

Property Assessment Report

ISSW

Inventory Services South West

Nature of Assessment: **Check-in** **Check-out** **Pre-Sale Assessment**

Date of Inspection 21/12/09 **Time of Inspection** 11:15 **Tenant present:** Clerk Present (internal) **JADH**
Yes - present for full inspection

Property Details:

Property Address: 27 Sample Street, Town, County **Agent code** AGT **Landlord Name & Address (S/Let only)** Mr L L Smith

Supporting Documentation:

ISSW Inventory **Date** 11/1/09 **Current LL/Agent/Other Inv** **C/in/out only** **Date** **No supporting documentation** *

Utilities

Electricity 2183.95	s/n: d00234d0567	Location: Hall Cupboard	Not metered/Unknown <input type="checkbox"/>	Inaccessible? <input type="checkbox"/>
Gas 8976.568	s/n: 185678567	Location: Front external	Not metered/Unknown <input type="checkbox"/>	Inaccessible? <input type="checkbox"/>
Water 220.564	s/n: 100-14560	Location: Pavement	Not metered/Unknown <input type="checkbox"/>	Inaccessible? <input type="checkbox"/>

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Keys Exchanged

Cylinder: 4 silver, 1 brass	Mortise: 3 brass	Window: 6 silver	Fobs: 1 black - garage	Permits/Other
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Overall assessment of property

Decorative condition	Good to fair condition	Some areas of heavy wear & tear, occasional specific damages		
Standard of cleanliness	Fair to poor condition	Property not cleaned prior to check-out		
Property &/or contents showing damages	Yes	Liability:	Tenant	
Cleaning required	Yes	Liability:	Tenant	

Decorative Condition, Fixtures & Fittings, Contents

Room	Condition/Dilapidation	Liability/FWT	Recommendation
Entrance Hall/Stairs/Landing	Very heavy marking to RHS wall mid/low level. Occasional other minor marks. 2 drawing pins to ceiling.	Tenant	Repaint RHS wall & glosswork. Replace spindle

	<p>Heavy chipping to LHS skirting at imm. entrance.</p> <p>1 broken spindle on staircase</p>		
Reception 1	<p>Very heavy scratching/marking to all walls mid-level, esp. to LHS of radiator.</p> <p>Damp/peeling to lining paper below window.</p> <p>RHS double power socket cracked.</p>	<p>Walls - Tenant. Damp - FWT/building defect. Socket - Tenant</p>	<p>Repaint room throughout. Investigate damp. Replace socket</p>
Kitchen	<p>Occasional light marking to rear & RHS walls, large splash mark/stain to LHS wall mid-level approx 85x40cm.</p> <p>Interiors of kitchen cupboards discoloured/dirty.</p> <p>Large chip to granite work surface at RHS of hob.</p> <p>Towel rail loose.</p> <p>Handle detached on imm. LHS base unit door front</p>	<p>Walls - FWT; LHS wall Tenant. Work surface - Tenant. Towel rail - FWT/maintenance. Handle - Maintenance</p>	<p>Clean/repaint LHS wall. Compensatory deduction/ contribution toward replacement of work surface. Re-secure loose fittings.</p>
Bedroom 1	<p>Room as on check-in, minimal wear & tear</p>	<p>N/A</p>	<p>None</p>
Bedroom 2	<p>3 screw holes to RHS wall upper-level.</p> <p>Large dent to LHS wall behind door handle.</p>	<p>Tenant</p>	<p>Fill/sand & repaint screwholes & dent</p>
Utility	<p>Largely as on check-in, 1 cracked tile to window ledge.</p>	<p>Tenant</p>	<p>Replace tile</p>

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Floor coverings

Room	Condition/Dilapidation	Liability /FWT	Recommendation
Entrance Hall/Stairs/Landing	Laminate flooring showing some dirty marks/footprints. Stairs//landing carpet showing heavy wear & shading, numerous small spot marks	Tenant	Mopping of laminate, shampooing of carpet
Reception	Carpet very dusty, large circular stain approx 30cm dia. at imm. RHS, numerous spot marks. 3 cigarette burns at imm. entrance	Tenant	Shampooing, compensatory deduction for burns
Kitchen	Tiling GC, clean, slight discolouration to grouting	FWT	None
Bedroom 1	Carpet showing heavy shading throughout as on check-in, slight worsening - refer to photographs	Inconclusive	Partial contribution toward cleaning
Bedroom 2	Carpet as on check-in, dusty	Tenant	Vacuuming required
Utility	Tiling very dusty/leaf debris	Tenant	Vacuum/mop

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Glazing **All glazing:** Clean? Intact? All frames/fittings secure & operational? Window dressings clean?

Room	Condition/Dilapidation	Liability/FWT	Recommendation
Reception 1	Numerous small yellow spot marks to front RHS curtain	Tenant	Professional dry clean
Bedroom 1	Upper locking handle loose	Maintenance	Requires securing/replacement

Bathrooms & Sanitary Ware **All bathrooms cleaned to satisfactory level of hygiene?** **All sanitary ware & fittings undamaged?**

Room	Condition/Dilapidation	Liability	Recommendation
Main Bathroom	Heavy limescale to all chrome fittings. Lower shower riser bracket broken	Tenant	Removal of limescale, replacement of shower bracket

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Appliances

Appliance	Condition/Dilapidation	Cleaning required	Recommendation
Oven	Heavy burnt residue to linings & fittings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Hob	Heavy scorching to burner crowns	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Fridge/Freezer	Lower shelf cracked. Cleaned but left closed - severe mould growth	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Replace lower shelf - Zanussi ZWA 44FF
Dishwasher	Extensive residue to drain & door rim	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Washing machine	Heavy detergent residue to drawer, severe mould staining to seal	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Clean, replace seal

External Areas

Area	Condition/Dilapidation	Liability	Recommendation
Front External	Good seasonal condition/as on check-in. Refuse not removed	Tenant	Disposal of refuse
Rear External	Lawn very patchy with parts overgrown. Boundary hedging severely overgrown	Tenant	Prune hedging. Cut lawn. replace turf.

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Other Areas/Outbuildings:	Shed - broken window pane to side. Interior empty, extensive cobweb accumulation	Tenant	Replace borken pane, clean interior.
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Additional Notes

[Redacted]

[Redacted]

[Redacted]

Check-Out Declaration

Summary of Check-out Recommendations

Cleaning Requirements	Shampooing of carpets & cleaning of hard flooring as above. Cleaning of Kitchen appliances & units. Removal of limescale & treatment of grouting within bathroom. Disposal of refuse in front garden.
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Repair/Redecoration Requirements	R1 power socket, Staircase spindle, B2 screwholes & dent to wall, replacement of shed window pane, gardening requirements as listed above. Replace refrigerator shelf & washing machine seal
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Other Recommendations/Items to Action	
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I/We Have today 21/12/09 surrendered possession of the above property.

Please tick as applicable:

- I/ We agree to the dilapidations/ damages detailed in this document and the cost of said dilapidations being deducted from my deposit.
- I/ We do not agree with the above dilapidations and will contact you in writing within 7 days detailing my reasons why. I understand that I will be required to provide written evidence to support my claim.
- There are no deductions from the deposit.
- The tenant(s) refused the opportunity/did not attend the check-out as previously arranged
- * Assessment is inconclusive owing to lack of supporting documentation/inadequacy of supporting documentation provided

Signature of tenant(s): *Original signed by Tenant*

Signature of Inventory Clerk: *JAD Harris*

Forwarding Address

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