

Interim Inspection



Prepared on behalf of Example Inventories Ltd

Property inspected by Inspection Clerk

Address

123 Sample Street
Sample City
Sampleshire
AB1 2CD



Carried Out

June
27th 2022

Contents

Disclaimers.....	2
Areas.....	3
Interior.....	3
Exterior.....	4
Outstanding issues	4
Bathroom Suite.....	5
Bathroom Sealant.....	5
Kitchen Appliances	6
Kitchen Sealant.....	7
Occupancy.....	8
Flooring.....	8
Decor	9
Lighting	10
Pets.....	10
Alarms.....	11
Rooms	11
Garden.....	13
Declaration	13

Disclaimers

1. INTERIOR			
Ref	Name	Condition	Additional Comments
1.1	General Condition	Property is in a good condition, no scribble marks seen decor is good	
1.2	General Cleanliness	Overall, to a good standard	
1.3	Condition of Kitchen and Appliances	New range cooker has been fitted since last inspection	
1.4	Condition of carpets & flooring	Light wear marks but overall good condition	
1.5	Have any decorations been altered (via tenant)	Wall to the stairs patchy in appearance	
1.6	Condition of bathroom & sanitary ware	Clean	
1.7	Condition of grouting & sealant to bathrooms & kitchen	Good	
1.8	Evidence of water leakage	No	
1.9	Evidence of damp/condensation type residue	No	
1.10	Any health & safety concerns	No maintenance is being carried out with new decking today	
1.11	Any signs of negligence or damage	No	

1. INTERIOR (CONT.)

1.12	Smoke detectors present & condition	Both tested and alarm sound heard	
1.13	Any evidence of pets?	No	
1.14	Evidence of smoking?	NO	
1.15	How many Bedrooms are Occupied	2 plus small study	
1.16	Any signs of Over-Occupancy	NO	

2. EXTERIOR

Ref	Name	Condition	Additional Comments
2.1	Condition of garden & grounds	The rear of the garden is good, new decking being fitted	
2.2	Any evidence of excessive rubbish?	No	

3. OUSTANDING ISSUES

Ref	Name	Condition	Comments	Additional Comments
3.1	Are there any outstanding issues or anything reported by the tenant since last visit?	No		

4. BATHROOM SUITE



Ref #4



Ref #4

Ref	Name	Condition	Comments	Additional Comments
4.1	Clean	Yes	Light build up of limescale	

5. BATHROOM SEALANT

Ref	Name	Condition	Comments	Additional Comments
5.1	Basin	N/A	Good	
5.2	Bath	N/A	Good	

5. BATHROOM SEALANT (CONT.)



Ref # 5.2



Ref # 5.2

6. KITCHEN APPLIANCES

Ref	Name	Condition	Comments	Additional Comments
6.1	Range cooker		Range Cooker installed 2 months ago, condition is good	



Ref # 6.1

7. KITCHEN SEALANT



Ref #7

Ref	Name	Condition	Comments	Additional Comments
7.1	Sink	N/A	Good	



Ref # 7.1

8. OCCUPANCY				
Ref	Name	Condition	Comments	Additional Comments
8.1	All rooms in use	Yes	2 bedrooms	

9. FLOORING				
Ref	Name	Condition	Comments	Additional Comments
9.1	Bedroom	N/A	Light wear but good	
9.2	Bedroom 2	N/A	Light wear but good	
9.3	Landing	N/A	Worn condition	
9.4	Stairs	N/A	Worn condition	



27 Jun 2022 11:02

Ref # 9.1



27 Jun 2022 11:02

Ref # 9.1



27 Jun 2022 11:03

Ref # 9.2



27 Jun 2022 11:03

Ref # 9.2

9. FLOORING (CONT.)



27 Jun 2022 11:02

Ref # 9.3

10. DECOR

Ref	Name	Condition	Comments	Additional Comments
10.1	Reception	N/A	Scribble marks to walls seen	
10.2	Bedroom	N/A	Scribble marks to walls seen	
10.3	Bedroom 2	N/A	Scribble marks to walls seen	
10.4	Bathroom	N/A	Light mold appearing to the ceiling, attention required	
10.5	Ceiling	N/A	Spot marks to the kitchen ceiling	
10.6	Stairs	N/A	Patchy	

10. DECOR (CONT.)



Ref # 10.5



Ref # 10.6

11. LIGHTING

Ref	Name	Condition	Comments	Additional Comments
11.1	Lights	N/A	All working	

12. PETS

Ref	Name	Condition	Comments	Additional Comments
12.1	None seen			

13. ALARMS				
Ref	Name	Location Room & Floor	Test Result	Additional Comments
13.1	Smoke Alarm	Bottom and top of the stairs	Alarm sound heard	
13.2	Heat Alarm			
13.3	Carbon Monoxide Alarm	Above boiler cupboard	Alarm sound heard	



Ref # 13.1



Ref # 13.1



Ref # 13.3

14. ROOMS				
Ref	Name	Description	Condition	Additional Comments
14.1	Reception			
14.2	Bedroom			

14. ROOMS (CONT.)

14.3	Bed 2			
14.4	Kitchen			
14.5	Study			



Ref # 14.1



Ref # 14.1



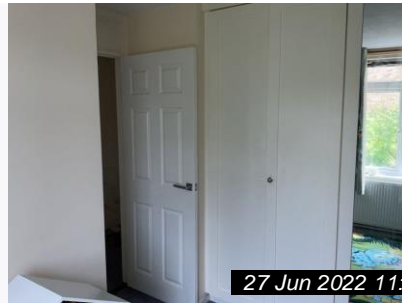
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Ref # 14.2



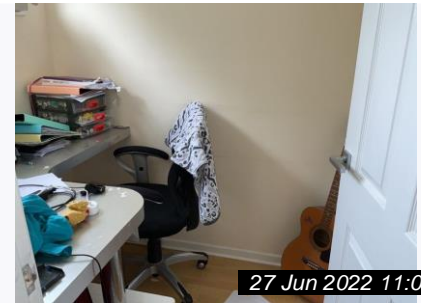
Ref # 14.3



Ref # 14.3



Ref # 14.4



Ref # 14.5

15. GARDEN				
Ref	Name	Description	Condition	Additional Comments
15.1	Rear	Lawn and shrubs good, new decking being fitted	Work commenced today	
15.2	Front		Good	



27 Jun 2022 11:00

Ref # 15.1



27 Jun 2022 11:00

Ref # 15.1



27 Jun 2022 11:06

Ref # 15.2

Declaration

The following is an informative guide for Landlords and Tenants on the compilation of any Inventory or report prepared by home checkers.

#GENERAL DISCLAIMER

The inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert on fabrics, woods, material, antiques etc. Nor a qualified surveyor or valuer. Any materials referred to are based on a visual description: it is not confirmation of the actual material used.

The inventory should not be used as an accurate description of each piece of furniture and equipment, nor as a structural survey report. The movement of any items of heavy furniture or appliances will be not undertaken.

Property left in lofts, garages, sheds, cellars or in locked

rooms, which have not been noted in the inventory are the sole responsibility of the landlord. Only a general description is given of any gardens or grounds with the property, not a detailed survey or contents report. Landlords should bring any omissions to the report to us attention within 7 days by emailing the details to spidgeon.homecheckers1@sky.com.

#SAFETY DISCLAIMER

The inventory relates only to the furniture, furnishings and all Landlords equipment and contents in the property. It is not a guarantee of, or assurance of safety of any such equipment or contents, merely a record that such items exist in the property as at the date of the inventory and the superficial condition of the same.

None of the electrical or gas appliances have been checked as to working order. Fire and safety regulations regarding Furnishings, Gas, Electrical and similar services are ultimately the responsibility of the Instructing Principal.

Internal lights have been checked for operation and any negative comments made in the report. None of the external lights, all power points or general household electrics have been checked as to working order. These items will not be individually noted in the report although any such items that appear to be superficially faulty will be noted.

#FURNITURE AND FURNISHINGS (FIRE SAFETY) REGULATIONS 1988 as amended 1993

Furniture and Furnishings

Relevant furniture and furnishings, which have an appropriate label complying with the above regulations, will be shown on the inventory as fire label seen, this is however, not a statement confirming that the item complies with the regulations.

Any relevant furniture and furnishings where no labels are identified, and the landlord has not confirmed in writing that the items comply with the above regulations will be marked as fire label does not present on the inventory and it is the responsibility of the landlord or agent to ensure that those items are removed from the property prior to the commencement of any tenancy.

#Smoke Detectors

If fitted at the property it is the tenant's responsibility to inspect them and ensure they are in full working order as per the manufacturer's instructions from the start and for the duration of the tenancy.

#TENANTS FREQUENTLY ASKED QUESTIONS

(Please use as general advice, they do not override or replace any part of your tenancy agreement)

#THE PROPERTY INTERIOR

****Q. Can I add picture pins/hooks/screws to walls? ****

A. You should only do so with written permission from the

Landlord/Agent. This should include how many and what type are allowed i.e., screws, picture pins. Also, avoid the use of blue tack, it leaves a stain and can peel paint.

****Q. Am I allowed to redecorate any part of the property? ****

A. You should only do with written permission from the Landlord/Agent. This should confirm the colors, type of redecoration being allowed and whether a professional should carry it out.

****Q. Can I add anything to the property, which could be? considered an attachment and as such would be left behind by us at the end of the tenancy? ****

A. You should only do so with written permission from your Landlord/Agent. This should confirm what the items are and where they are to be located. This also applies to satellite or cable services installation.

****Q. What should I do if I break anything or any appliance or fitting with the property breaks down? ****

A. If the item you have broken can be replaced, please do so before the end of the tenancy at your cost. If any appliance or some type of functional property fitting breaks down, you should report it immediately to your Agent/Landlord. We suggest you record any such contact you make with dates, times and who you reported the fault to within a company, not just the company name.

****Q. What should I do if I spill something on the carpet that could stain? ****

A. After immediately clearing up the best you can, report this immediately to your Landlord/Agent and ask them for the details of a Professional carpet cleaner they recommend and call them out straight away. The quicker you act the less likely it is that the carpet will stain which in turn could reduce the chance of an expensive compensation claim being made against you. A couple of other things to remember with carpets are always use a non-porous dish underneath plant pots on carpets and do not use them as an ironing board.

****Q. I do not have particularly green fingers what garden maintenance should I do? ****

A. You do not need green fingers to look after the basics of a garden which is usually your responsibility. You must keep the grass cut, border weed free and during the summer ensure you water the gardens to ensure plants/grass do not die. We would suggest you do not prune shrubs, trees and bushes as this can be a specialist task. We recommend you ask the Agent/Landlord to arrange such cutting and pruning as and when required, checking with them who would bear the cost depending on your tenancy agreement.

#THE CHECK OUT INSPECTION AT THE END OF THE TENANCY

****Q. What stage should I be at for the checkout inspection appointment?**

A. You must be ready to leave the property at the date/time the checkout has been booked for. This means as we arrive you are ready to hand over the keys and vacate. You should not still be finishing off any packing or cleaning.

****Q. What should I do with any furnishings, fittings or other items included within the property? ****

A. Any furniture or fittings with the property must be returned to the respective rooms as shown on the original inventory for the final check out inspection, the same applies to kitchen utensils, crockery etc., if included they should be clean and located in the same cupboard drawer location listed.

#IMPORTANT NOTE: If the above instructions are not adhered to and our clerk must search for items or wait for you to finish cleaning/vacating we reserve the right for our Clerk to either consider the appointment abortive and charge for such an event or make additional time charges, equivalent to late fees.

****Q. What cleanliness standards are expected? Use of professional cleaning services? ****

A. Close attention will be paid to the cleanliness of the property, particularly kitchens, bathroom and those items individually listed in the general cleanliness summary. You should ensure that cleanliness at checkout is at least as to the same standard as confirmed at check in, otherwise professional cleaning standards will be levied against you. Cleanliness is expected to be a hotel standard. We strongly recommend having the property professionally cleaned by a company recommended by your agency, this particularly applies to carpets, curtains, soft furnishings. Even if we confirm an area/item is clean at checkout but not professionally cleaned and that area/item was professionally cleaned or in new condition at check in, the Landlord/Agent may still insist upon using the additional services of a professional cleaning company with the charges levied against you. **THE USE OF HIRED CARPET CLEANING MACHINES DOES NOT CONSTITUTE PROFESSIONAL CLEANING.**

****Q. How am I expected to leave the gardens? ****

A. You should ensure the gardens at checkout are at least in the same state as confirmed at check in. Unless a gardener is included in your rent a tenant is obliged to maintain gardens keeping them neat and tidy, the grass cut, and borders weed free. Professional gardening charges will be levied against you if the state of the gardens is unsatisfactory and below the standard confirmed at check in.

****Q. What information do I need to provide at check out? ****

A. You should have to hand the following information for inspection at check out: -

* Your forwarding address

* Any written permissions you have allowing changes to the property during the tenancy.

* Receipts for any professional cleaning or other works you have

had done.

* The names of your utility suppliers

* A list of all the property keys with individual labels.