



Sample Report Mytoor, England, MYTOOR SAMPLE

TENANT NAME
Sample Tenant

TENANCY TYPE
Single

REPORT CONFIRMED BY
Joe Bloggs

PROPERTY VISIT DATE
01/04/2019

PREPARED ON BEHALF OF
Agent/Landlord Name

Telephone:
Agent/Landlord Contact
No.

This report contains



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



Compliance checklists.



Habitation Compliance Checklist



Detailed descriptions of all fixtures & fittings.



Disclaimer and check-out guidance details.

Report Information

This is a sample report for illustration purposes only.

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



Needs repair



Beyond fair wear and tear



Needs replacing



Missing

Pre-arrival Document Serving

The following documents are available by visiting your unique URL below

Prescribed Information

 How to Rent Guide

 Deposit Protection Information

 EPC

 Gas Safety Certificate

 Emergency Contact Information

 Electrical Safety Certificate

I can confirm safe receipt of this property report email sent to me on **17/07/2019** and agree to receiving any pre-arrival safety certificates/documents electronically, of which I am successfully able to access at the following link:
<https://hubplus.mytoor.co.uk/report-documents/mytoorsample/110399>

Tenant Signature



Name:

Sample Tenant

Date:

17/07/2019 at 4:39pm

Email address:

inventory@mytoor.co.uk

IP address:

165.225.80.106

[View Pre-Arrival Documents](#)



Check-in Inventory Details



Safety certificates and landlord legislation compliance checks

Right to Rent checks performed

YES

Valid gas safety certificate present

YES

Smoke alarm present on each level. Test function working

YES

Carbon monoxide alarm present in any room with solid fuel burning source. Test function working

YES

Electrical safety certificate present

YES

Energy Performance Certificate present

YES

Habitation Compliance Checklist

Tenant(s) have access to all escape routes in the event of a fire

YES

All entrances, exits and windows have secure locking mechanisms in working order with the appropriate keys, access cards and/or codes supplied to tenant(s).

YES

All rooms/spaces have adequate ventilation in the form of: Windows/Trickle vents that open/close and/or; Responsive extractor fans.

YES

Hot/Cold water facilities have been adequately serviced and are in working order.

YES

Heating facilities have been adequately serviced and are able to maintain a healthy indoor temperature of 18-21°C

YES

All bedrooms, stairways and internal living spaces (kitchens, living rooms, bathrooms) have adequate natural and artificial lighting.

YES

All drainage and supplied sanitation facilities are properly installed, free of defects and in working order.

YES

All sinks, draining boards, work tops and cooking facilities are free of defects and in working order.

YES

All food storage cupboards, shelves and refrigerator power outlets are properly installed and in working order.

YES

Internal stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.

YES

External stairways have adequate: Securely fixed handrails; Lighting (Top & Bottom); Treads without defects.

YES

Check-in Inventory Procedures

Keys photographed, tested & handed over

YES

Key Photo - Provided by inspector



Captured (certified by inspector): 01/04/19
Added: 06/04/19

Appliance manuals photographed & handed over

YES

Appliance Manual Photo - Provided by inspector



Captured (certified by inspector): 01/04/19
Added: 06/04/19



Utility Details

Gas Check

Meter Serial

68 595 522

Meter Supplier

N/A

Meter Location

Entrance hallway

Electricity Check

Meter Serial

15P5002286

Meter Supplier

N/A

Meter Location

Entrance hallway

Water Check

Meter Serial

16MU091131

Meter Supplier

N/A

Meter LocationCommunal landing utility cupboard
(2nd flr)

Utility Readings

Gas**Electricity****Water**

01/04/2019

0010993

0003743.125

00168.701

Utility Photos

Utility Photo - Provided by inspector

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Captured (certified by inspector): 01/04/19
Added: 06/04/19



Captured (certified by inspector): 01/04/19
Added: 06/04/19



Room Details

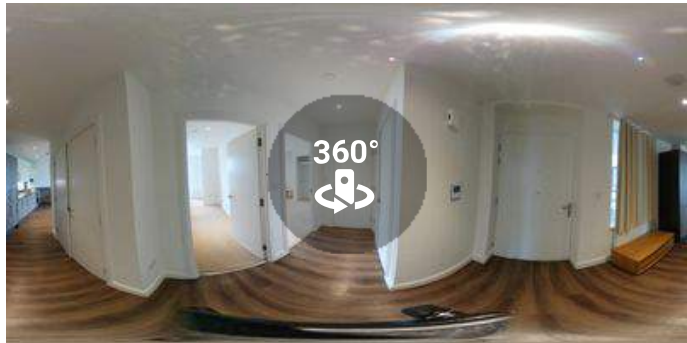
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

Entrance/Hallway			
Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Front Door (5 photos)	Wood (no glazing). Brushed chrome handle. Spyhole. Doorbell (wired) Free of marks and scratches to front side and reverse, however light blemish to the RHS of the door bell.	● Good	● Good
Ceiling (1 photo) 🔴 Disagreed by tenant	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent
Information provided by tenant: There are marks present			
The inspector responded to the above tenant comments with the following: Thank you for your comments, Mytoor agree there are black marks present to the RHS edging of the ceiling. This has now been included within the report.			
Smoke Alarm (3 photos)	Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically. X 3 (1 x entrance hallway, 1 x storage cupboard in front and 1 x storage cupboard RHS)	● Good	● Excellent
Light Fittings (1 photo)	Ceiling. Spotlight(s). 3 fixings in total No cobwebs present to light fittings. All bulbs in working order. Same	● Good	● Excellent
Walls (2 photos) 🔴 Disagreed by tenant	Plastered & painted Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Light blemish LL LHS of last kitchen unit.	● Good	● Good
Information provided by tenant: There are marks present as soon as you enter on the right hand side behind the table you inspected, we saw it as we moved the table.			
The inspector responded to the above tenant comments with the following: Thank you for your comments, Mytoor agree there are black marks present behind where the existing table was. This has now been included within the report.			
Windows and Sills (4 photos)	1 in total. Clear glass. Beige curtains present and intact. Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent
Radiator (3 photos)	White panelled. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent
Floor (3 photos)	Laminate wood. Beading/trim present Free of stains, marks and scratches.	● Good	● Excellent
Table (5 photos)	Solid wood side table Free of marks, scratches and stains. Push mechanism intact and in working order. Free of items inside.	● Good	● Excellent
Hive (1 photo)	Wireless. Fascia intact.	● Good	● Excellent
Storage Cupboard/Wardrobe (LHS) (5 photos)	Wood panelled; brushed chrome handle. Doors free of marks and scratches. Electric meter and water heater present along with washing machine. Loose debris present to the floor. 1 x pendant fixing in working order. Smoke alarm present. Loft hatch present and intact.	● Good	● Good

Item	Description	Condition	Cleanliness
Storage Cupboard/Wardrobe (RHS) (5 photos)	2 hinged door. Brushed chrome handle. Free of items inside Hooks to RHS. 1 x Pendant fixing in working order. Smoke alarm present. Loft hatch present.	● Good	● Excellent
Fuse Board (1 photo)	Fuseboard unit. Test sticker in-date Present and intact.	● Good	● Excellent
Extractor Fan (1 photo)	White casing. Responsive when switched Light surface marks present.	● Good	● Good
Thermostat Dial (1 photo)	Wall-mounted hardwired. Fascia intact. Buttons intact Honeywell.	● Good	● Excellent
Washing Machine (6 photos)	Front loader. Detergent drawer dirty. Seal is clean. Zanussi	● Good	● Excellent
Doorbell receiver (1 photo)	Wired receiver unit RHS upon entry. Present and intact. In working order.	● Good	● Excellent

General Overview

Provided by inspector 



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Front Door

Provided by inspector 



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Added: 04/04/19

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Provided by inspector 



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Provided by inspector 



Captured (certified by inspector): 01/04/19
Added: 04/04/19

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Captured (certified by inspector): 01/04/19
Added: 04/04/19

Ceiling

Provided by tenant



Captured (external device): 08/12/06
Added: 06/04/19

Smoke Alarm

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Added: 04/04/19

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Light Fittings

Provided by inspector



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Walls

Provided by tenant



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Windows and Sills

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Radiator

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Provided by inspector



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Floor

Provided by inspector



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Captured (certified by inspector): 01/04/19
Added: 04/04/19

Table

Provided by inspector



Provided by inspector



Provided by inspector



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Added: 04/04/19

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Added: 04/04/19

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Captured (certified by inspector): 01/04/19
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Hive

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Storage Cupboard/Wardrobe (LHS)

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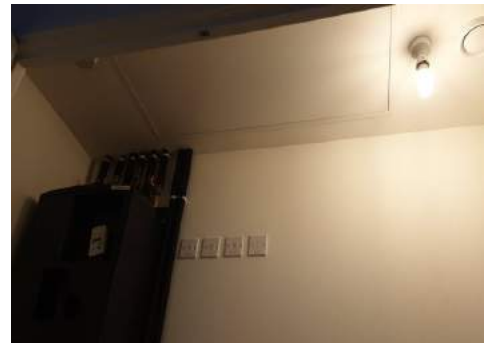
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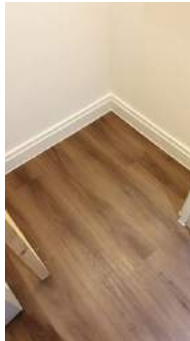
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Storage Cupboard/Wardrobe (RHS)

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Fuse Board

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Extractor Fan

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Thermostat Dial

Provided by inspector



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Washing Machine

Provided by inspector



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Provided by inspector



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Added: 04/04/19

Provided by inspector



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Doorbell receiver

Provided by inspector



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Added: 04/04/19

Living Room/Lounge

Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent
Extractor Fan (2 photos)	White casing 2 x extractor fans. RHS extractor fan slightly dusty.	● Good	● Good
Light Fittings (1 photo)	Ceiling. Spotlight(s). 6 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent
Walls (5 photos)	Plastered & painted Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Light marks on RHS wall upon entry. Light blemish to the top LHS above radiator on the RHS.	● Good	● Good
Radiator (5 photos)	White panelled 2 x Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent
Wifi (1 photo)	Hyperoptic wifi (1GB Fibre Broadband) connected to the socket to the LHS wall).	● Good	● Excellent
Floor (3 photos)	Laminate wood. Beading/trim present Free of stains and marks but light scratches visible throughout, especially in front of TV unit	● Fair	● Excellent
Sofa (3 photos)	2 seater. Fabric upholstered X 2 in total. Free of tears, scuffs, however stain present to the back of RHS cushion to sofa next to balcony. Wear evident.	● Good	● Fair
Coffee Table (3 photos)	1 hinged door. Solid wood TV Unit / Cabinet free of marks and scratches to surface. Push mechanism intact and in working order.	● Good	● Excellent
Thermostat Dial (1 photo)	Wall-mounted hardwired. Fascia intact Honeywell.	● Good	● Excellent
Table (4 photos)	Solid wood dining table with white stained glass surface. Free of marks and scratches. Legs appear secure.	● Good	● Excellent
Chair (5 photos)	Standard Chair. Wood frame X 4 habitat chairs free of marks and scratches.	● Good	● Excellent
Door (Back) (5 photos)	UPVC double glazed. Clear glass. UPVC handle Keys present. Windows intact. Panes slightly dusty to the exterior. Beige curtains present and intact.	● Good	● Good
Balcony (8 photos)	Metal balustrades. Balustrade present and intact with glazing also intact. Tiled slabs to the floor. Green habitat circular table x 2 chairs with light surface marks present. Up/down light fixed to the RHS wall in working order. 2 x extractor fans. 1 x extractor fans very dusty as shown.	● Good	● Fair

General Overview

Provided by inspector 



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Extractor Fan

Provided by inspector 



Provided by inspector 

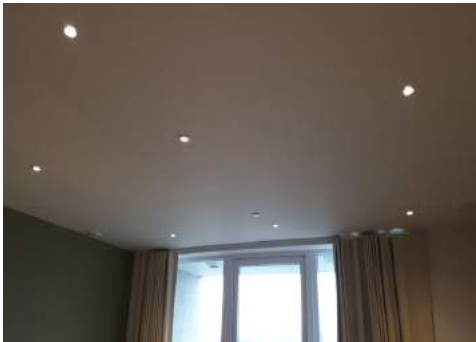


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Light Fittings

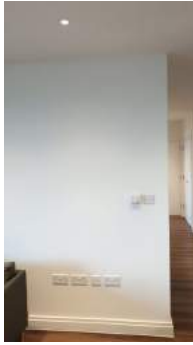
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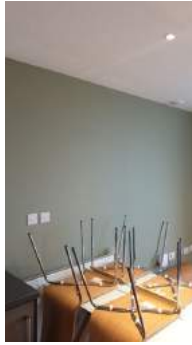
Walls

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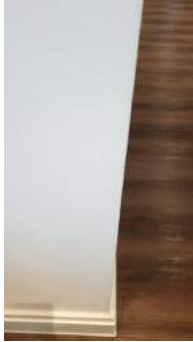
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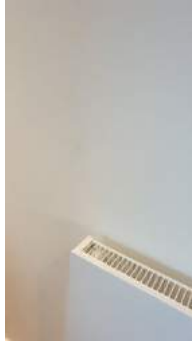
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Radiator

Provided by inspector



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Added: 04/04/19

Provided by inspector



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Wifi

Provided by inspector



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Floor

Provided by inspector



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Provided by inspector



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Added: 04/04/19

Provided by inspector



Captured (certified by inspector): 01/04/19
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Sofa

Provided by inspector



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Coffee Table

Provided by inspector



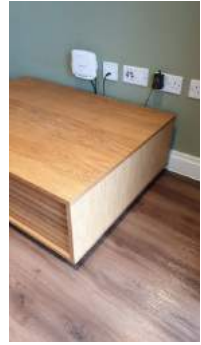
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Thermostat Dial

Provided by inspector



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Table

Provided by inspector



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Provided by inspector



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Chair

Provided by inspector



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Door (Back)

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Provided by inspector



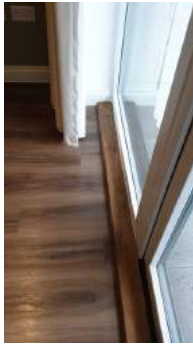
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Provided by inspector



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Provided by inspector



Captured (certified by inspector): 01/04/19
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Balcony

Provided by inspector



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Provided by inspector



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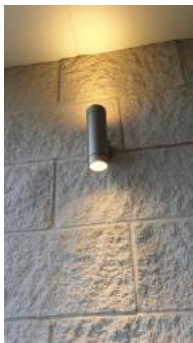
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Provided by inspector



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Kitchen			
Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Ceiling (1 photo)	Plastered/Painted white Light marks around the smoke alarm.	● Good	● Fair
Light Fittings (2 photos)	3 x ceiling spotlights. 4 x spotlight underside of wall units. No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent
Heat Sensor/Smoke Alarm (1 photo)	Ceiling mounted. Test button/function working. Please note: Test periodically	● Good	● Good
Extractor Fan (2 photos)	White casing. Responsive when switched 2 x extractor fans present with light surface marks present.	● Good	● Good
Walls (3 photos)	Plastered & painted Light white scattered marks to the tiling above worktop as shown in the pictures, generally free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good
Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent
Floor (1 photo)	Laminate wood Free of stains, marks and scratches.	● Good	● Excellent
Kitchen Cupboards/Units (7 photos)	Wall units present. Base units present. 13 hinged doors. Solid wood. Chrome handles. Free of items inside All handles and hinges intact. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Excellent
Kitchen Drawers (2 photos)	3 drawers. Chrome handles All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Excellent
Kitchen Worksurfaces (5 photos)	Laminated worksurface Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Excellent
Kitchen Sink (5 photos)	Double bowl. Draining board. Stainless steel. Separate taps. Chrome taps. Plug present x 2 Franke sink free of scratches and cracks. No food residue or grease present.	● Good	● Excellent
Hob (5 photos)	Ceramic hob. 4 rings. Zanussi Free of grease and food residue. Free of dust. Dials/knobs intact. X 2 rings have burnt on residue and are soiled.	● Good	● Fair
Oven (4 photos)	Oven and grill. Chrome rack x 2. Baking tray x 1. Zanussi Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Excellent
Extractor Cooker Hood (1 photo)	Integrated hood Hood filter free of grease and food residue. Dials are slightly greasy. X 1 light not working (requires replacing) and casing is loose. Fan switches are responsive.	● Good	● Good
Fridge (6 photos)	Upright. Zanussi. Clean and free of food residue inside. No cracks or damage to trays and shelving. Bulb in working order.	● Good	● Excellent
Dishwasher (4 photos)	Zanussi Free of food residue in filter. Rack hinges functioning smoothly. Machine door opens smoothly.	● Good	● Excellent
Waste Bin (2 photos)	3 compartment bin present to the base unit underneath sink to the LHS.	● Good	● Excellent

General Overview

Provided by inspector 



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Ceiling

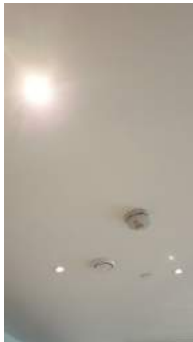
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Captured (certified by inspector): 01/04/19
Added: 04/04/19

Light Fittings

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Added: 04/04/19

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Added: 04/04/19

Heat Sensor/Smoke Alarm

Provided by inspector



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Added: 04/04/19

Extractor Fan

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Walls

Provided by inspector



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Provided by inspector



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Floor

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Kitchen Cupboards/Units

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Kitchen Drawers

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Kitchen Worksurfaces

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Kitchen Sink

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Hob

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Oven

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Extractor Cooker Hood

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Fridge

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Dishwasher

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Waste Bin

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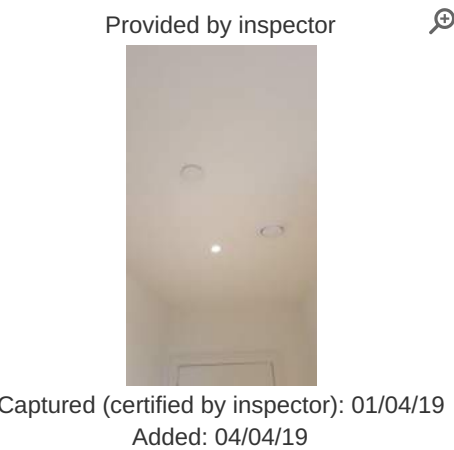
Bedroom 1

Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Door (Internal)	Wood panelled; chrome handle. Coat hook (reverse side) Free of marks and scratches to front side and reverse.	● Good	● Excellent
Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent
Light Fittings (2 photos)	Ceiling. Spotlight(s). 5 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent
Extractor Fan (3 photos)	White casing 3 x extractor fans. 1 x extractor fan has surface marks present as shown.	● Good	● Good
Smoke Alarm (1 photo)	Ceiling mounted. Test button/function working. Tenant note: Test periodically	● Good	● Excellent
Walls (2 photos)	Plastered & painted Small mark to corner of the wall RHS of bathroom, otherwise free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good
Windows and Sills (4 photos)	Standard window. 1 in total. UPVC double glazed. Clear glass Sills free of marks and mould. Windows intact and free of mould to edges. Exterior pane slightly dirty. Beige curtains present and intact.	● Good	● Good
Radiator (2 photos)	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent
Floor (4 photos)	Carpeted. Beading/trim present. Beige Free of stains, marks and scratches.	● Good	● Excellent
Storage Cupboard/Wardrobe (7 photos)	Rail present. Shelving present Mirrored. Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside. Blemishes present to the RHS inside.	● Good	● Good
Bedside Cabinet (2 photos)	2 x cabinets either side of the bed. Free of scratches and marks. Handles, runners intact and functioning well. Free of items inside. Push mechanism intact and in working order.	● Good	● Excellent
Bed Base (2 photos)	Headboard present. Solid wood base. Bed base slats intact and frame appears secure with legs intact.	● Good	● Excellent
Mattress (4 photos)	Double. Memory foam. Fire safety label present Appears free of stains and tears.	● Good	● Excellent

General Overview



Light Fittings



Extractor Fan



Smoke Alarm

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Added: 04/04/19

Walls

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Windows and Sills

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Radiator

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Floor

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Storage Cupboard/Wardrobe

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Bedside Cabinet

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Bed Base

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Mattress

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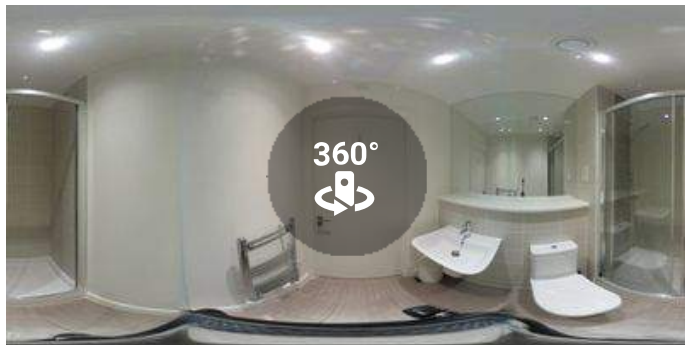


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Added: 04/04/19

Ensuite			
Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Door (Internal) (5 photos)	Wood panelled; chrome handle. Coat hook (reverse side) Free of marks and scratches to front side and reverse.	● Good	● Excellent
Ceiling (1 photo)	Plastered/Painted white Free of marks, mould and cobwebs. 2 x loft hatches present and intact.	● Good	● Excellent
Light Fittings (1 photo)	Ceiling. Spotlight(s). 4 fixings in total No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent
Extractor Fan (1 photo)	White casing Responsive when switched. Free of dust inside.	● Good	● Excellent
Shaving Socket (1 photo)	Present and intact. 115V and 240V shaver socket.	● Good	● Excellent
Walls (3 photos)	Plastered & painted. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. Light water marks around shower area.	● Good	● Good
Radiator (1 photo)	Chrome vertical. 1 in total Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Floor (2 photos)	Tiled. Beading/trim present. Brown/Beige Free of stains, marks and scratches.	● Good	● Excellent
Shower Cubicle/Screen/Tray (5 photos)	Sliding enclosure with chrome frame Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Excellent
Shower (2 photos)	Securely fixed to wall. Limescale visible on shower head. No gaps to sealant.	● Good	● Fair
Sink/Basin (3 photos)	Wall-mounted porcelain. Mixer tap. Chrome taps Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Excellent
Toilet (5 photos)	Porcelain. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Excellent
Mirror (2 photos)	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Excellent
Toilet Brush (1 photo)	Plastic brush & holder. Black	● Good	● Excellent
Waste Bin (3 photos)	Ikea. White waste bin present and intact.	● Good	● Good

General Overview

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Door (Internal)

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Ceiling

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Added: 04/04/19

Light Fittings

Provided by inspector



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Extractor Fan

Provided by inspector



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Shaving Socket

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Walls

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Radiator

Provided by inspector



Captured (certified by inspector): 01/04/19

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Floor

Provided by inspector



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Shower Cubicle/Screen/Tray

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Shower

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Sink/Basin

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Toilet

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Mirror

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Toilet Brush

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Waste Bin

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Bedroom 2

Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Door (Internal) (5 photos)	Wood panelled; chrome handle. Coat hook (reverse side) Free of marks and scratches to front side and reverse.	● Good	● Excellent
Ceiling	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent
Extractor Fan (3 photos)	White casing. Responsive when switched 3 x extractor fans present. 1 x extractor fan has burnt on residue over the surround as shown.	● Good	● Fair
Smoke Alarm (1 photo)	Ceiling mounted. Test button/function working. Tenant note: Test periodically	● Good	● Excellent
Light Fittings (1 photo)	Ceiling. Spotlight(s). 6 fixings in total No cobwebs present to light fittings. All bulbs in working order	● Good	● Excellent
Walls (2 photos)	Plastered & painted 1 x feature wall. ML smudge present to LHS of the wardrobe at ML. Otherwise free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Good
Windows and Sills (5 photos)	UPVC double glazed. Clear glass. Acrylic coated handle. Beige curtains present and intact. Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent
Radiator (2 photos)	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Sockets & Switches	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent
Floor (5 photos)	Carpeted. Beading/trim present Stain present in front of wardrobe (hand size). Door stop present to the bathroom. Door stop present to to entrance door (fixed to the skirting).	● Good	● Fair
Storage Cupboard/Wardrobe (5 photos)	Rail present. Shelving present Mirrored. Free of marks and scratches to front side and reverse of door. Door hinges intact. Free of items and rubbish inside.	● Good	● Excellent
Drawers (4 photos)	6 drawer chest Free of marks and scratches. Handles, runners intact and functioning well. Free of items inside. Top and bottom drawer push mechanism sticking. Top RHS push mechanism needs fixing.	● Fair	● Excellent
Bedside Cabinet (2 photos)	2 x cabinets either side of the bed. Free of scratches and marks. Handles, runners intact and functioning well. Free of items inside. Push mechanism intact and in working order.	● Good	● Excellent
Bed Base (2 photos)	Headboard present. Solid wood base. Bed base slats intact and frame appears secure with legs intact.	● Good	● Excellent
Mattress (4 photos)	Memory foam. Fire safety label present Appears free of stains and tears.	● Good	● Excellent

General Overview

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Door (Internal)

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Extractor Fan

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Smoke Alarm

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Light Fittings

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Walls

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Windows and Sills

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Radiator

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Floor

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Storage Cupboard/Wardrobe

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Drawers

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Bedside Cabinet

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Bed Base

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Mattress

Provided by inspector



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Bathroom			
Item	Description	Condition	Cleanliness
General Overview (360° photo)	Immaculate Clean and tidy. Neutral smell (no smoking or pet odours).	● Good	● Excellent
Door (Internal) (4 photos)	Wood panelled; chrome handle. Coat hook (reverse side) 2 way entry - both doors free of marks and scratches to front side and reverse.	● Good	● Excellent
Ceiling (1 photo)	Free of marks, mould and cobwebs. Loft hatch present.	● Good	● Excellent
Light Fittings (1 photo)	Spotlight(s). 4 fixings in total No cobwebs present to light fittings. 3 x bulbs not working.	● Fair	● Excellent
Extractor Fan (1 photo)	White casing Responsive when switched. Free of dust inside.	● Good	● Excellent
Shaving Socket (1 photo)	Present and intact. 115V and 240V shaver socket.	● Good	● Excellent
Walls	Plastered & painted. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent
Radiator (1 photo)	Chrome vertical Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent
Floor (2 photos)	Tiled. Beading/trim present Free of stains, marks and scratches.	● Good	● Excellent
Shower Cubicle/Screen/Tray (4 photos)	Hinged enclosure with chrome frame Screen intact. Hinges/runners functioning well. No gaps to sealant. Tray clean and intact.	● Good	● Excellent
Shower (2 photos)	Shower head & hose. Chrome Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Excellent
Bath (4 photos)	Roca. Separate taps. Chrome taps No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Excellent
Sink/Basin (3 photos)	Roca. Wall-mounted porcelain. Mixer tap. Chrome taps. Plug present Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Excellent
Toilet (5 photos)	Porcelain. Plastic/Acrylic seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside (however slightly discoloured) to tank/base.	● Good	● Good
Mirror (2 photos)	Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Excellent
Bathroom Fixings (2 photos)	Chrome toilet roll holder securely fitted. 1 x black toilet brush present and intact.	● Good	● Excellent

General Overview

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Door (Internal)

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Provided by inspector 



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Added: 04/04/19

Ceiling

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Light Fittings

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Extractor Fan

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Shaving Socket

Provided by inspector



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Radiator

Provided by inspector



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Added: 04/04/19

Floor

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Added: 04/04/19

Provided by inspector



Captured (certified by inspector): 01/04/19

Added: 04/04/19

Shower Cubicle/Screen/Tray

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Provided by inspector



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Provided by inspector



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Shower

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Provided by inspector



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Added: 04/04/19

Bath

Provided by inspector



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Sink/Basin

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Provided by inspector



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Added: 04/04/19

Toilet

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Captured (certified by inspector): 01/04/19
Added: 04/04/19

Mirror

Provided by inspector



Provided by inspector



Captured (certified by inspector): 01/04/19
Added: 04/04/19

Captured (certified by inspector): 01/04/19
Added: 04/04/19

Bathroom
Fixings

Provided by inspector



Provided by inspector



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Added: 04/04/19

Captured (certified by inspector): 01/04/19
Added: 04/04/19



Declaration

Was the tenant present during the inspection

YES

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

Inspector Signature



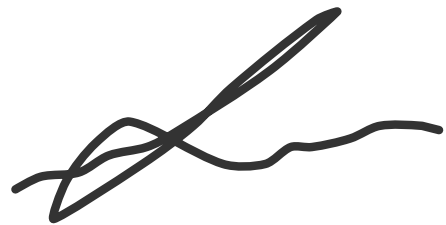
Name:

Joe Bloggs

Date:

06/04/2019 at 1:10am

Tenant Signature



Name:

Sample Tenant

Date:

17/07/2019 at 4:40pm

Email address:

inventory@mytoor.co.uk

IP address:

165.225.80.106



Disclaimer

The term 'Inspector' is used hereafter to define the Property Reporting software user that is responsible for completing this property report. It is the duty and ultimate responsibility of the Inspector and Tenant to agree upon the accuracy of this report.

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

This report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the report and the superficial condition of same.

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

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. The inspector can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

Inspectors do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should be noted that inspectors are not required to inspect smoke or carbon monoxide alarms, testing such alarm 'test functions' may occur. However, this is no guarantee, or report on, the adequacy of these alarms. It is merely a record that batteries were present (if tested) upon completion of this report.

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

Furniture and furnishings (Fire) Safety Regulations 1988 – (1993)

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principle. Where the report notes "Fire Label Present", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

Safety Certificate and Legislation Compliance

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Property Reporting software to highlight issues that may exist at the property at the date of preparing this report. Property Reporting accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance checklists in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Property Reporting software to highlight issues that may exist at the property at the date of preparing this

report. Property Reporting accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Guidance Notes to Tenants

What should I know about the check-out process?

At the beginning of the tenancy it is important to note any specific discrepancies on the report that you do not agree with i.e marks on walls, carpets, etc. If no such additional notes are made via the electronic process at the start of the tenancy, the report will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the report will be compared to the condition of the property at the end of tenancy. Details of any alterations to the property after the report has been agreed upon will be recorded by an inspector (Property Reporting user).

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

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

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

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

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

The 'Check-Out' report is advisory and is based on information available to the inspector at the time of the 'Check-Out'. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree any issues and/or deductions (if any) from the deposit.

Issues to look out for during the tenancy...

Cleaning

Soiling is not considered to be 'Fair wear & Tear', (as defined by the House of Lords as 'reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e; the passage of time). Generally speaking, tenants are liable for the property to be cleaned to the same standard as detailed in the report at the start of the tenancy.

Soft Furnishings

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

Flooring

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

Decoration

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

Beds & Linen

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

Kitchen Surfaces and Sinks

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

Crockery, Chinaware, Kitchen Utensils

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

Keys

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

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.