

INTERIM PROPERTY INSPECTION



Prepared by



123 Sample Street
Sample City
Sampleshire
AB1 2CD

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Disclaimers

General notes on this document

This inventory is intended to provide an accurate record of the contents, fixtures and fittings of the property and of their condition.

- Each room is listed individually and labelled accordingly. Walls in each room are numbered in sequence and follow a clockwise rotation commencing at the wall with the door from the previous room, which will be denoted "Wall 1".
- Garages/sheds, out buildings and/or loft spaces are not inventoried by Letzprotect staff.
- Electrical and/or other appliances are not tested by Letzprotect staff. Advice should be sought from qualified personnel for this purpose.
- This Inventory report relates only to furnishings and all the landlord's equipment /contents in the property. It is no guarantee of, or report on, the adequacy of or safety of any such equipment / contents, merely a record that such items exist in the property at the date of the report's compilation and superficial condition of same
- It provides an accurate record of contents and condition of the contents of the property and internal condition of the property.
- The person preparing this report (the compiler) is not an expert in fabrics, materials, woods or antiques etc. or a qualified surveyor.
- The report is not to be used as an accurate, or as a structural survey report.
- The Fire & Safety Regulation regarding furnishing, gas, electrical and similar services are ultimately the responsibility of the instructing principal. Where the inventory notes "FFR label seen", this should not be interpreted to mean the item complies with the "Furniture & 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), attached at the time the inventory was compiled. It is not a statement that the item can be considered to comply with the regulations.
- Items left in cellars, lofts and locked rooms that have not been inventoried are the sole responsibility of the landlord, the compiler is not expected to list various assorted items of value which are kept in boxes, drawers, lofts, cupboards and cellars or the like.
- This inventory report has been prepared on the traditional accepted principle that in the absence of marginal comments an enumerated item is free from obvious defects, soiling and damage.
- Lighting appliances etc. may be tested for power only and even then only where practicable.
- Smoke detectors and carbon monoxide alarms will be checked by using the test button only, but this does not guarantee that they will pick up on smoke and carbon monoxide in the event of a fire/leak.
- Tenants should appreciate that it is essential for all items to be returned to their respective rooms, as set out in the inventory report at the termination of the tenancy.
- Tenants are responsible during the term of the tenancy for the items listed and whilst the landlord may repair or replace defective items that occur during the term, damages which are not due to fair wear and tear are the responsibilities of the tenant.
- The compilers are not passing any opinion as to whether items are genuine or reproduction.
- The descriptions are the identification purposes only and for no other reason.

- No responsibility can be accepted by compilers for any errors or omissions.
- All items on the inventory are assumed to be in good, clean undamaged order unless stated otherwise.

1. Interior

Item	Condition	Additional Comments
1.1 General Condition	The property overall is kept in a neat and tidy condition but like most properties has a lot of personal effects. Tenant advises very happy living at flat and would like carpets changed as well as table and chairs to help overall appearance.	
1.2 General Cleanliness	Overall good apart from any areas highlighted in the following report	
1.3 Condition Of Kitchen And Appliances	Cupboards seem a little aged and 1 or 2 doors are hanging out of line but appear looked after; Tenant advises all appliances work and are domestically clean	
1.4 Condition Of Carpets & Flooring	Carpets seem very worn, marked and aged. Tenant advises has been there for 7 years and these are the originals from moving in. Some nails seen to carpet in hallway; Carpets worse in heavy traffic areas of hallway and lounge	
1.5 Have Any Decorations Been Altered (Via Tenant)	No	
1.6 Condition Of Bathroom & Sanitary Ware	All domestically clean but tenant advises there is a leak from the side of the shower/bath panel that needs sorting out	
1.7 Condition Of Grouting & Sealant To Bathrooms & Kitchen	Overall all ok	


Tenant initials:

1. Interior (Cont.)

1.8 Evidence Of Water Leakage	Heavy staining to kitchen ceiling; Water escaping from bathroom shower	
1.9 Evidence Of Damp/ Condensation Type Residue	Early stages of mould developing to bathroom ceiling; Fan loose to bathroom ceiling	
1.10 Any Health & Safety Concerns	No	
1.11 Any Signs Of Negligence Or Damage	Radiator on kitchen wall is coming away from wall is rusty and needs refixing; Taped over sections of wall/boxing in to smaller bedroom	
1.12 Smoke Detectors Present & Condition	Carbon monoxide alarm not working; Smoke alarm aged but tested for bleep	
1.13 Any Evidence Of Pets?	No	
1.14 Evidence Of Smoking?	No	
1.15 How Many Bedrooms Are Occupied	2 of 2	

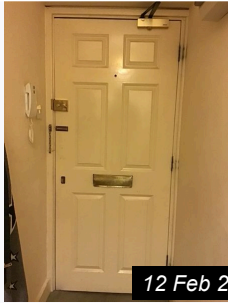
1. Interior (Cont.)

1.16 Any Signs Of Over-Occupancy	No	
1.17 Points To Note	Tenant said with landlords permission they replaced sofa but old one still awaits removal; Tenant would like to change old dining table and chairs (will pay for it) but needs landlords permission	




12 Feb 2020 14:01

Ref #1 - Front Door




12 Feb 2020 14:01

Ref #1 - Hallway



12 Feb 2020 14:02

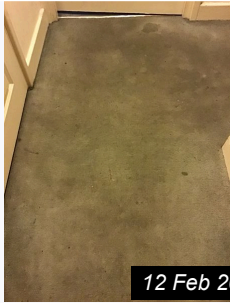
Ref #1 - Carbon Monoxide Alarm



12 Feb 2020 14:02

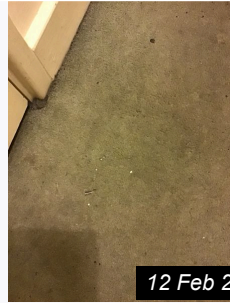
Ref #1 - Smoke Alarm

1. Interior (Cont.)



12 Feb 2020 14:02

Ref #1 - Hallway Carpet



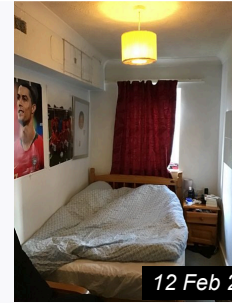
12 Feb 2020 14:02

Ref #1 - Hallway Carpet



12 Feb 2020 14:10

Ref #1 - Hallway Carpet



12 Feb 2020 14:03

Ref #1 - Smaller Bedroom



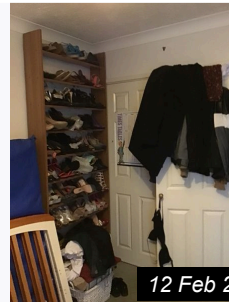
12 Feb 2020 14:04

Ref #1 - Smaller Bedroom



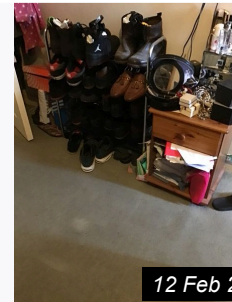
12 Feb 2020 14:04

Ref #1 - Large Bedroom



12 Feb 2020 14:05

Ref #1 - Large Bedroom



12 Feb 2020 14:05

Ref #1 - Large Bedroom

1. Interior (Cont.)



12 Feb 2020 14:05

Ref #1 - Bathroom



12 Feb 2020 14:06

Ref #1 - Bathroom



12 Feb 2020 14:06

Ref #1 - Bathroom



12 Feb 2020 14:06

Ref #1 - Bathroom



12 Feb 2020 14:06

Ref #1 - Lounge



12 Feb 2020 14:07

Ref #1 - Lounge



12 Feb 2020 14:07

Ref #1 - Lounge



12 Feb 2020 14:07

Ref #1 - Kitchen

1. Interior (Cont.)



12 Feb 2020 14:08

Ref #1 - Kitchen ceiling



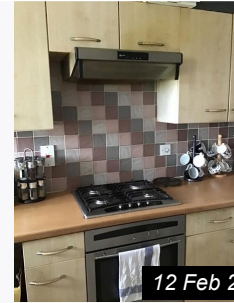
12 Feb 2020 14:08

Ref #1 - Kitchen



12 Feb 2020 14:08

Ref #1 - Kitchen



12 Feb 2020 14:08

Ref #1 - Kitchen



12 Feb 2020 14:08

Ref #1 - Kitchen ceiling



12 Feb 2020 14:08

Ref #1 - Kitchen

2. Exterior

Item	Condition	Additional Comments
2.1 Condition Of Garden & Grounds	N/a	
2.2 Condition Of Outbuildings	N/a	
2.3 Any Evidence Of Excessive Rubbish?	N/a	
2.4 Communal Areas Kept Clear	Yes	

Tenant initials:

3. Outstanding Issues

Question	Answer	Comments	Additional Comments
3.1 Are There Any Outstanding Issues Or Anything Reported By The Tenant Since Last Visit?	Yes		

Declaration

It is **STRONGLY** recommended that The Tenant (s) read the report and add any comments within 7 days. After 7 days of receipt of the report the content of the document cannot be challenged and is seen as accepted. It is recommended that a copy of the report be kept for future reference.

Tenant initials:

Terms and Conditions

Check out

Please note that the following items MUST be completed prior not during the check out.

- All personal items have been removed.
- All cleaning and washing completed throughout property to a professional standard or standard as reflected at the time of the check in.
- All items returned to original position as listed on the inventory.
- Tenants should be in a position to vacate the property at the allocated time of check out and ALL KEYS should be handed over at the end of the check out.
- A charge WILL be made for any re visit that has to be made.

Notes to tenants

- It is the Tenant's responsibility to return all items to their original position at the end of the tenancy. Failure to do so may result in these items being noted as missing and a charge for their replacement being deducted from their deposit. A charge may also be made for having to return furniture to its original position should the tenant fail to do so.
- The agents must be informed of any items removed from or added to the property, so that the inventory can be amended where necessary, failure to do so may result in a charge being made for replacement of such items that have been removed.
- No shelving, pictures fixings etc should be added with out permission of the landlord agent and as per the items of the tenancy.
- All items on the inventory are assumed to be in good, clean undamaged order unless stated otherwise.

Tenant initials: