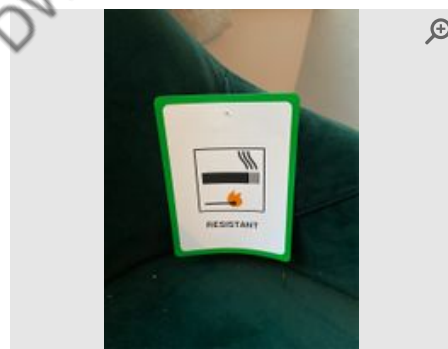


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:50 AM</b>
Added	<b>04/02/2020</b>

### Chair



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:53 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:53 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:53 AM</b>
Added	<b>04/02/2020</b>

### Desk



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:58 AM</b>
Added	<b>04/02/2020</b>

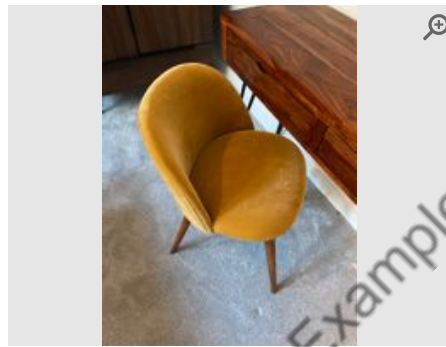


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:58 AM</b>
Added	<b>04/02/2020</b>

### Chair

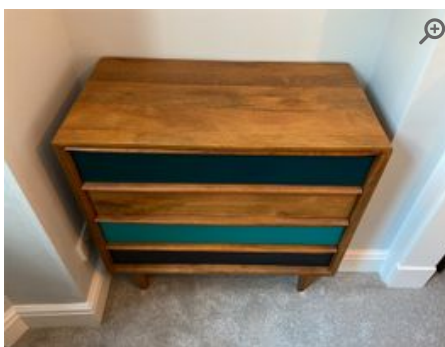


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 10:55 AM</b>
Added	<b>04/02/2020</b>

### Drawers



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:02 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:02 AM</b>
Added	<b>04/02/2020</b>

### Bed



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:05 AM</b>
Added	<b>04/02/2020</b>

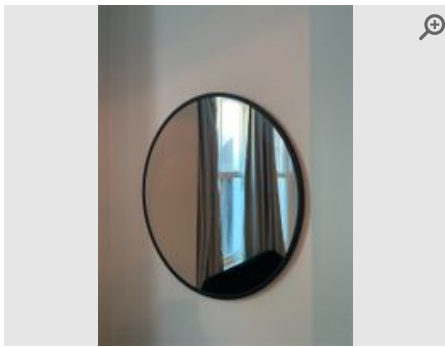


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:05 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:05 AM</b>
Added	<b>04/02/2020</b>

## Mirror

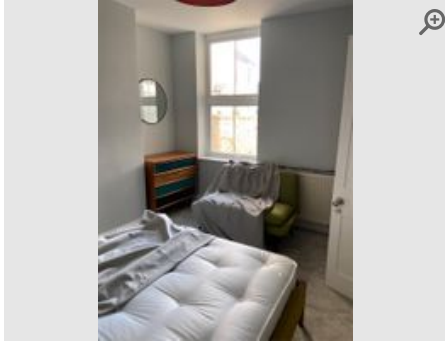


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

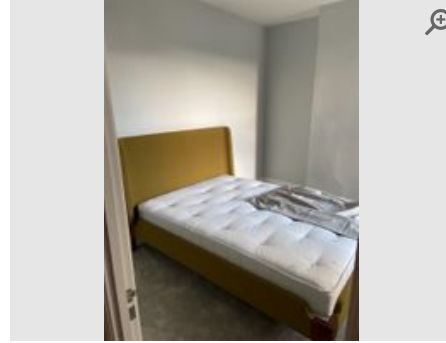
DW Inventories Example

Bedroom				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 3.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Good	📷 2 photos
<b>Outer Surround</b> 3.2	White painted; 1x minor defect to lower left, 1x minor defect to lower right.	● Fair	● Good	📷 2 photos
<b>Outer Door</b> 3.3	1x white painted door with: 4x panels, 1x chrome door knob, 1x chrome reverse turn lock; various over painted defects, 1x crack to upper left panel, defective area to lower edge of upper right panel, defective area around doorknob, white paint flecks to door knob, 1x defect to lower right, 1x faint crack between upper panels.	● Fair	● Good	📷 5 photos
<b>Inner Surround</b> 3.4	White painted; minor over painted defects, marks to mid right, 1x defect to upper right.	● Fair	● Good	📷 2 photos
<b>Inner Door</b> 3.5	1x white painted door with: 4x panels, 1x chrome door knob, 1x chrome turn lock; various over painted defects, defective area around doorknob, 1x over painted chip to lower centre, scattered over painted dents and chips to lower section.	● Fair	● Good	📷 3 photos
<b>Windows &amp; Sills</b> 3.6	1x white UPVC window area with: white surround, white painted sill, 2x glass panes, 1x handle with integrated lock; slight discolouration to edges of sill, grubby to glass panes, handle fixing tarnished, poorly decorated to upper left and along right side of surround, scattered minor scratches to sill.	● Fair	● Fair	📷 7 photos
<b>Curtains</b> 3.7	2x grey curtains and 1x unopened black curtain pole kit unfitted laying on bed and chair; good order.	● Good	● Good	📷 3 photos
<b>Floor</b> 3.8	Grey fitted carpet; scattered debris, otherwise good order.	● Good	● Good	📷 1 photo
<b>Skirting Board</b> 3.9	White painted; minor over painted defects scuffs and dust to skirting to far wall next to bed.	● Fair	● Good	📷 3 photos
<b>Walls</b> 3.10	Blue painted; defective area to far wall next to air vent, scuffs to left of doorway upon entry, defective area under window sill, 1x over painted defect to left of wardrobe, 1x hole and 2x screws with scattered defects to far wall.	● Fair	● Fair	📷 6 photos
<b>Wall Mounted Items</b> 3.11	1x circular mirror with black frame; good order.	● Good	● Good	📷 1 photo
<b>Ceiling</b> 3.12	White painted; 1x defect to right of window, 1x circular defect between light and door.	● Fair	● Good	📷 2 photos
<b>Light Fittings</b> 3.13	1x white plastic pendant light with grey shade; fixing slightly discoloured, 1x white mark to shade. Tested and working.	● Fair	● Fair	📷 2 photos
<b>Sockets &amp; Switches</b> 3.14	1x white plastic single switch, 2x white plastic double sockets; good order.	● Good	● Good	📷 N/A
<b>Radiator</b> 3.15	1x white floor mounted radiator; 1x brown scuff to front face, tarnishing and peeling to left and right edges of top.	● Fair	● Fair	📷 3 photos
<b>Storage Cupboard/Wardrobe</b> 3.16	1x dark wood effect wardrobe with: 2x doors, 1x black fixing to left door, 1x drawer to bottom with black fixing, 1x chrome railing to interior; good order.	● Good	● Good	📷 1 photo
<b>Drawers</b> 3.17	1x wood effect and turquoise set of drawers with 4x drawers; light debris to drawers, otherwise good order.	● Good	● Good	📷 2 photos
<b>Bed Base</b> 3.18	1x dark wood effect and green fabric bed; good order.	● Good	● Good	📷 1 photo
<b>Mattress</b> 3.19	1x white mattress; good order. Fire label present.	● Good	● Good	📷 1 photo
<b>Miscellaneous</b> 3.20	1x white air vent to far wall; grubby.	● Fair	● Fair	📷 1 photo

### General Overview

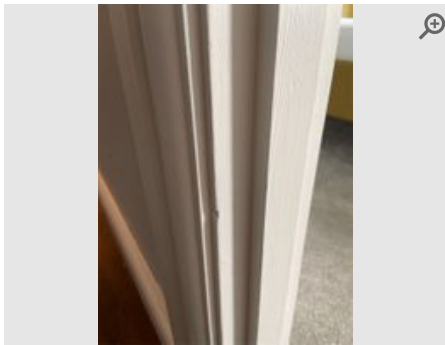


Provided by **Inspector**  
Captured (via App): **04/02/2020 11:08 AM**  
Added **04/02/2020**

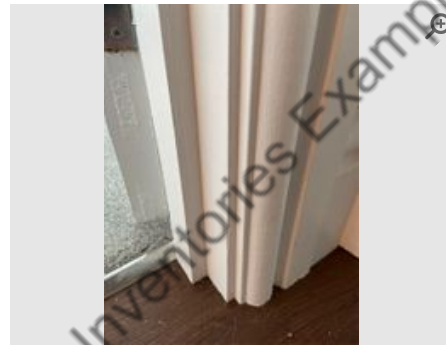


Provided by **Inspector**  
Captured (via App): **04/02/2020 11:08 AM**  
Added **04/02/2020**

### Outer Surround

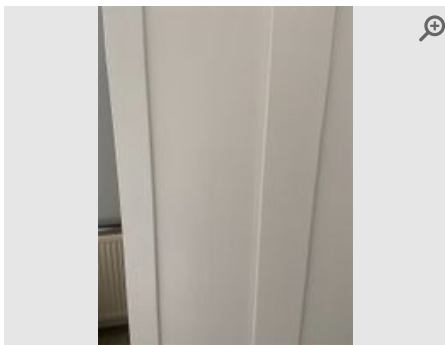


Provided by **Inspector**  
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Added **04/02/2020**

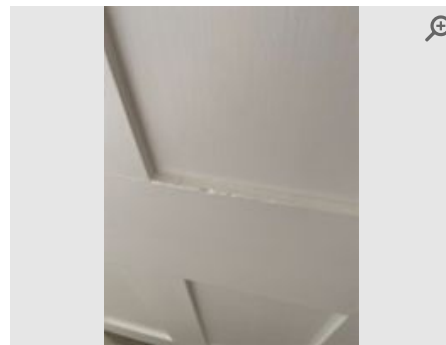


Provided by **Inspector**  
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Added **04/02/2020**

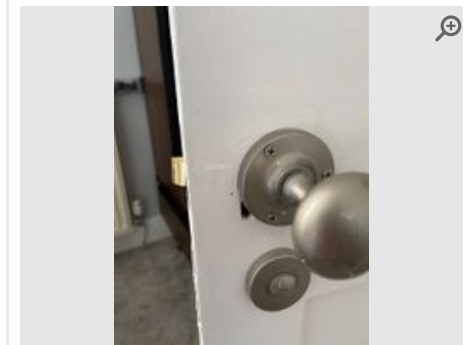
### Outer Door



Provided by **Inspector**  
Captured (via App): **04/02/2020 11:14 AM**  
Added **04/02/2020**



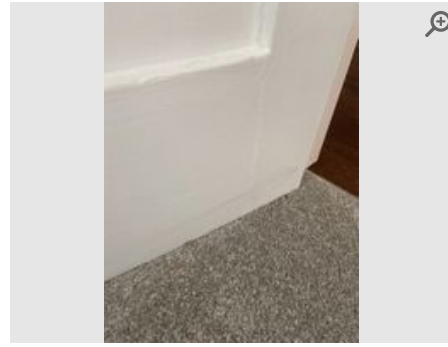
Provided by **Inspector**  
Captured (via App): **04/02/2020 11:14 AM**  
Added **04/02/2020**



Provided by **Inspector**  
Captured (via App): **04/02/2020 11:14 AM**  
Added **04/02/2020**

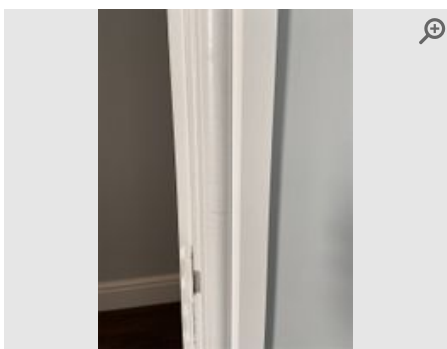


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:14 AM</b>
Added	<b>04/02/2020</b>

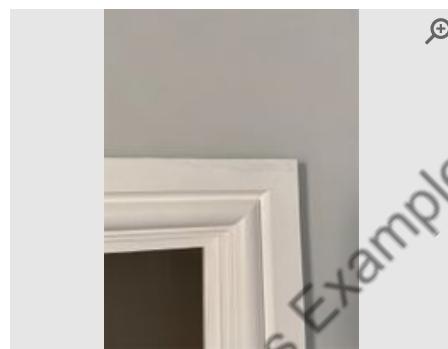


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:14 AM</b>
Added	<b>04/02/2020</b>

### Inner Surround

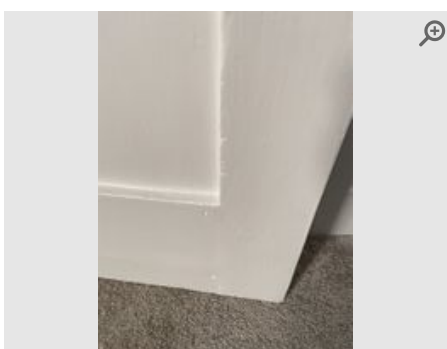


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:15 AM</b>
Added	<b>04/02/2020</b>

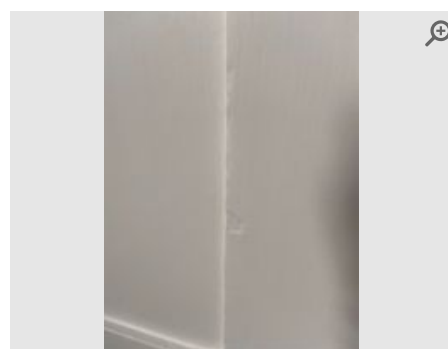


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:15 AM</b>
Added	<b>04/02/2020</b>

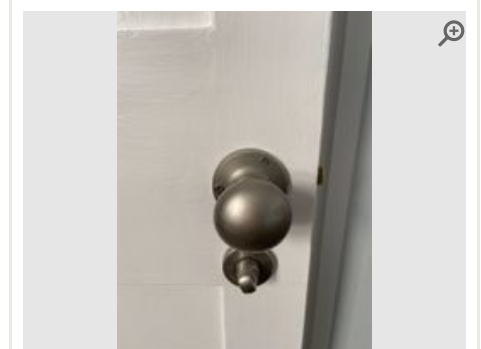
### Inner Door



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:17 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:17 AM</b>
Added	<b>04/02/2020</b>

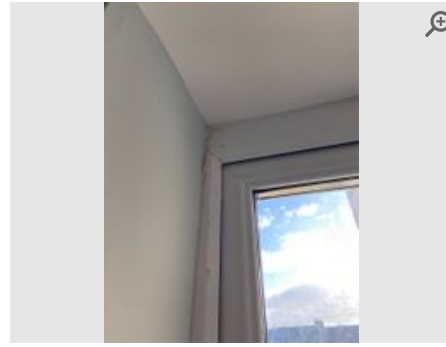


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:17 AM</b>
Added	<b>04/02/2020</b>

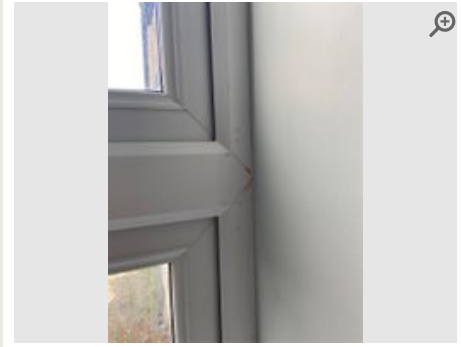
### Windows & Sills



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



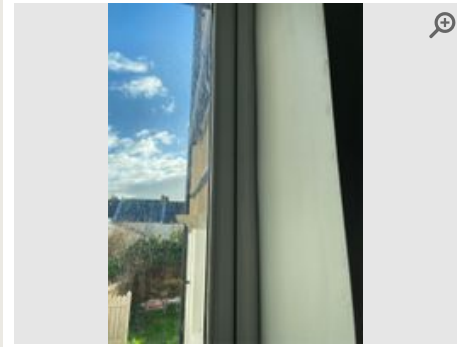
Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**



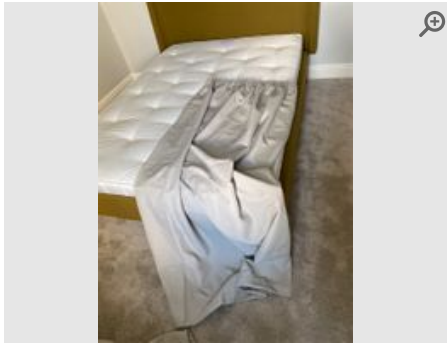
Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:23 AM**  
 Added **04/02/2020**

DW Inventories Example

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**Curtains**

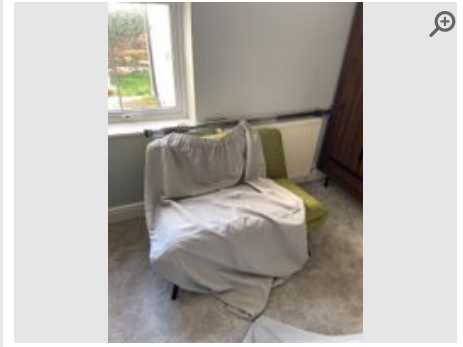
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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:24 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:24 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:24 AM</b>
Added	<b>04/02/2020</b>

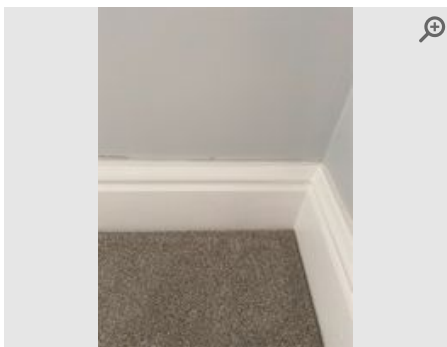
## Floor



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:25 AM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

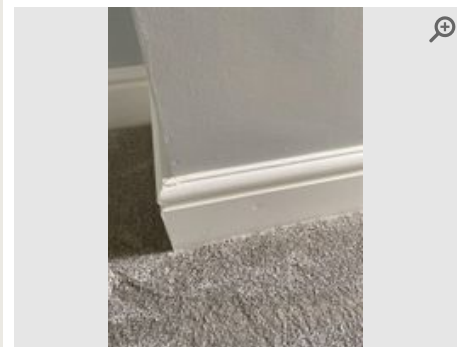
## Skirting Board



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:28 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:28 AM</b>
Added	<b>04/02/2020</b>

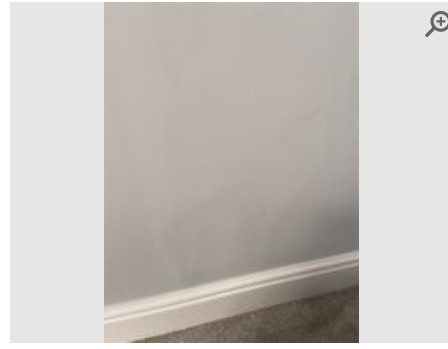


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:28 AM</b>
Added	<b>04/02/2020</b>

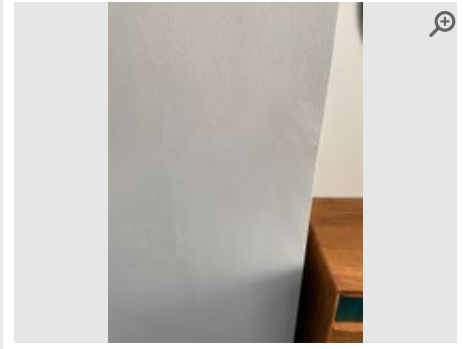
## Walls



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**

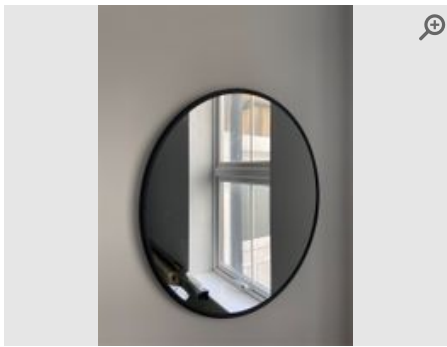


Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**



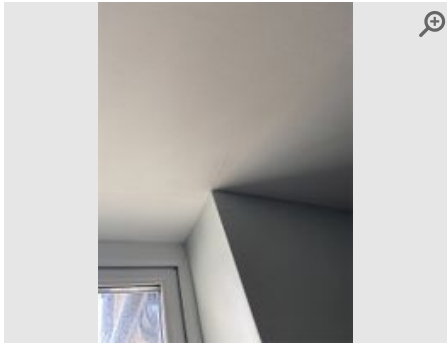
Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:31 AM**  
 Added **04/02/2020**

**Wall Mounted Items**

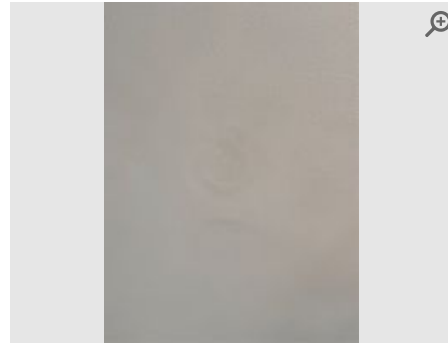


Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:32 AM**  
 Added **04/02/2020**

**Ceiling**

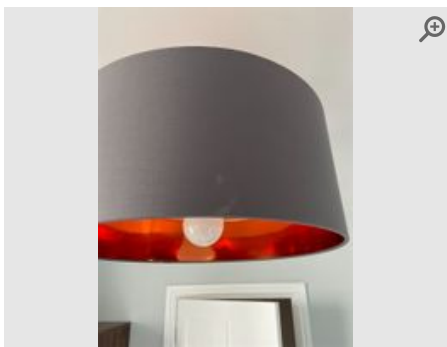


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:34 AM</b>
Added	<b>04/02/2020</b>

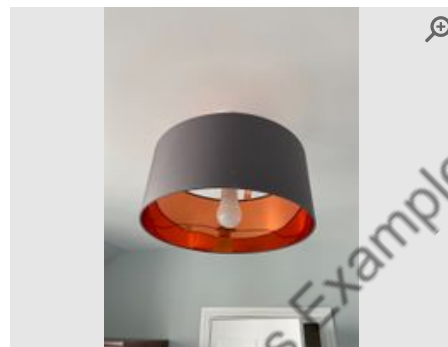


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:34 AM</b>
Added	<b>04/02/2020</b>

### Light Fittings

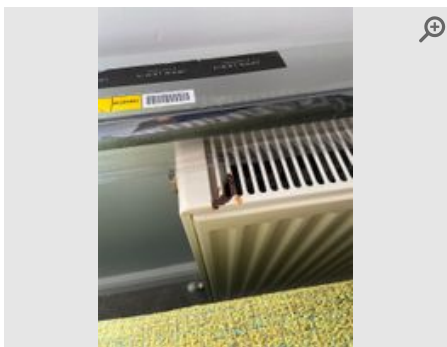


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:36 AM</b>
Added	<b>04/02/2020</b>

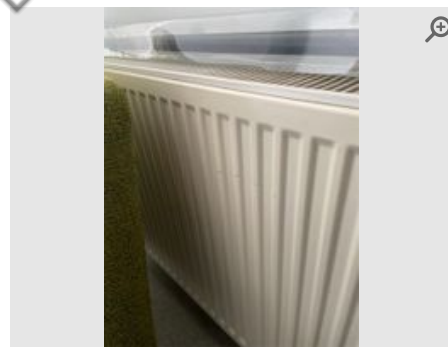


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:36 AM</b>
Added	<b>04/02/2020</b>

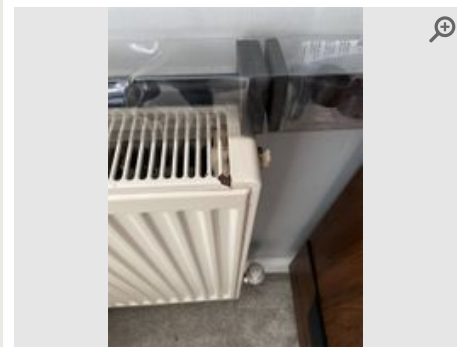
### Radiator



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:39 AM</b>
Added	<b>04/02/2020</b>

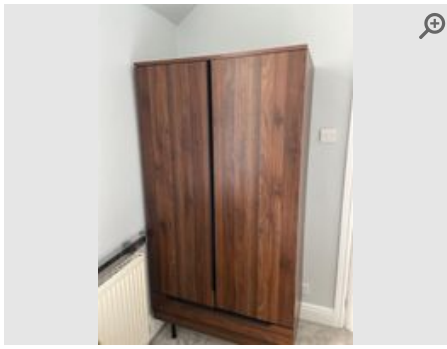


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:39 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:39 AM</b>
Added	<b>04/02/2020</b>

### Storage Cupboard/Wardrobe

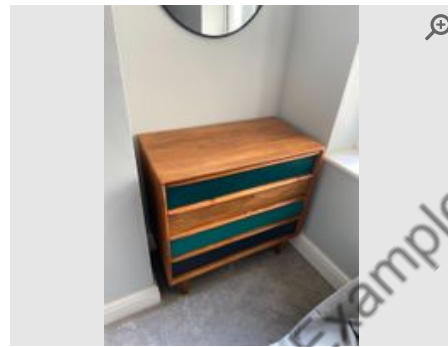


Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>04/02/2020</b>
Added	<b>04/02/2020</b>

## Drawers

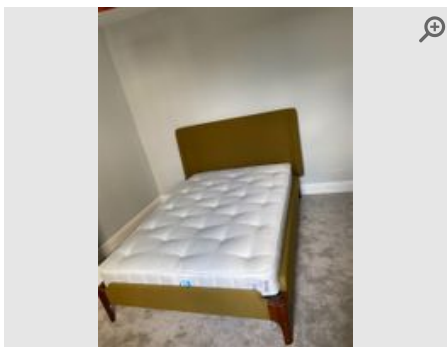


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:41 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:40 AM</b>
Added	<b>04/02/2020</b>

## Bed Base



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:42 AM</b>
Added	<b>04/02/2020</b>

## Mattress



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:43 AM</b>
Added	<b>04/02/2020</b>

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### Miscellaneous

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:46 AM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

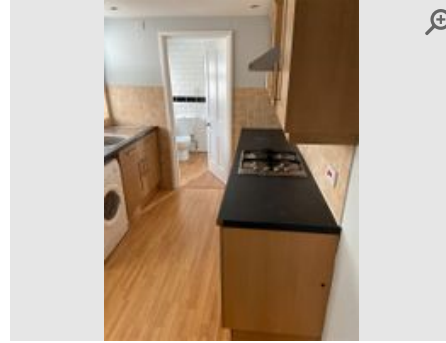
Kitchen				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 4.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
<b>Outer Surround</b> 4.2	White painted; good order.	● Good	● Good	📷 N/A
<b>Outer Door</b> 4.3	1x white painted door with 4x panels and 1x chrome doorknob; defective area around doorknob fixing, 1x scuff to lower left, 1x over painted defect to centre.	● Fair	● Good	📷 3 photos
<b>Inner Surround</b> 4.4	White painted; minor over painted defects to upper surround, 1x over painted chip to upper left, 1x defect to centre right.	● Fair	● Good	📷 2 photos
<b>Inner Door</b> 4.5	1x white painted door with 4x panels and 1x chrome doorknob; scattered overpainted defects along edges of panels, faint cracks between panels.	● Fair	● Good	📷 4 photos
<b>Windows &amp; Sills</b> 4.6	1x white UPVC window area with: white surround, 2x glass panes, 1x handle with integrated lock, no key present, grubby to glass panes, 1x minor defect to left surround of lower pane, poorly decorated to left side surround, grubby to upper left and right corners.	● Fair	● Fair	📷 4 photos
<b>Curtains</b> 4.7	1x chrome Venetian blind with: 1x string pulley with green toggles, 1x clear plastic opener; chrome fixing tarnished, some blinds deformed, white paint flecks to green toggles and chrome fixings.	● Poor	● Fair	📷 6 photos
<b>Floor</b> 4.8	Part dark wood effect with chrome step, part light wood laminate; grubby in front of step, very grubby near back door and sink, peeling in places, scuffed to step, 1x stain to left of oven.	● Fair	● Fair	📷 6 photos
<b>Skirting Board</b> 4.9	White painted; minor over painted defects throughout, grubby between step and base unit, missing section to lower left of back door.	● Fair	● Fair	📷 1 photo
<b>Walls</b> 4.10	Part blue painted, part beige tiled; gaps in sealant to right and lower edge of sill, section under boiler coming away, large defective area above radiator, scratches to middle of wall between door and wall units, finger marks and dent from doorknob behind door, defective area to left wall upon entry.	● Fair	● Fair	📷 8 photos
<b>Ceiling</b> 4.11	White painted; 1x defect above step.	● Fair	● Good	📷 1 photo
<b>Light Fittings</b> 4.12	4x chrome spotlights; spotlight above sink is poorly fitted, tested and working.	● Fair	● Fair	📷 1 photo
<b>Smoke and Carbon Monoxide Alarm</b> 4.13	1x white plastic ceiling mounted fire alarm; discoloured, tested and sounder heard working.	● Good	● Fair	📷 1 photo
<b>Sockets &amp; Switches</b> 4.14	1x white plastic double switch, 1x white plastic single switch with fuse, 1x white plastic single socket, 2x white plastic double sockets, 1x white plastic single socket with 1x cooker switch and 1x socket switch, 1x white plastic single switch for bathroom extractor fan; slightly grubby.	● Good	● Fair	📷 N/A
<b>Radiator</b> 4.15	1x white wall mounted radiator; grubby and tarnished to top.	● Fair	● Fair	📷 1 photo
<b>Kitchen Base Units</b> 4.16	3x base units, left to right: 1x wood effect double base unit with 2x doors (each with 1x chrome handle and 1x panel) and 1x interior shelf; handles are tarnished, 1x defect to right side of interior shelf, doors are misaligned. 1x wood effect single base unit with 1x door (with 1x chrome handle and 1x panel) and 1x interior shelf; houses 1x white plastic single socket, handle is tarnished, slight peeling to front edge of interior shelf, 1x white paint mark to upper right of exterior door, 1x hole to interior wall and exterior right side. 1x wood effect double base unit with 2x doors (each with 1x chrome handle and 1x panel) and 1x interior shelf; handles are tarnished, slight peeling to interior shelf, houses sink basin and 1x white plastic single switch, 1x white paint mark to right exterior door.	● Fair	● Fair	📷 8 photos

Item	Description	Condition	Cleanliness	Photos
<b>Kitchen Wall Units</b> 4.17	3x wall units, left to right: 1x wood effect wall unit with: 1x door (with 1x panel and 1x chrome handle) and 2x interior shelves; handle is slightly tarnished. 1x wood effect wall unit with: 1x door (with 1x panel and 1x chrome handle) and 2x interior shelves; handle is slightly tarnished. 1x wood effect wall unit with: 1x door (with 1x panel and 1x chrome handle) and 2x interior shelves; handle is slightly tarnished, contains: 1x spare smoke alarm, 1x spare carbon monoxide alarm, assorted mail, 1x lightbulb, 1x paintbrush, 1x wireless router in box.	● Fair	● Fair	📷 5 photos
<b>Kitchen Drawers</b> 4.18	4x kitchen drawers, left to right: 1x wood effect drawer with 1x chrome handle; contains cutlery compartment, handle is significantly tarnished. 1x wood effect drawer with 1x chrome handle; contains assorted manuals (boiler, microwave, oven, washing machine) 1x spare carbon monoxide alarm, handle is tarnished. 1x wood effect drawer with 1x chrome handle; contains 1x fire blanket and assorted fixings, handle is significantly tarnished. 1x wood effect drawer with 1x chrome handle; handle is significantly tarnished.	● Fair	● Fair	📷 7 photos
<b>Kitchen Worksurfaces</b> 4.19	Dark granite effect work surface; white stain to left of hob, 2x defects to right of hob, scattered scratches and pooled water to left of sink.	● Fair	● Fair	📷 3 photos
<b>Kitchen Sink</b> 4.20	1x stainless steel 1 bowl sink with draining board to right side: 1x chrome mixer tap, 1x chrome plug drainer, 1x chrome overflow; basin and draining board watermarked, limescale and watermarks to tap.	● Fair	● Fair	📷 5 photos
<b>Hob</b> 4.21	1x chrome and black gas hob with 4x ring burners, 2x hotplates and 4x chrome dials; dials are significantly tarnished, dial markings completely worn, slightly grubby.	● Fair	● Fair	📷 2 photos
<b>Oven</b> 4.22	1x chrome and black 'Diplomat' oven with: 1x chrome handle, 2x chrome dials and markings, 6x black buttons, 1x digital display, 1x oven tray and 2x wire trays to interior; missing section under oven, 1x minor defect to interior floor.	● Fair	● Fair	📷 4 photos
<b>Extractor Cooker Hood</b> 4.23	1x chrome extractor hood with 5x chrome buttons; scratches around buttons; Tested, light seen working, fan heard working.	● Fair	● Fair	📷 3 photos
<b>Washing Machine</b> 4.24	1x white 'Servis' washing machine; 2x marks to door, tarnishing around drum edge, 1x defect to lower edge, machine piping visible to lower right. Clean detergent drawer.	● Fair	● Fair	📷 6 photos
<b>Chair</b> 4.25	1x suede chair with 4x wood effect legs; 1x mark to suede.	● Fair	● Fair	📷 2 photos
<b>Miscellaneous</b> 4.26	1x wall mounted 'Worcester' boiler; good order.	● Fair	● Fair	📷 2 photos
<b>Back Door</b> 4.27	1x white UPVC door with: 2x panels, 1x obscured glass pane, 1x handle with integrated lock; grubby to exterior entire door particularly to exterior step.	● Fair	● Poor	📷 4 photos

### General Overview

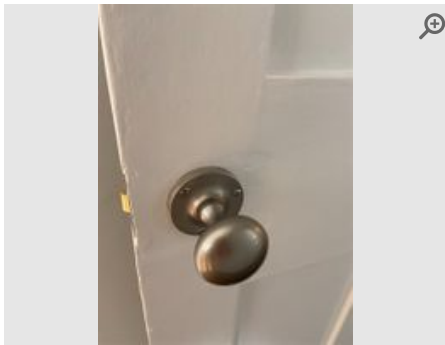


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:48 AM</b>
Added	<b>04/02/2020</b>

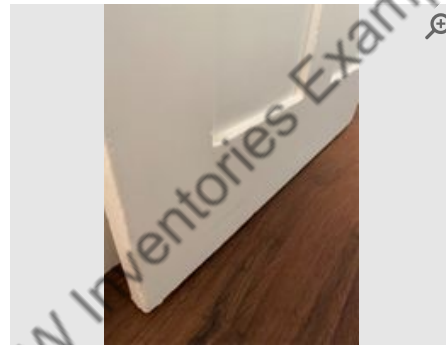


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:48 AM</b>
Added	<b>04/02/2020</b>

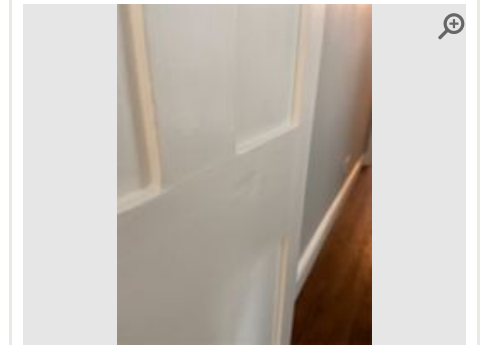
### Outer Door



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:50 AM</b>
Added	<b>04/02/2020</b>

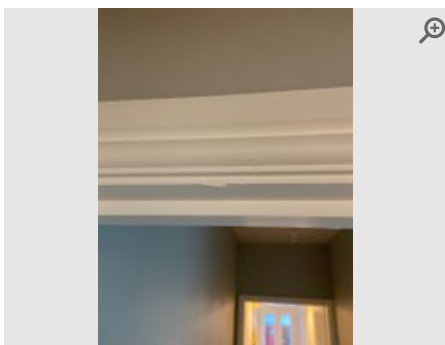


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:50 AM</b>
Added	<b>04/02/2020</b>

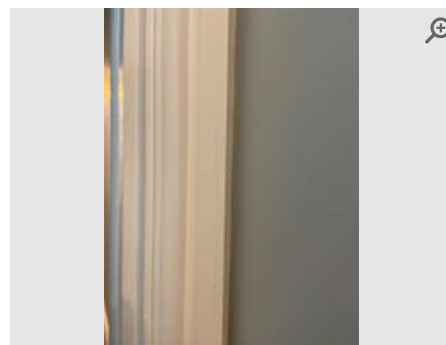


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:50 AM</b>
Added	<b>04/02/2020</b>

### Inner Surround

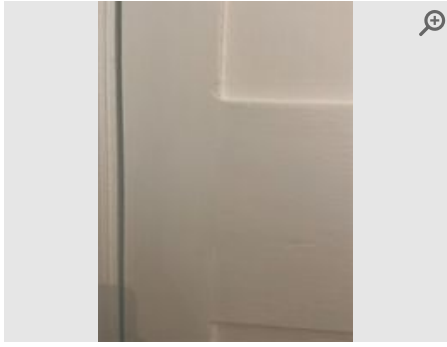


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:52 AM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 11:52 AM</b>
Added	<b>04/02/2020</b>

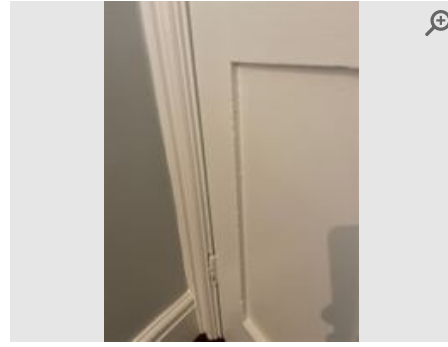
## Inner Door



Provided by **Inspector**

Captured (via App): **04/02/2020 11:55 AM**

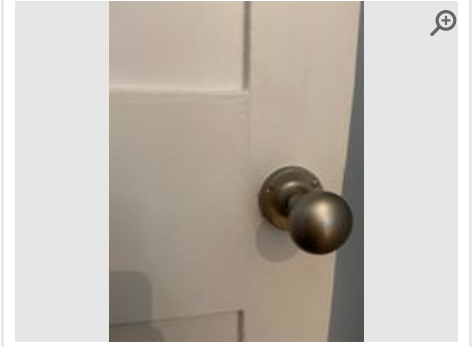
Added **04/02/2020**



Provided by **Inspector**

Captured (via App): **04/02/2020 11:55 AM**

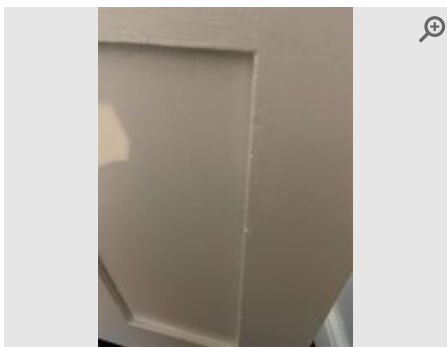
Added **04/02/2020**



Provided by **Inspector**

Captured (via App): **04/02/2020 11:55 AM**

Added **04/02/2020**



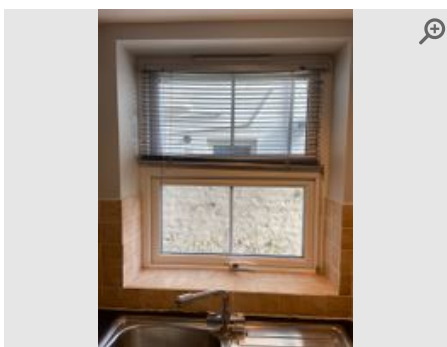
Provided by **Inspector**

Captured (via App): **04/02/2020 11:55 AM**

Added **04/02/2020**

DW Inventories Example

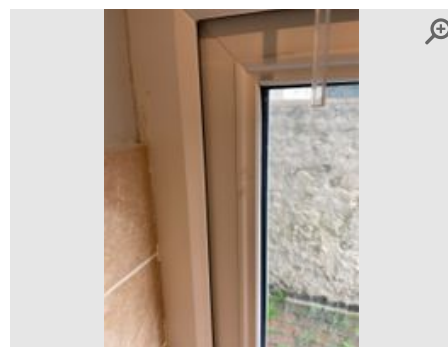
## Windows & Sills



Provided by **Inspector**

Captured (via App): **04/02/2020 11:58 AM**

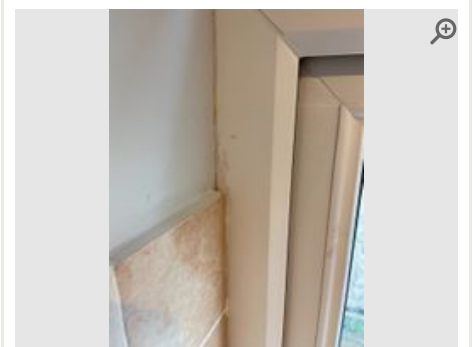
Added **04/02/2020**



Provided by **Inspector**

Captured (via App): **04/02/2020 11:58 AM**

Added **04/02/2020**



Provided by **Inspector**

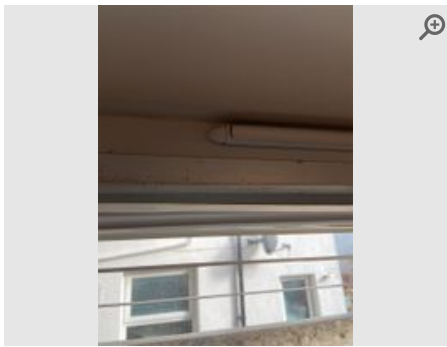
Captured (via App): **04/02/2020 11:58 AM**

Added **04/02/2020**

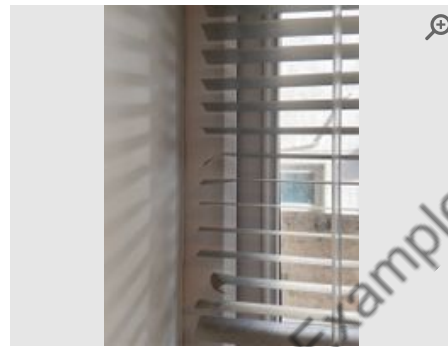


Provided by **Inspector**  
 Captured (via App): **04/02/2020 11:58 AM**  
 Added **04/02/2020**

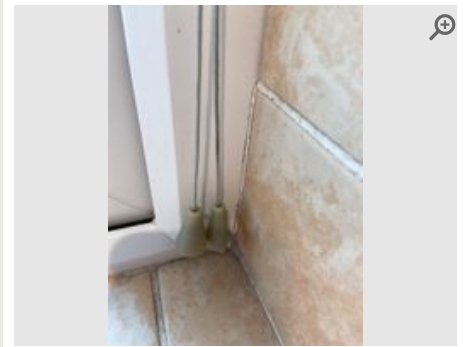
### Curtains



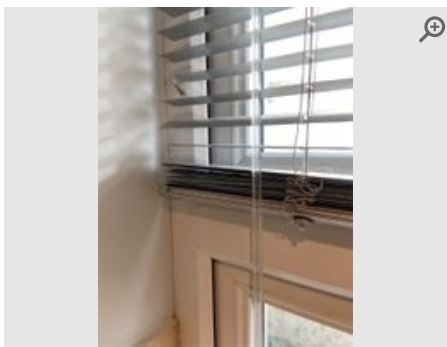
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:02 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:02 PM**  
 Added **04/02/2020**



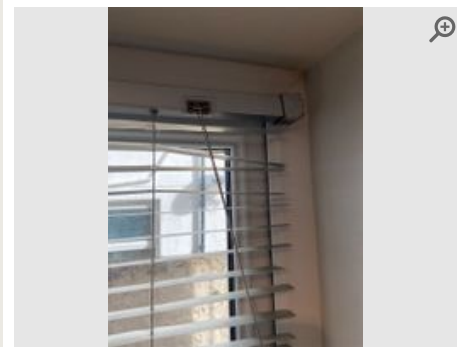
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:02 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:02 PM**  
 Added **04/02/2020**

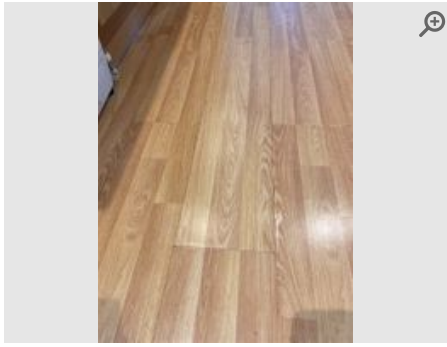


Provided by **Inspector**  
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 Added **04/02/2020**

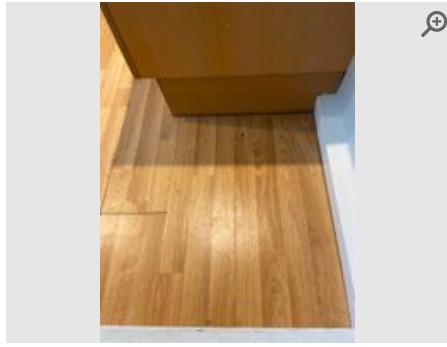


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:02 PM**  
 Added **04/02/2020**

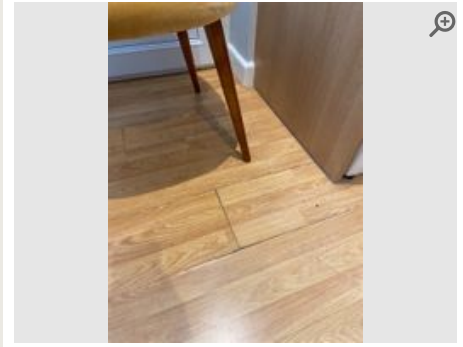
### Floor



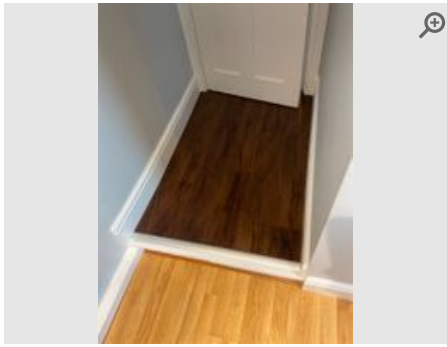
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**



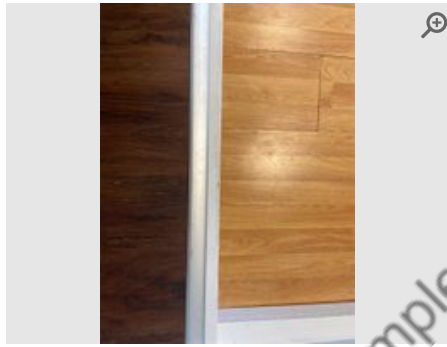
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**



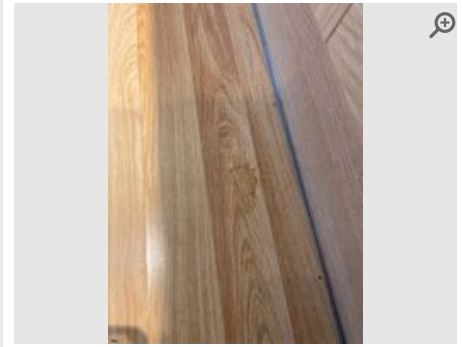
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 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**

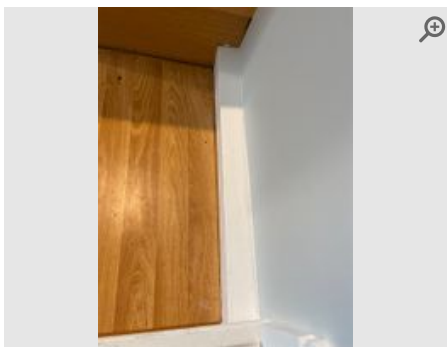


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:07 PM**  
 Added **04/02/2020**

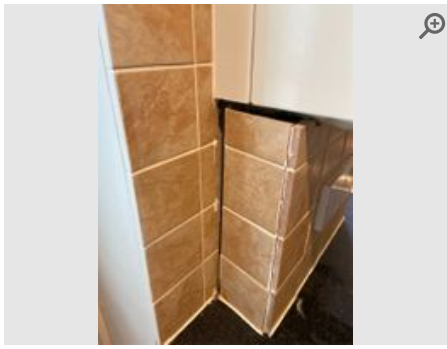
**Skirting Board**



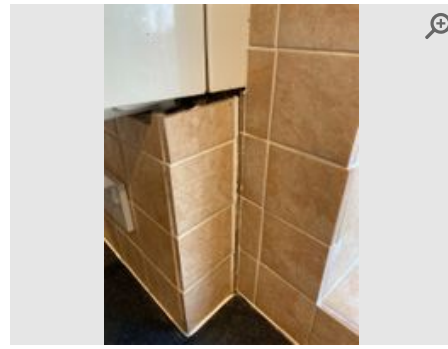
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 Added **04/02/2020**

**Walls**

DW Inventories Example



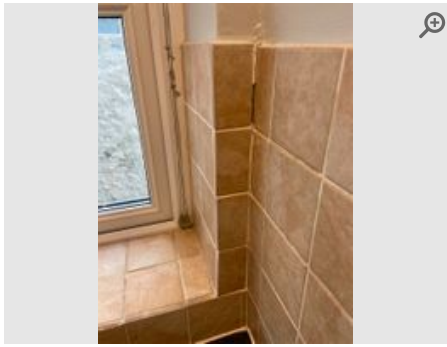
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



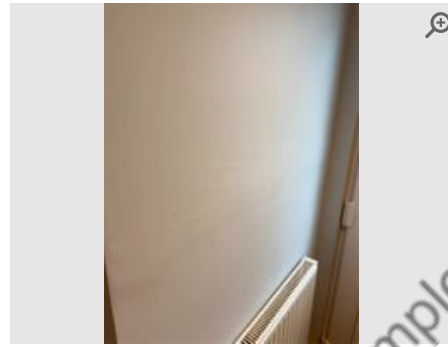
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



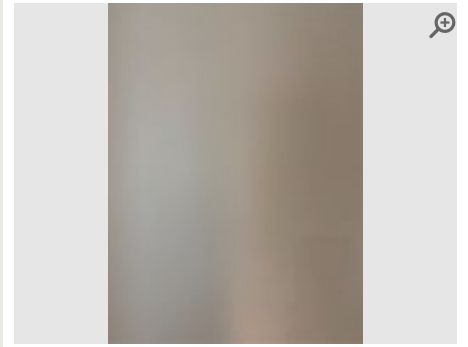
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



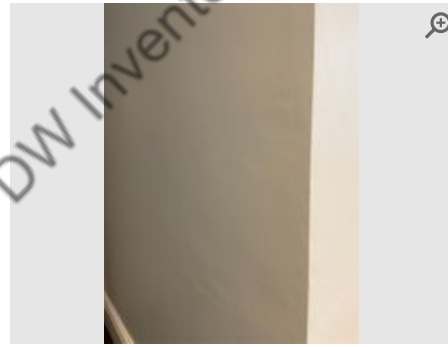
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**

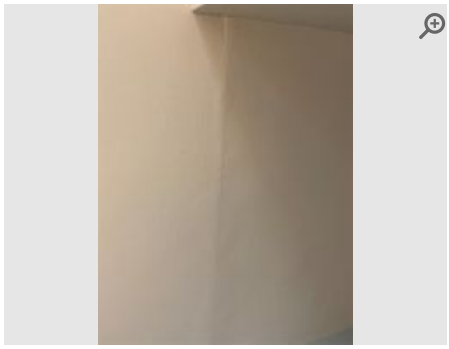


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:14 PM**  
 Added **04/02/2020**

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**Ceiling**

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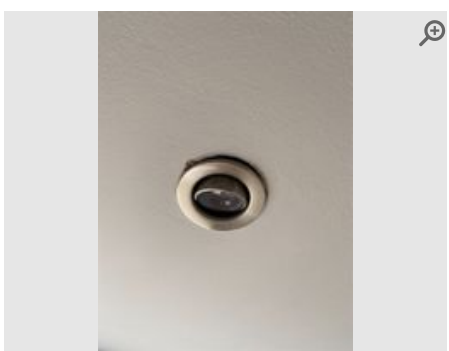


Provided by	Inspector
Captured (via App):	04/02/2020 12:16 PM
Added	04/02/2020

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### Light Fittings

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Provided by	Inspector
Captured (via App):	04/02/2020 12:18 PM
Added	04/02/2020

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### Smoke and Carbon Monoxide Alarm

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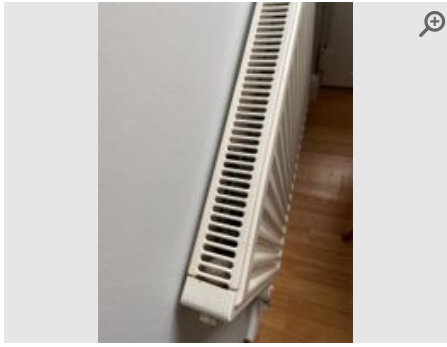
Provided by	Inspector
Captured (via App):	04/02/2020 12:19 PM
Added	04/02/2020

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### Radiator

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DW Inventories Example

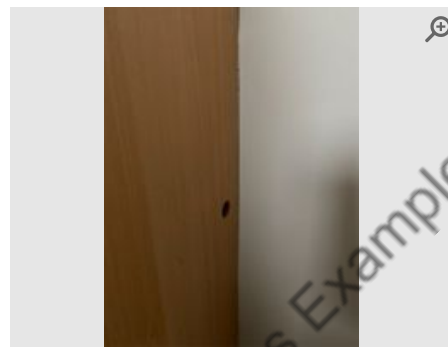


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:22 PM</b>
Added	<b>04/02/2020</b>

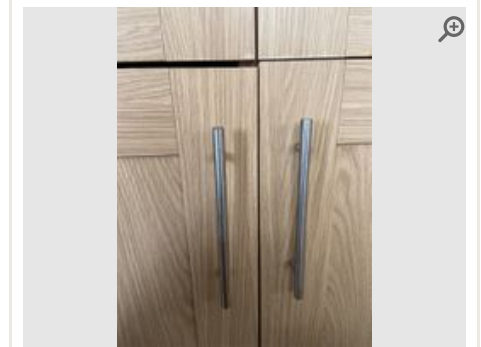
### Kitchen Base Units



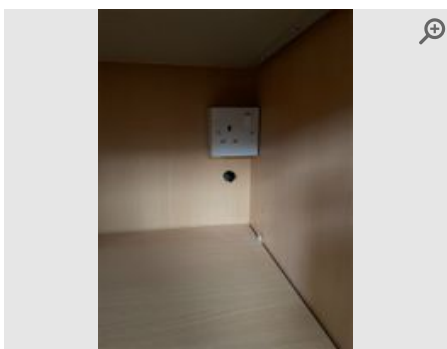
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:31 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:48 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>



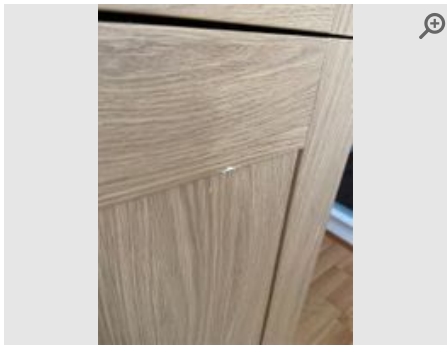
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:48 PM</b>
Added	<b>04/02/2020</b>



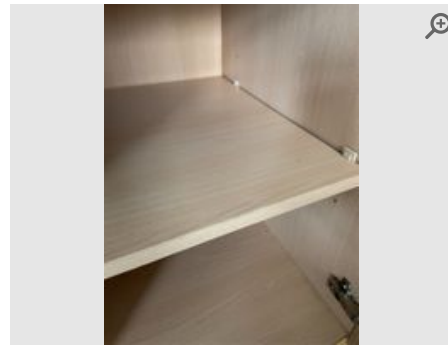
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:31 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:31 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:31 PM</b>
Added	<b>04/02/2020</b>

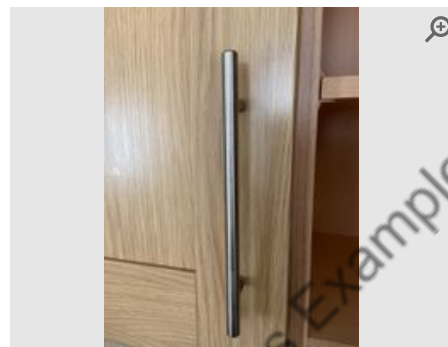


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

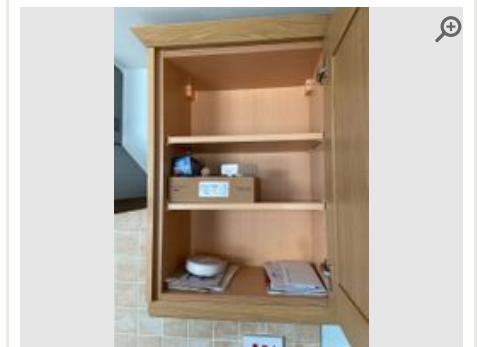
### Kitchen Wall Units



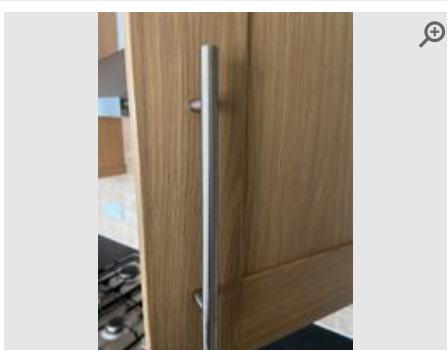
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:39 PM</b>
Added	<b>04/02/2020</b>



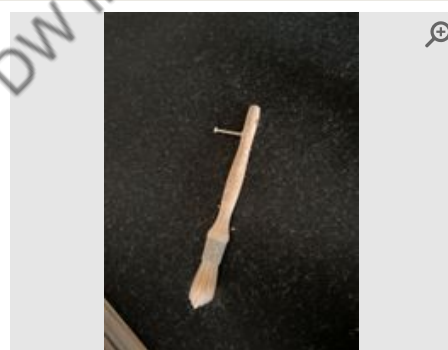
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:39 PM</b>
Added	<b>04/02/2020</b>

### Kitchen Drawers



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



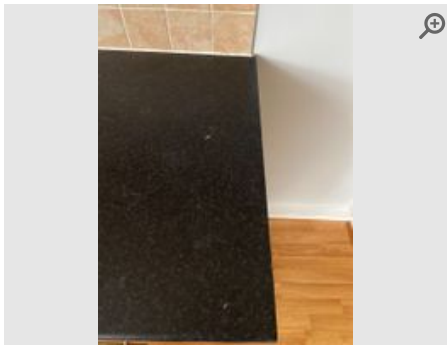
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:45 PM**  
 Added **04/02/2020**

DW Inventories Example

**Kitchen Worksurfaces**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:47 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:47 PM**  
 Added **04/02/2020**

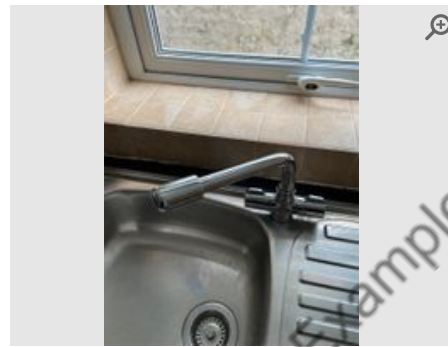


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:47 PM**  
 Added **04/02/2020**

### Kitchen Sink



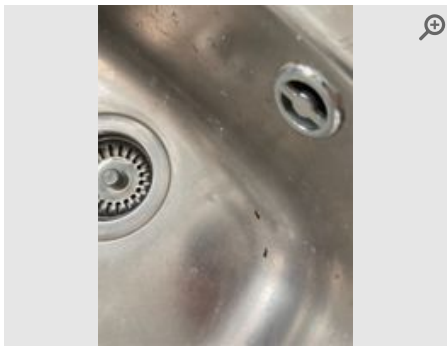
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:50 PM**  
 Added **04/02/2020**



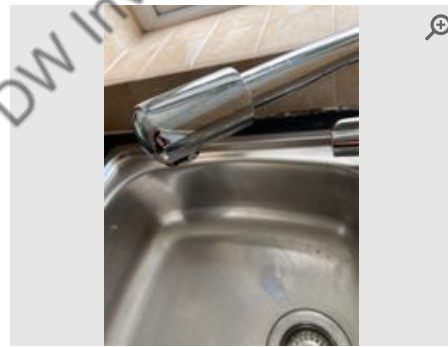
Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:50 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:50 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:50 PM**  
 Added **04/02/2020**

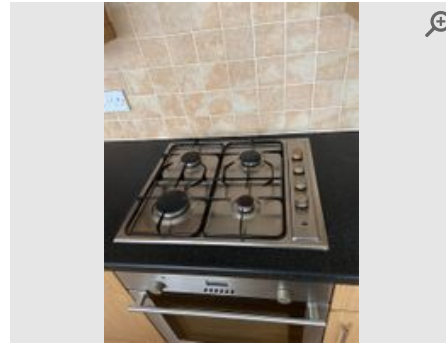


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:50 PM**  
 Added **04/02/2020**

### Hob



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:52 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:52 PM</b>
Added	<b>04/02/2020</b>

### Oven



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:56 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:56 PM</b>
Added	<b>04/02/2020</b>

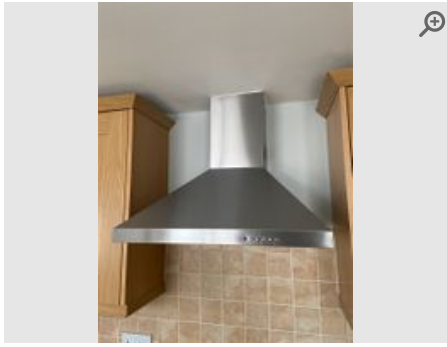


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:56 PM</b>
Added	<b>04/02/2020</b>

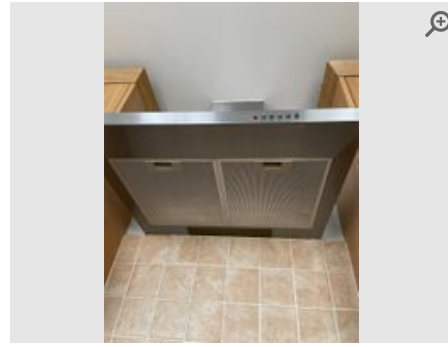


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 12:56 PM</b>
Added	<b>04/02/2020</b>

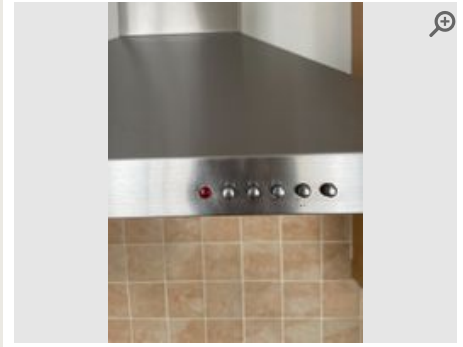
### Extractor Cooker Hood



Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:58 PM**  
 Added **04/02/2020**

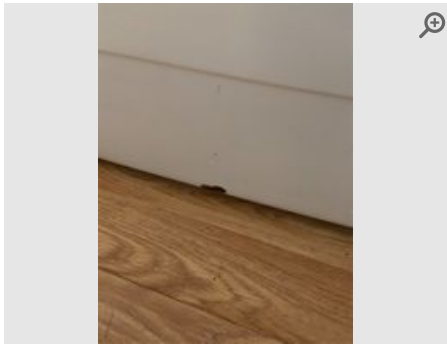


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:58 PM**  
 Added **04/02/2020**

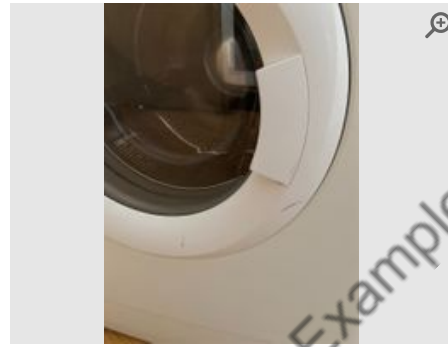


Provided by **Inspector**  
 Captured (via App): **04/02/2020 12:58 PM**  
 Added **04/02/2020**

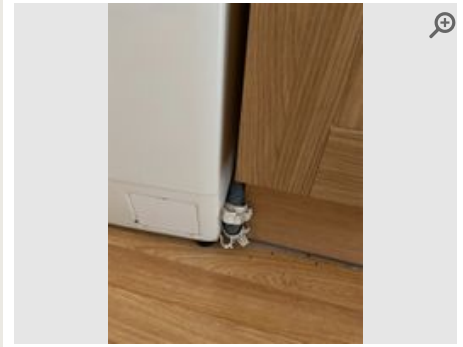
### Washing Machine



Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**



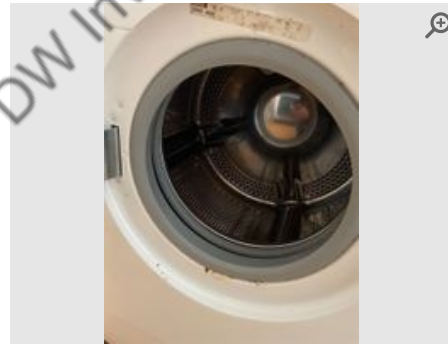
Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**



Provided by **Inspector**  
 Captured (via App): **04/02/2020 1:01 PM**  
 Added **04/02/2020**

### Chair



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:02 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:02 PM</b>
Added	<b>04/02/2020</b>

### Miscellaneous



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:03 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:03 PM</b>
Added	<b>04/02/2020</b>

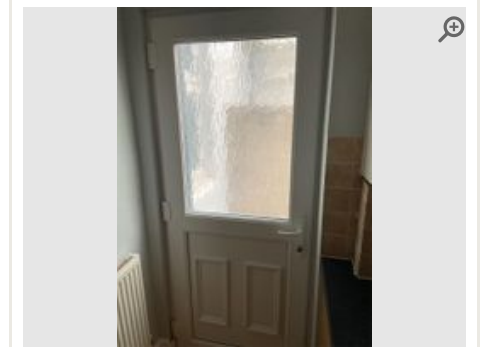
### Back Door



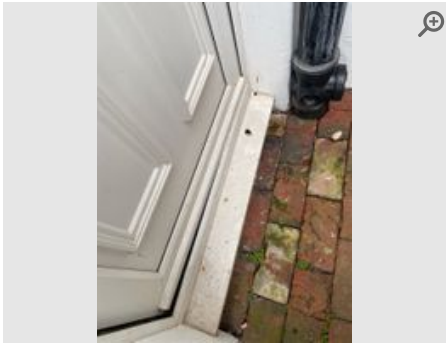
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:39 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:39 PM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

Bathroom				
Item	Description	Condition	Cleanliness	Photos
<b>General Overview</b> 5.1	Clean and tidy. Neutral smell (no smoking or pet odours).	● Fair	● Fair	📷 2 photos
<b>Outer Surround</b> 5.2	White painted; good order.	● Good	● Good	📷 N/A
<b>Outer Door</b> 5.3	1x white painted door with: 4x panels, 1x chrome doorknob, 1x over painted Chubb lock; door knob is loose from door, minor defects above handle.	● Fair	● Fair	📷 2 photos
<b>Inner Surround</b> 5.4	White painted; good order.	● Good	● Good	📷 N/A
<b>Inner Door</b> 5.5	1x white painted door with: 4x panels, 1x over painted coat hook, 1x chrome sliding lock, 1x chrome doorknob with chrome fixing with integrated lock; sliding lock is loose from door, door knob is loose and can be completely removed from door, doorknob fixing is tarnished, over painted defects to lower edge of door.	● Fair	● Fair	📷 3 photos
<b>Windows &amp; Sills</b> 5.6	1x white UPVC window area with: white surround, 2x obscured glass panes, 1x handle with integrated lock, no key present; glass panes grubby to exterior.	● Fair	● Fair	📷 1 photo
<b>Floor</b> 5.7	Wood effect laminate; very grubby and dusty under towel rail, peeling to some sections.	● Fair	● Poor	📷 2 photos
<b>Walls</b> 5.8	White tiled with black tile border; 1x crack to black tile to left of window, scratches to black tile above towel rail, unknown fluffy white substance coming from grouting above toilet and sink area.	● Fair	● Fair	📷 4 photos
<b>Ceiling</b> 5.9	White painted; good order.	● Good	● Good	📷 N/A
<b>Skirting Board</b> 5.10	Small white painted wooden section between sink and bath; grubby, stain near bath.	● Fair	● Fair	📷 1 photo
<b>Light Fittings</b> 5.11	3x chrome spotlights; 2x spotlights closest to shower are slightly tarnished. Tested and working.	● Fair	● Fair	📷 2 photos
<b>Sockets &amp; Switches</b> 5.12	1x pull cord with white plastic fixing and white toggle, 1x white plastic shaver socket; cord is significantly discoloured and grubby.	● Fair	● Fair	📷 1 photo
<b>Radiator</b> 5.13	1x chrome heated towel rail; significantly grubby.	● Fair	● Poor	📷 2 photos
<b>Extractor Fan</b> 5.14	1x white plastic wall mounted extractor fan; grubby, tested and working.	● Fair	● Fair	📷 1 photo
<b>Shower Cubicle/Screen/Tray</b> 5.15	1x glass shower screen with chrome fixing; discoloured rubber to lower section, limescale to chrome fixing, mould/mildew to inside of hinge.	● Fair	● Fair	📷 3 photos
<b>Shower</b> 5.16	1x chrome shower with chrome hose and 1x chrome wall mounted fixing; minor limescale to shower head.	● Fair	● Fair	📷 2 photos
<b>Bath</b> 5.17	1x white bath tub with: cream panel, 1x chrome plug hole, 1x chrome overflow, 1x black rubber plug affixed to chrome chain, 1x chrome mixer tap; white paint marks to bath near plug, grubby to far corner, bath panel is loose under bath.	● Fair	● Fair	📷 4 photos
<b>Sink/Basin</b> 5.18	1x white sink with 1x chrome mixer tap and 1x plug; basin and tap are watermarked, basin is grubby.	● Fair	● Fair	📷 3 photos
<b>Toilet</b> 5.19	1x white toilet and cistern with chrome dual push flush; white substance covering cistern from wall tile grouting, seat slightly grubby.	● Fair	● Fair	📷 4 photos
<b>Mirror</b> 5.20	1x wall mounted mirror with decorative surround; mirror is tarnished to surround, 1x defect to upper centre.	● Fair	● Fair	📷 4 photos
<b>Bathroom Fixings</b> 5.21	1x chrome toilet roll holder, 1x chrome towel hook; both significantly tarnished.	● Poor	● Fair	📷 2 photos

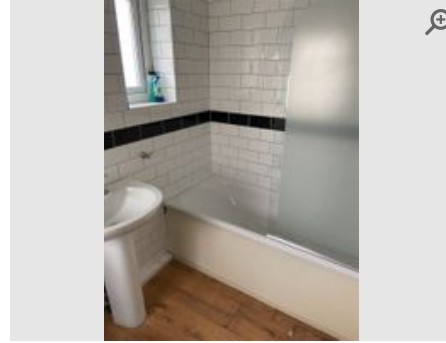
Item	Description	Condition	Cleanliness	Photos
Miscellaneous 5.22	1x floor mounted rubber door stop.	● Fair	● Fair	📷 1 photo

DW Inventories Example

### General Overview



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:04 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:04 PM</b>
Added	<b>04/02/2020</b>

### Outer Door

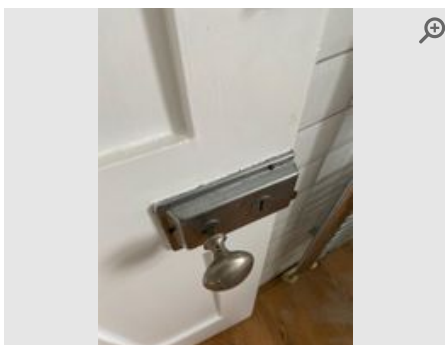


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

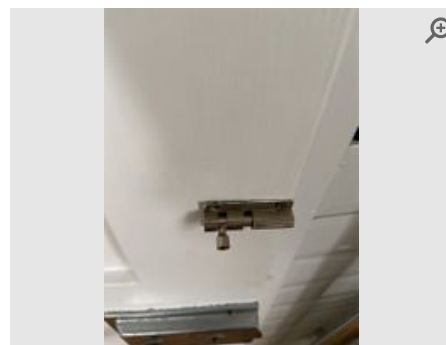


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:06 PM</b>
Added	<b>04/02/2020</b>

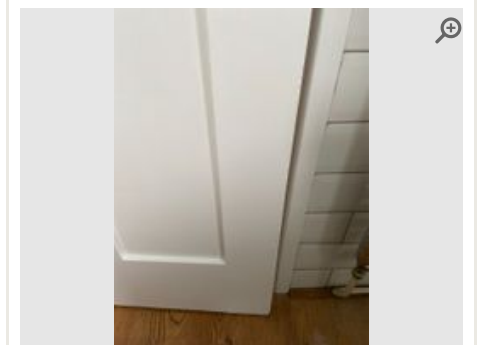
### Inner Door



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:09 PM</b>
Added	<b>04/02/2020</b>

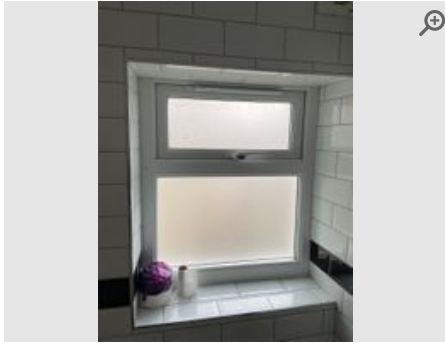


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:09 PM</b>
Added	<b>04/02/2020</b>



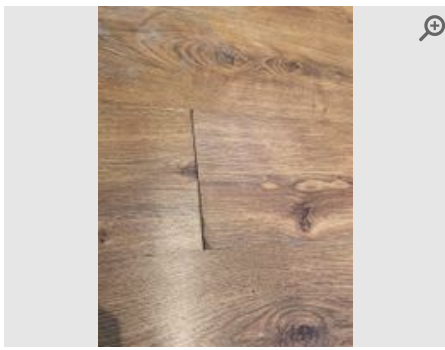
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:09 PM</b>
Added	<b>04/02/2020</b>

## Windows & Sills

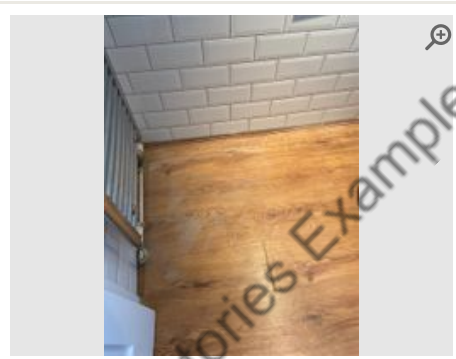


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:11 PM</b>
Added	<b>04/02/2020</b>

## Floor

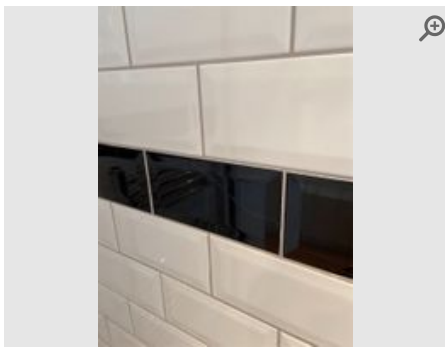


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Added	<b>04/02/2020</b>

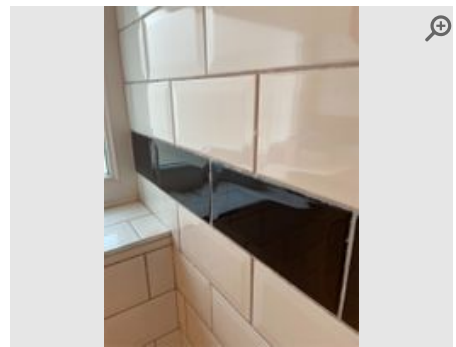


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Added	<b>04/02/2020</b>

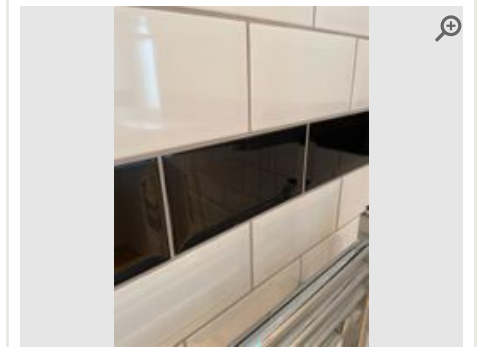
## Walls



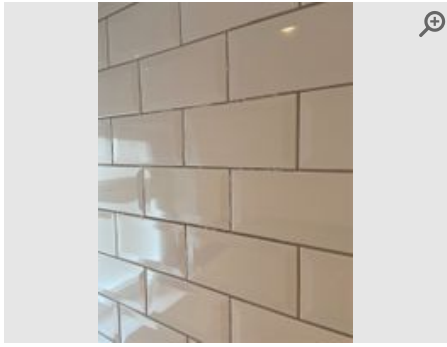
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:16 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:16 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:16 PM</b>
Added	<b>04/02/2020</b>

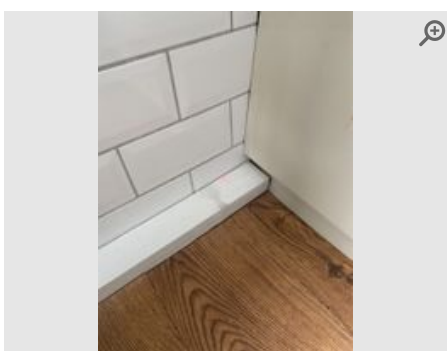


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:16 PM</b>
Added	<b>04/02/2020</b>

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### Skirting Board

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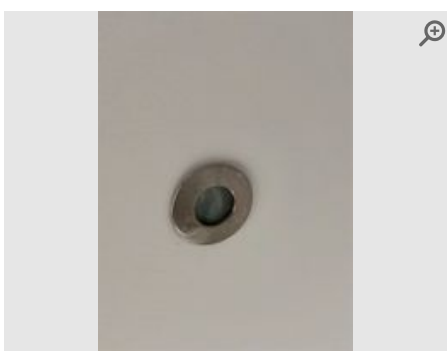


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:26 PM</b>
Added	<b>04/02/2020</b>

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### Light Fittings

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:17 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:17 PM</b>
Added	<b>04/02/2020</b>

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### Sockets & Switches

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DW Inventories Example

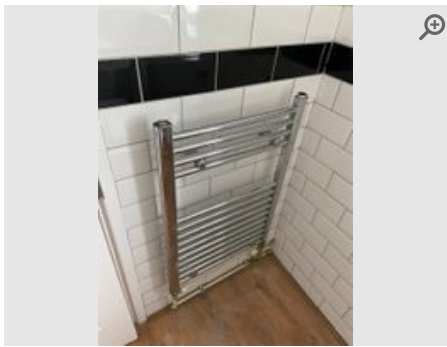


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:19 PM</b>
Added	<b>04/02/2020</b>

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### Radiator

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Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

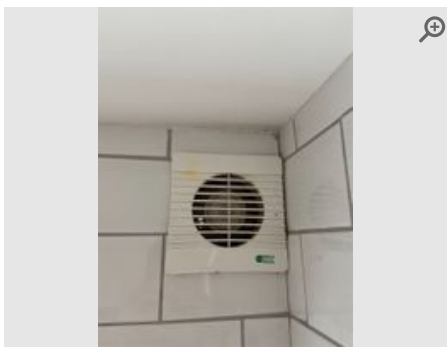


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:20 PM</b>
Added	<b>04/02/2020</b>

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### Extractor Fan

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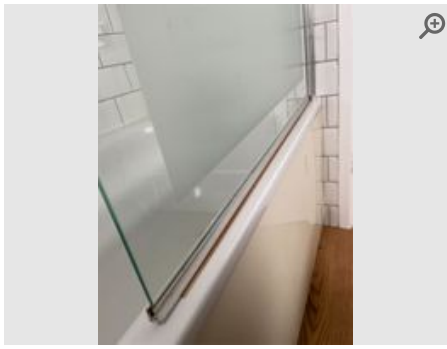


Provided by	<b>Inspector</b>
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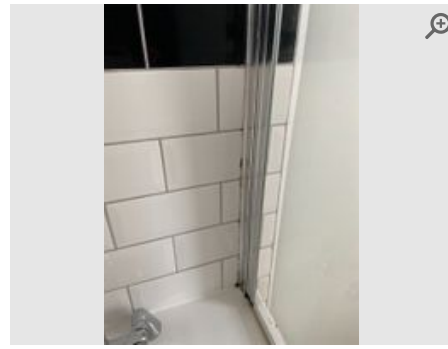
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### Shower Cubicle/Screen/Tray

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:22 PM</b>
Added	<b>04/02/2020</b>

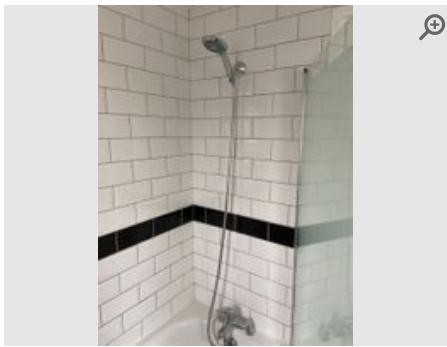


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Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:22 PM</b>
Added	<b>04/02/2020</b>

### Shower



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:24 PM</b>
Added	<b>04/02/2020</b>

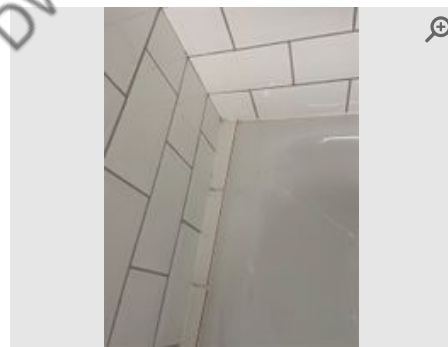


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Added	<b>04/02/2020</b>

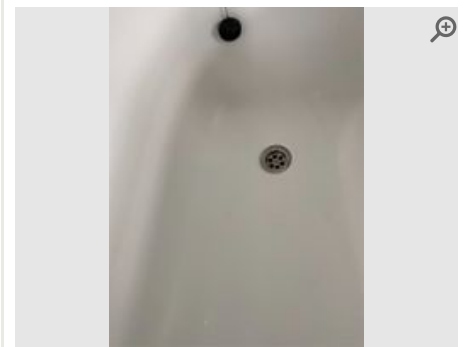
### Bath



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:25 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:25 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:25 PM</b>
Added	<b>04/02/2020</b>

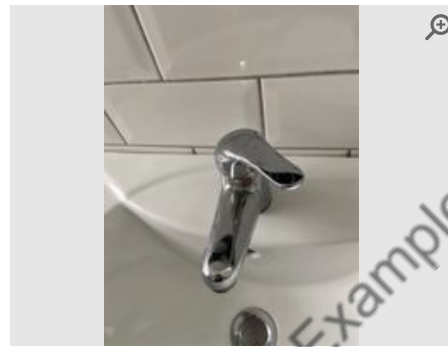


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:25 PM</b>
Added	<b>04/02/2020</b>

### Sink/Basin



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:31 PM</b>
Added	<b>04/02/2020</b>

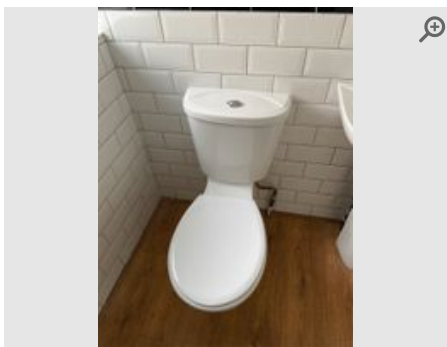


Provided by	<b>Inspector</b>
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Added	<b>04/02/2020</b>

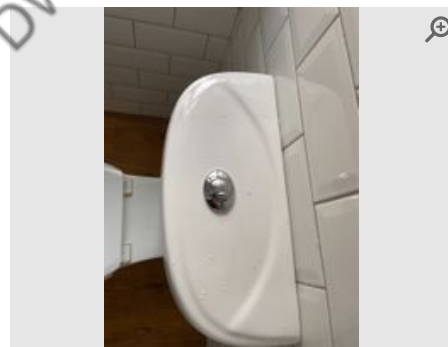


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:31 PM</b>
Added	<b>04/02/2020</b>

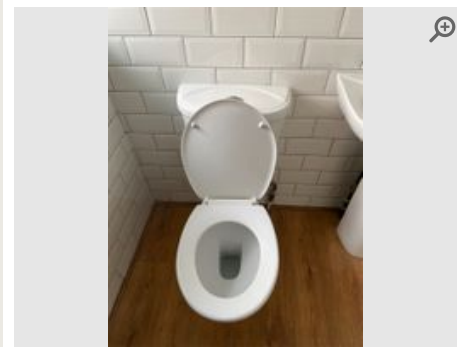
### Toilet



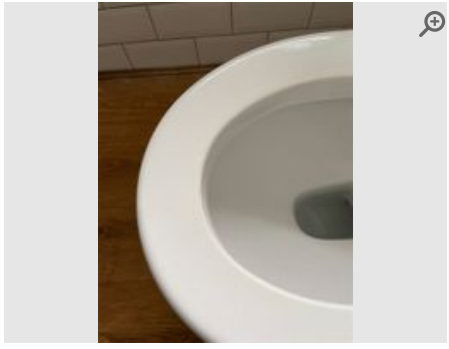
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:33 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:33 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:33 PM</b>
Added	<b>04/02/2020</b>

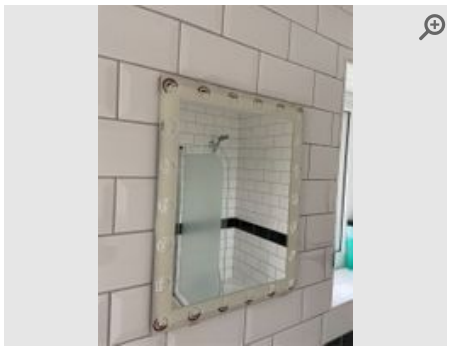


Provided by	<b>Inspector</b>
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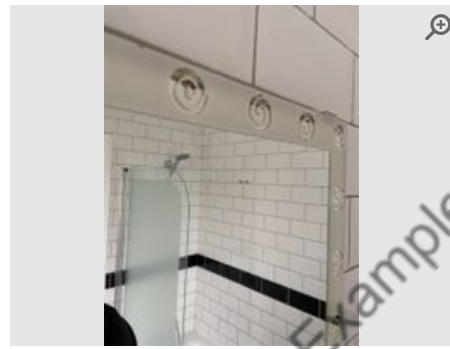
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### Mirror

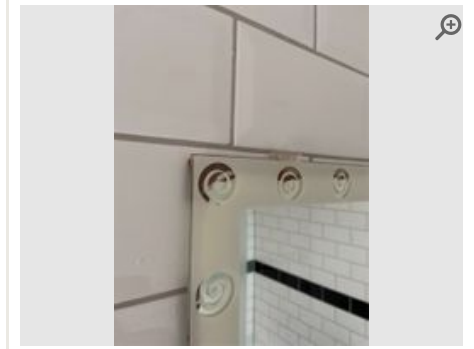
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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>

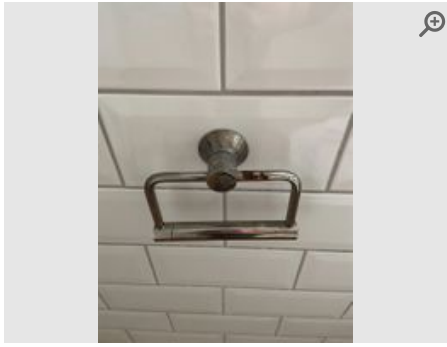


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>

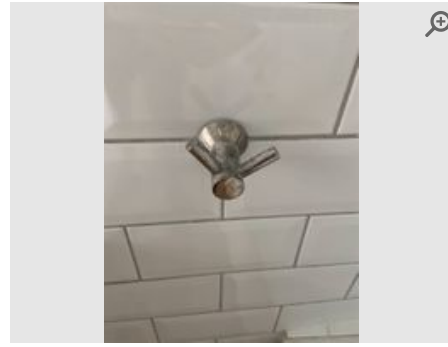
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### Bathroom Fixings

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>

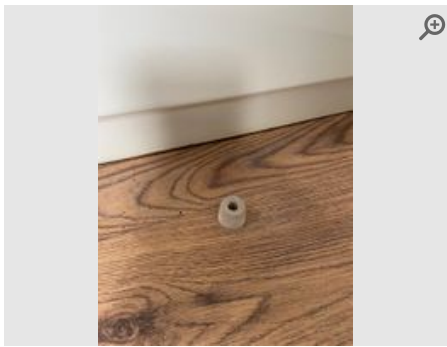


Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:35 PM</b>
Added	<b>04/02/2020</b>

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### Miscellaneous

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Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:45 PM</b>
Added	<b>04/02/2020</b>

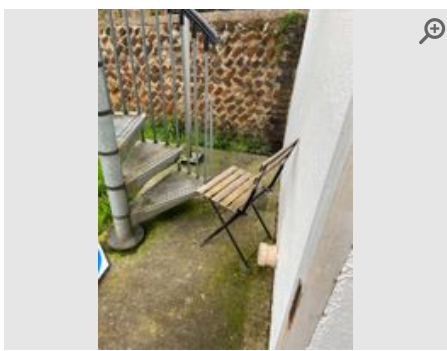
DW Inventories Example

# Back Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 6.1	Brick floor leading from back door to grass area separated by 1x small white fence and step. Garden contains 2x wooden tables, 4x wooden chairs, 1x roadsign, 1x BBQ, 2x damaged beanbags, 1x clothes line.	Fair	Fair	8 photos

## Back Garden Photos

### Overview (External)



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



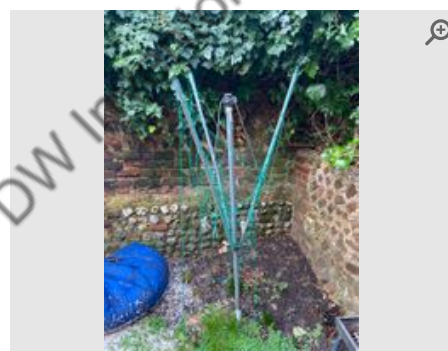
Provided by	<b>Inspector</b>
Captured (Certified by inspector)	<b>04/02/2020</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



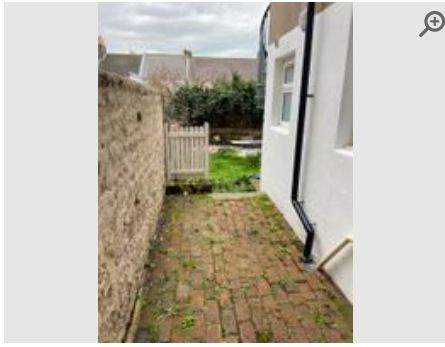
Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>



Provided by	<b>Inspector</b>
Captured (via App):	<b>04/02/2020 1:44 PM</b>
Added	<b>04/02/2020</b>

DW Inventories Example

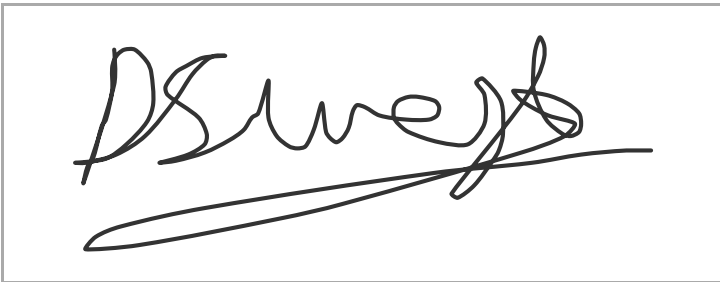
# Declaration

## 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 Letting Agent/Landlord with immediate effect to arrange a replacement.

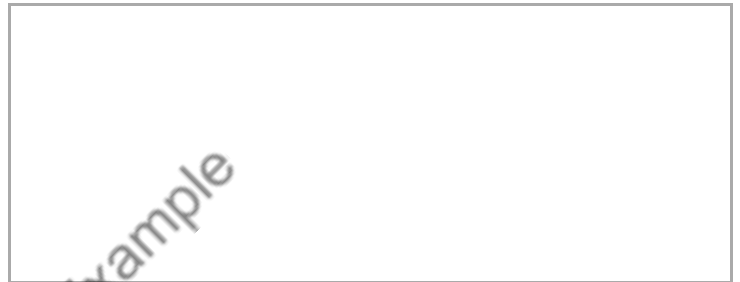
## Inspector Signature



**Name:**  
Dominic West

**Date:**  
04/02/2020 at 11:55pm

## Tenant Signature



Hand-written signature required  
(digital signature not provided).

**Print name:**

**Date:**

DW Inventories Example

## Disclaimer

The term 'Inspector' is used hereafter to define the R&L Inventory Clerk who is responsible for completing this property report. It is the duty and ultimate responsibility of the Letting Agent/Landlord 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.

## 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, 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.

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

The inspector cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. Inspectors reserve the right not to handle or move items deemed to be fragile or valuable. In addition, the inspector reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

## What should I know before the check-out report is created?

All items should be returned to their original position (as detailed on the report); this includes stored or boxed items not used during the tenancy. Any items listed as 'Item Missing' can often result in a replacement cost or a charge being made. Letting Agents/Landlords may also charge for the removal of unapproved items left by a tenant at the end of the tenancy that were not included in the original report.

At the time of the property 'Check-Out' all personal items (including consumable items) should have been removed and cleaning of the property completed. Generally, no further cleaning is permitted once the 'Check-Out' inspection has commenced. Tenants should be advised of the date and time of the 'Check-Out' and provide access, or let the appointed inspector know the details of their departure of the property. Additional costs are sometimes charged by Letting Agents/Landlords if the inspector is not able to complete the 'Check-Out' inspection due to the tenant not being ready to vacate or if they are delayed.

The 'Check-Out' report is advisory and is based on information available to the inspector at the time of the 'Check-Out'. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the Letting 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

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the Letting Agent/Landlord). Tenants are often charged by the Letting Agent/Landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

## Decoration

As specified in the majority of tenancy agreements, tenants should gain signed, written permission (keep a copy) from the Letting Agent/Landlord prior to putting nails, pins and other fixtures into walls and ceilings and should avoid the use of tac or tape. Additional marks/fittings are often noted at the 'Check-Out' and any damage or repair work required is often charged to tenants by Letting Agents/Landlords.

## Beds & Linen

Mattresses, divan bases, pillows, and duvets are often inspected for soiling where practically possible. Costs may be incurred by tenants for clearing, compensation or a percentage of the replacement charge by the Letting Agent/Landlord in the event that any such items are soiled beyond that noted to the report. Beds should not be made up at the time of the 'Check-Out' inspection and any linen should be left clean, pressed and folded.

## Kitchen Surfaces and Sinks

Kitchen surfaces and sinks are often inspected for knife cuts, cup marks, scorch and burn damage. Using appropriate items such as chopping boards and heat pads will help prevent damage.

## Crockery, Chinaware, Kitchen Utensils

These items are often checked for soiling, chips and damage. If damage has occurred that is not considered as consistent with 'fair wear and tear', compensation or replacement costs may be incurred by the tenant.

## Keys

All keys listed in the report should be kept safe and handed back at the 'Check-Out'. When keys get lost or are not returned to the Letting Agent, Landlord or inspector, tenants are often charged for replacement keys or possibly for the changing of locks. Any additional keys cut during the tenancy should also be returned to the 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.