

# Periodic Inspection Report

Sample Property, Address, Bristol, BS1 9XX

For the Assured Shorthold Tenancy of

Sample Property, Cotham Hill, Bristol

Compiled for

Letting & Management Agent, Clifton, Bristol

On

15/01/10

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## Notes and Conditions

- This Inspection Report has been compiled without the original Inventory &/or Check-in report present and must not be taken to be an exhaustive description of the property in question. This Inspection is not to be used as a basis for any deposit deductions at the termination of the tenancy; any such deductions must be made solely on the evidence provided by the original Inventory &/or Check-in report when compared against the Check-out report compiled at the end of the tenancy.
- In the absence of the inventory, this report may not reflect any missing/damaged contents or significant changes to the decoration of the property. Wherever possible, properties which ISSW are responsible will be examined for such changes, however no guarantee to indicate such changes can be made.
- Every effort is made to inspect every aspect of the property; however, areas obscured by furniture or other objects may not be checked. Locked areas for which keys are not available at the time of Inspection will also not be inspected.
- The Inspection report is compiled without comment on the standard of cleanliness or tidiness of the property. Comment on standard of cleanliness will only be made where the condition is such that it is likely to result in deterioration of the property
- No guarantee is made to verify the working condition or safety of electrical/gas appliances/installations or the presence/working condition of fire safety equipment. However, equipment/installations appearing to be unsafe/inoperable will be reported on.
- Advance written notice of the Inspection has been sent to the property and every effort has been made to notify the tenant of when the Inspection will take place. However, it is possible that Inspections may take place without confirmation of permission from the tenant.

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## Notes on reading this Inspection Report

- The symbol “••” denotes “Very... (Good Condition, Fair Condition etc.)
- Two adjacent boxes selected together denotes an intermediary condition (either “Good to Fair Condition” or “Fair to Poor Condition”)
- “FC” denotes an appreciable level of wear & tear, taking in to account the age/quality/function of the fitting: the item in question may, for example, be marked, worn or slightly discoloured; the item will not be broken, severely damaged or marked, or malfunctioning unless otherwise stated. In the case of aspects which comprise part of the fabric of the building, FC will denote deterioration to its decorative finish only, unless otherwise clarified in the adjacent Notes column. Fixtures in FC owing to loose fixing to its respective housing will be stated as such.

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## 1. ENTRANCE & RECEPTION AREAS

ROOM/AREA ASPECT	HALL/STAIRS/LANDING				NOTES/COMMENTS
	GC	FC	PC	N/A	
Doors	●				
Walls	●				Items/pictures affixed
Ceiling	●				Chip on landing
Paintwork	●				Some old defects
Floor Covering		●			Shaded wear to entrance, general wear to traffic routes, stained before bathroom, worn to bottom stairs
Fixtures/Fittings	●				
Windows & fittings	●			●	

ROOM/AREA ASPECT	RECEPTION 1				NOTES/COMMENTS
	GC	FC	PC	N/A	
Doors	●				
Walls	●				Pictures affixed
Ceiling	●				
Paintwork	●	●			Some old wear/tear
Floor Covering		●			General wear, occasional small mark, majority covered
Fixtures/Fittings	●				
Windows & fittings			●		Frame to windows & patio doors bowing, tenant using tape to close draught.

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## 2. KITCHEN/UTILITY AREAS

ROOM/AREA ASPECT	KITCHEN				NOTES
	GC	FC	PC	N/A	
Doors	●				
Walls	●				Adhesive residue RHS, wrinkled behind radiator
Ceiling	●				Small peeled section LHS, discoloured above window
Paintwork	●				
Floor Covering		●			Light dirt, worn, discolouring, rough patches to lino before oven/chipped
Fixtures/fittings	●				
Windows & fittings	●				
Kitchen Units		●			Section of exterior trim missing to base of wall cabinet LHS of hob, general interior wear/tear
Work surface		●			Majority covered, light wear, light dirt
Sink/Drainer & Taps		●			
Cooker/Oven		●			Burnt residue, light dirt
Hob		●			Burnt residue, in use
Fridge	●				
Freezer	●				
Washing Machine	●				Minor mould to door seal

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## 3. BEDROOMS

ROOM/AREA ASPECT	BEDROOM 1				NOTES
	GC	FC	PC	N/A	
Doors	●				
Walls	●				Old defects from damp LHS
Ceiling	●				
Paintwork	●				Occasional small mark
Floor Covering	●				Faded wear, mark RHS entrance
Fixtures & Fittings	●				
Windows & Fittings	●				

ROOM/AREA ASPECT	BEDROOM 2				NOTES
	GC	FC	PC	N/A	
Doors	●				
Walls	●				Items/pictures affixed
Ceiling	●				
Paintwork	●				
Floor Covering	●	●			Majority covered, small marks, faint stain to centre
Fixtures & Fittings	●				Radiator not fully working, requires attention
Windows & Fittings			●		Condensation, frame bowing, tenant using tape to close gap to prevent draught

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## 4. BATHROOMS

ROOM/AREA ASPECT	MAIN BATHROOM				NOTES
	GC	FC	PC	N/A	
Door	●				
Walls	●				Discoloured patch/tonal difference LHS
Ceiling			●		Very poor; extensive damp & blackening throughout, peeling, needs attention
Paintwork	●				
Tiling					Light discolouration to grouting by shower
Fixtures/fittings					Light switch discoloured
Windows & fittings					
Floor Covering			●		Floorboards beneath lino at far end rotten & collapsed; nails protruding, requires attention
Mirrors					
Bath & fittings	●				
Shower & fittings	●				
Shower enclosure	●				Light lime scale
Handbasin	●				
Toilet	●				

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## OVERALL ASSESSMENT OF PROPERTY

<b>General standard of property</b>	
Notes/Areas of concern	<p>Tenant has maintained property &amp; redecorated walls with permission. However, several issues remain that require attention, notably bathroom flooring, heating problems/issues, window framework bowing &amp; reported leak above reception room window.</p>

## LANDLORD FEEDBACK ON INSPECTION REPORT

<b>To be completed by the Landlord(s) – please check as appropriate</b>	<input type="checkbox"/> We have read the above report and wish for the following points to be addressed: (below)	<input type="checkbox"/> We have read the above report & are happy with the findings. No action to be taken at this time.
Signed by Landlord (if returned to Agent)		Date

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## INVENTORY SERVICES SOUTH WEST'S TIPS FOR TENANTS AT CHECK-OUT

- It is recommended that you check the current condition of the property closely against the original Inventory provided at Check-in; this, or any other Periodic Inspection Reports you may have during your tenancy, may help you assess whether the property is showing significant dilapidation from its original condition; if in doubt, contact ISSW.
- Any lost/broken/damaged items, contents, fixtures/fittings etc; areas of significantly deteriorated decorative finish; overgrown/untidy external areas (including garages/outbuildings will need to be returned to **their original condition as listed on the Inventory, or better**, to avoid deductions from your deposit. Where redecoration is required or fixtures/fittings must be replaced, consult your Agent or ISSW prior to commencing any works.
- Please ensure all items are in original locations, and that the property is fully vacated & cleaned prior to the start of your Check-out appointment. Failure to be ready to handover the property, or any unnecessary delay at Check-out, may result in a charge.

If you are in any doubt as to what level of dilapidation will be considered acceptable as *fair wear & tear*, please see our definition below:

### Check-out Assessment - Dilapidations & 'Fair Wear & Tear'

Tenants & Landlords alike must be aware that, although the property must be returned to the Landlord/Agent in the condition found at Check-in, ISSW, as independent property assessors, will make reasonable allowance for '*fair wear & tear*'. ISSW defines *fair wear & tear* as:

***an extent of dilapidation to the decorative condition, fixtures/fittings & contents incurred through normal, careful usage of the property, and proportional to the length of the period of occupation.***

This does not include any degradation in the standard of cleanliness of the property, or items/fixtures/fittings missing or broken other than through age-related fatigue. *Fair wear & tear* does not apply to any external areas/gardens which have been allowed to become overgrown, and will only apply to external features where damage has occurred by means of acute severe weather conditions. Deteriorations/damages inflicted on the property by natural causes, e.g. damp/mould or water ingress, will be considered as maintenance issues or building defects, except in cases where there is clear indication that appropriate, reasonable measures have not been taken by the tenant to inhibit the worsening of such occurrences, for example, catching of water from leaks, or ensuring adequate ventilation to inhibit worsening of mould/damp.