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MID-TERM PROPERTY INSPECTION REPORT

Property Type:
3 Bedroom Detached Cottage

Prepared for Property X
Xxx Street, Saundersfoot, Pembrokeshire

Compiled at the request of:
LANDLORD

15th March 2009

PROPERTY XX

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GUIDELINES AND GENERAL DISCLAIMER

This inventory report has been prepared by Twenty Inventories Ltd and provides a fair and accurate record of the condition of the property and its contents at the time the inventory was prepared. It is the responsibility of the tenant, landlord and/or agent to agree between them the accuracy of this report.

Any amendments/additions to the report must be notified to Twenty 20 Inventories Ltd within 14 days from receipt of the report.

The inventory clerk preparing this report is not an expert in textiles, woods, materials or antiques etc. Nor is the inventory clerk a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

All items are considered to be in good condition, clean and free of damage unless otherwise stated in the Schedule of Condition. The tenant has an obligation to leave the property as found with fair wear and tear accepted.

At the end of the tenancy, the inventory report is fully checked, and any significant discrepancies will be reported to the Instructing Principal.

This report will indicate whether, in our opinion, there is any liability to the Tenant, or where such dilapidation might be considered as fair wear and tear. Property left in lofts, cellars and locked rooms, which have not been seen and recorded, are the sole responsibility of the Landlord.

Meter readings may only be taken if the meters are easily accessible. In any event, the relevant utility company should check meter readings.

The Fire and 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 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 & 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.

SAFETY DISCLAIMER

All electrical items are considered to be complete with plugs, bulbs and flexes etc., unless otherwise specified. Electrical and gas appliances will not be tested as part of the inventory. Tenants are advised to test all appliances as soon as possible and report any faults to the Landlord / Managing Agent.

It is the responsibility of the tenant to inspect any smoke detector fitted in the property at regular intervals to ensure they are working correctly.

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GUIDELINES FOR TENANTS

All personal items must be removed from the property and cleaning must be carried out ready for the Check Out date. The property must be ready for hand over, along with any issued keys, at the appointed time of the Check Out. In the event that the property has not been fully vacated, it will not be possible to complete the Check Out and a charge to reschedule the appointment will be incurred.

Before checking out of the property, it is essential that all furniture and other items are returned to their original locations as indicated on the original inventory, including any items that have been packed or stored away. Failure to do this may incur further charges if items are not located or require repositioning.

If the property was professionally cleaned for the tenancy it is strongly advised that professional cleaners be used to carry out an end of tenancy clean. It is expected that the property and its contents will be in a similar condition of cleanliness as noted in the original inventory. If the standard of cleaning is not satisfactory, most managing agents or Landlords will employ a contract cleaner, the cost of which will be deducted from the tenant's deposit.

All cleaning must be thorough and the property left tidy at the end of the tenancy. The main areas for concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances and units, shelves, ovens, cooker hoods, refrigerators, wardrobes, drawer units, linens and bedding.

Deductions may be incurred by the tenant should the following dilapidations be noted:

Carpets – soiling, staining, burn marks and heavy shading

Wooden flooring – scratch marks, staining and heavy usage

Skirting boards, walls and woodwork – soiling, staining, scratch marks, damage, nail holes and Blue Tack residue. Installation of cabling through a wall e.g. satellite TV cable, will be considered as damage and a charge incurred for repairs.

Always seek the permission of the Landlord / Managing Agent before putting up pictures or making any alterations to the property and its contents. Soft furnishings and curtains – soiling, staining, breakages, heavy shading, tears, burn marks and discolouration due to smoke.

Polished furniture – scratches, ring marks, burns, dents, chips, soiling and damage. Repair costs can be high so it is advised that polished furniture is protected with mats etc.

Beds, bases mattresses and linen – staining, rips, soiling, burn marks and tears. Ensure all bedding and linen is clean, washed, pressed and stored appropriately at the time of Check Out.

Sanitary ware, sinks and ceramic tiles – scale, soiling, chips, staining or damage.

Crockery, china and utensils – soiling, chips, burn marks, scratch marks, loose handles to pans etc.

Keys listed on the inventory should be kept safely and handed back at the end of the tenancy.

Charges may be incurred for the cost of replacing locks.

Gardens – non-maintained lawns, beds, shrubs and bushes, unswept paved areas and driveways.

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ITEM	DESCRIPTION	CONDITION
1	Exterior	Paint peeling on front door. Scuffs to door low level.
2	Hallway	Wall 1: dirt marks mid level. Wall 2: dirt marks mid and low level. Track marks on carpet. Entrance light is not working.
3	Lounge	Small crack on Wall 1 LHS needs investigating. Light soiling in centre of carpet. Small burn on centre of carpet. Full ashtrays on coffee table.
4	Kitchen	General grease marks to stainless steel splash back and around the hob and to the walls. The oven is heavily soiled with burnt on grease and food residue. The sink is not clean. The fridge is not clean.
5	Utility Room and toilet	Wall 1: marks mid level. Downstairs toilet not clean. Pets bed on floor, animal hair evident.

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		Worktop adhesive edging trims removed on both sides.
6	Stairway	No noticeable damage.
7	Master Bedroom	Light soiling to carpet. Mould around sash windows needs investigating. Damp patch evident on ceiling RHS above wall 2.
8	Bedroom 2	All the walls have posters mounted with blue tack. Carpet has light soiling and burnt mark consistent with an iron on RHS.
9	Bedroom 3	Wall 1: Marks mid level No noticeable damage
10	Bathroom	The shower fitment has become detached from the wall. 3 tiles cracked above the bath on wall 3 RHS. The bathroom is not clean.
11	Garden	Large patch in the centre of the lawn. No other noticeable damage.

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COMMENTS

This Report is not an Inventory or a Check in Report. The electrical goods, kitchen appliances and smoke alarms have not been tested for working ordered. The Tenants were not present during the inspection. There is evidence of smoking in the property and that the Tenants do have a pet resident at the property. The keys were returned to the letting agent.

Repairs and Maintenance

- Item 3:** Crack on Wall 1 LHS
- Item 5:** Worktop adhesive edging trimming removed
- Item 7:** Damp patch on ceiling RHS above Wall 2
Mould around sash window
- Item 10:** Shower Fitment has become detached from wall and there are three cracked tiles above bath on Wall 3 RHS