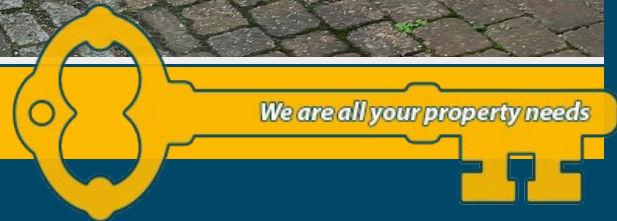




## Periodic Property Inspection



@ 19 Constantine Road  
Witham  
Essex  
CM8 1HL

Produced by: Stuart Fuller  
On behalf of: Stuart Fuller  
Random Address  
Unknown  
Unknown  
Sw1w 9hl



L & S Residential Property Reports  
19 Constantine Road  
Witham  
Essex  
CM8 1HL

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# Disclaimer

This inventory prepared by L & S Residential. is produced as an “as seen snapshot” of the property and its contents at the time of the inspection and is compiled as a fair and accurate record of the property's internal condition and its contents at the time of inspection, and should not be used as an accurate description of each and every piece of furniture and equipment or as a structural survey report, but can be used as a way of identifying the condition of everything recorded.

Because the Inventory Clerk preparing this inventory is not an expert on fabrics, woods, materials, antiques etc: nor is a qualified surveyor or valuer, they are not required to state whether an item is antique, made of precious metals, of unique origin, or whether it is new despite the appearance obviously so. Please be advised that items left in lofts, cellars or in locked rooms, garages and sheds that have not been noted in the inventory are the sole responsibility of the landlord, and although every reasonable effort will be made to record such rooms and items within such rooms or buildings, the Inventory Clerk cannot be held responsible for any non-recording if there are adverse circumstances affecting access or viewing. Further, the movement of any items of heavy furniture or appliances will not be undertaken and therefore some observations may be limited where such items restrict full view.

Where inventories are completed with tenants in situ - i.e. already occupying the property - and it is deemed difficult for Clerks to differentiate between that belonging to the landlord or tenant, the report may contain inaccuracies for which the Clerk will not be held responsible, especially if areas within the property are inaccessible or viewable through conditions prohibiting easy viewing.

It is highly recommended that validation of this inventory be completed by landlord and, or tenant to confirm its accuracy. Any queries or discrepancies relating to the description or content must be addressed to the Clerk directly or, L & S Residential. within 14 days of the date of inspection

Please note that the inventory is compiled in such a way as to reflect that which the Clerk observed at time of inspection and that any dilapidations, faults, breakages, dirt etc. is only noted if seen; otherwise that which is listed as presumed to be in good order even if that recorded is not necessarily new or perfect.

## **Safety Disclaimer**

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property on the date of the inventory and the superficial condition of the items. None of the electrical or gas appliances have been checked as to working order and may be recorded differently by tenants following subsequent use of.

The Inventory Clerk may not be a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the Clerk may indicate where something appears to require attention.

## **Housing health and safety rating system (HHSRS)**

The HHSRS has been introduced in light of the Housing Act 2004 (the Act) and is guidance for Landlords and Property Related Professionals. The Act changes the way local authorities assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). This HHSRS does not set out minimum standards. It is concerned with avoiding or, at the very least, minimising potential hazards. This means that landlords should also review conditions regularly to try to see where and how their properties can be improved and made safer.

Inventory Clerks, although not qualified to assess the condition of properties under the HHSRS system, will however use common sense linked to guidelines issued by the government to indicate any potential hazard in the property. Where an Inventory Clerk has a concern, then anything seen which in their view poses a risk to the health and safety of occupants will be marked with (+++++) on the inventory.

## **Furniture & furnishings (fire) (safety) regulations 1988 as amended 1993**

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be indicated on the inventory as “fire resistant”. In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that such items comply with the above regulations, they will be marked with 4 asterisks (\*\*\*\*) on the inventory; this does not mean however that they do not comply, it means that no appropriate label has been seen. Where there are any loose fireguards, which are not part of a heater gas or electric fire, they will also be indicated on the inventory as being part of the fire they supposedly protect.

## **Smoke detectors**

It is the tenant's responsibility to inspect any smoke or CO detector fitted in the property at regular intervals during the tenancy, in order to ensure they are in full working order as per the manufacturer's instructions. Although it is the Landlord's responsibility to ensure the correct products are appropriately fitted, again as per the manufacturer's instructions, as well as ensuring they are in working order at the commencement of a tenancy. The Inventory Clerk may note on the inventory the location – or lack – of any required detectors (including their appropriate siting), and where possible, may indicate any visible or auditory signals emitted if test buttons are activated. Under no circumstances will the Inventory Clerk be held responsible for the testing of or, be liable for the accurate reporting of any smoke or CO detectors' working order.

## Utility meters

Gas, electricity, oil, water and propane readings along with serial numbers are given as a service and will be recorded providing access is reasonable and safe. Meters in unsafe condition or locations, will not be read and clients notified as to the reason

Measurement of oil tanks or propane gas will be made according to what's seen with any electronic measurement device or outside-of-tank visual inspection. Measurements will not be made via estimations or dipping of any oil tanks or similar.

## Guidance notes for landlords, tenants and adjudicators on the use of this document

L & S Residential. and the Inventory Clerks who work within the L & S Residential. organisation, produce a range of inspections and reports, which may differ in style and content than other inventory services, and therefore, it is important that relevant parties receiving this document are fully aware of how and why it is produced the way it is, and to help with this, please find below information which may assist in understanding its contents.

### The Inventory

An inventory is a report which is produced following a property inspection, listing and describing each and every component and content of a property in the context of "as seen" at the time of the inspection. As seen meaning a written and photographed "snapshot", to be used as the basis of how the property's condition and its contents were seen by the Inventory Clerk. The inventory may have additional notes or observations added by relevant parties to confirm or enhance its accuracy.

**IMPORTANT:** unless stated otherwise - either in brackets or in a separate column next to the item referred to - the listed item is assumed to be in good and clean order, although not necessarily new or perfect.

Fair wear and tear is not considered at the time of inventory make, although the Inventory Clerk may offer an opinion as to an item's age or condition if it helps in future identification, e.g. appears old or new.

### The Check-in

As the name implies, this report is used to qualify the accuracy – with any additional notes or information – of the inventory at move-in by the Inventory Clerk and tenant or tenant's representative.

**IMPORTANT:** a check-in is not a duplication or substitute for an inventory, although it may accompany or support an inventory in distinguishing anything which needs adding to or altering within the inventory.

The check-in report may vary in style according to the Landlord or Letting agent's needs, but typically will include a record of meter readings and keys recorded at time of the tenant move-in. The report may accompany, be included, or be supplied separately from the inventory, and may be used as support material in deciding apportionment with the check-out report following tenant move-out.

### The Mid-term

This report, sometimes known as a management or interim inspection, is produced normally – but not always – mid-term or 3 monthly during a tenancy period. The inspection and report – although varying in style – is normally used to report on how a property is being cared for within a context of reporting problems within a property, either caused or not, by the tenant.

**IMPORTANT:** this report is used to verify that a property is being respectfully looked after and may, although unlikely, be part of a dispute process at tenancy end.

### The Check-out

As this name implies, the inspection and its subsequent report is intended to identify differences – whether better or worse – following tenants vacating a property at tenancy end.

**IMPORTANT:** A check-out is not a duplicate inventory, and in the context of L & S Residential., will list differences for the purpose of identifying whether a landlord - or their representative - is able to claim for damages, loss or cleanliness issues. Depending on client needs, an Inventory Clerk may add opinions as to whether changes are tenant or landlord responsibility, or are due to fair wear and tear. Clerks will not offer opinions as to apportionment or value; this is the remit of the landlord or their agent, sometimes requiring support material such as quotes or receipts.

### Meter readings

As an organisation we endeavour to obtain utility meter serial numbers and readings as a service, providing meters are found and safe to access.

**IMPORTANT:** where a meter is either inaccessible or poses a danger to the Clerk then notice will be given to why and suggestions made as to how to gain the reading. Examples of safe include not accessing water meters in public or on-street locations.

### HHSRS Reports

Inventory Clerks within the L & S Residential. organisation are trained to recognise a majority of Housing Health and Safety violations and as such may issue supplementary reports indicating to clients their concerns with any possible hazard.

**IMPORTANT:** Inventory Clerks are not trained as environmental health officers and safety professionals and therefore will only report hazards seen in the context of a concern to the client of any possible outcomes of non HHSRS compliance.

L & S Residential. - Inventory Clerks will not be liable whatsoever for any unseen deficiency or hazard, It will remain the Landlord's responsibility at all times for the health and safety of their tenants and the correction of any deficiency in the property posing potential hazards.

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## General Overview

Item	Description
Tenant Present	Yes
General Condition	Reasonable condition throughout
Evidence Smoking	No
Evidence Pets	Rabbit hutch in living room
Cleaning General	Property has been kept clean throughout
Cleaning Carpets	Carpets and floors are clean
Cleaning Windows	Windows are clean

## Internal

Item	Description
Doors	Rear patio doors worn and do not lock properly. Threshold rotten and worn Damage to living room door Bathroom door handle loose
Ceilings	Water staining on ceiling in WC Water staining on ceiling within water cylinder cupboard
Curtains	Good
Lights	Good
Windows	Paint peeling and moisture marks around Velux window in Bedroom
Electrics	Fans dusty in bathrooms and WC
Walls	Marks on walls Paint peeling on walls in bathroom
Floors	Carpet damaged in Living room by Kitchen
Furniture	Paint peeling on windowsill in Kitchen Paint peeling on windowsill in Bathroom Water damage to skirting around shower in Shower Room
Heating	Good
Kitchen Units	Corner floor unit doors removed
Appliances	Good
Sanitaryware	Mould along back edge of sink
Built-In Furniture	Good

## External

Item	Description
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<b>External Property</b>	Gas meter housing damaged Plantation within gutters both front and back
<b>External Buildings</b>	Good
<b>Gardens</b>	Light maintenance required
<b>Miscellaneous</b>	

## Alarms / Detectors Etc.

Item	Description
<b>Smoke Alarm Location</b>	Hallway / Top Landing
<b>Smoke Alarm Tested</b>	Tenant confirmed working
<b>CO Alarm Location</b>	Kitchen
<b>CO Alarm Tested</b>	Tenant confirmed working
<b>Other Alarm Location</b>	Not Applicable
<b>Other Alarm Tested</b>	Not Applicable

## Summary

Item	Description
<b>Notes</b>	
<b>HHSRS</b>	No reported Issues
<b>Blind Cleats</b>	
<b>Landlord Responsibilities</b>	Clear gutters front and back Repair/replace rear doors Treat paint peeling on windowsills Treat paint peeling around Velux windows Repair door handle in Bathroom Replace Kitchen unit doors Treat water staining on 2 ceilings
<b>Tenant Responsibilities</b>	Replace gas meter cover outside Clean fans in bathrooms
<b>Tenant Comments</b>	



Image 0: INTERIM INSPECTION IMAGES



Image 1: INTERIM INSPECTION IMAGES



Image 2: INTERIM INSPECTION IMAGES

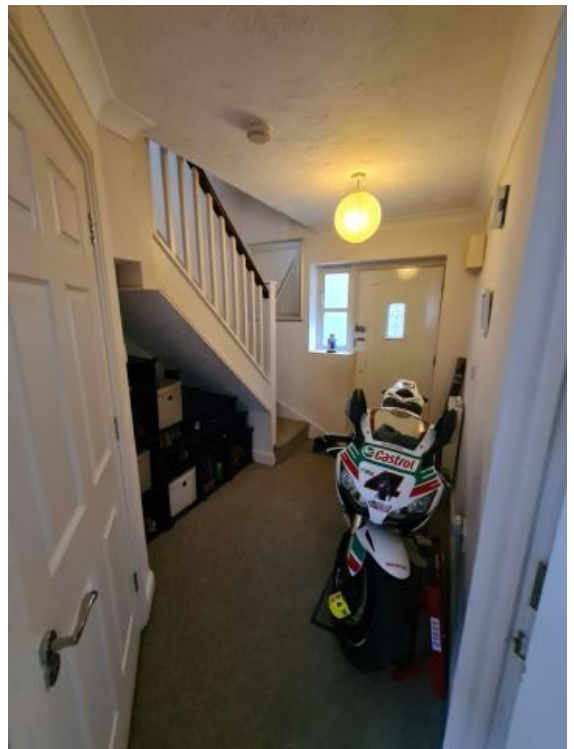


Image 3: INTERIM INSPECTION IMAGES





Image 4: INTERIM INSPECTION IMAGES



Image 5: INTERIM INSPECTION IMAGES



Image 6: INTERIM INSPECTION IMAGES



Image 7: INTERIM INSPECTION IMAGES



Image 8: INTERIM INSPECTION IMAGES

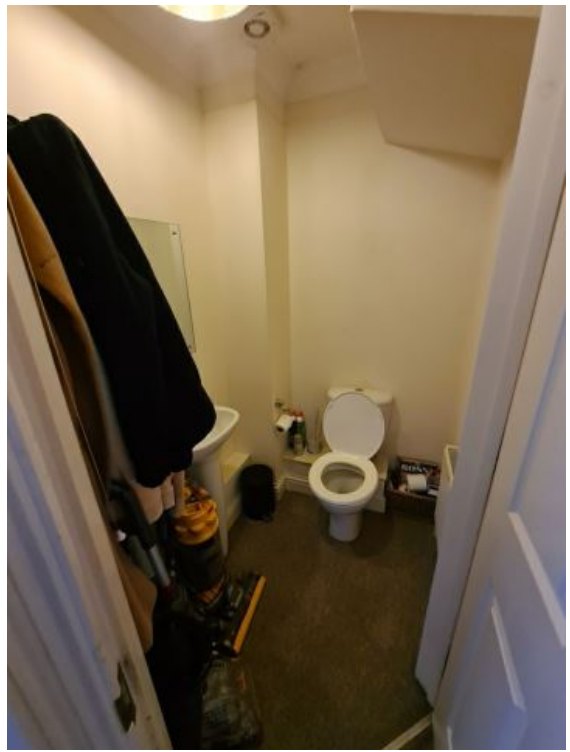


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Image 10: INTERIM INSPECTION IMAGES



Image 11: INTERIM INSPECTION IMAGES



Image 12: INTERIM INSPECTION IMAGES



Image 13: INTERIM INSPECTION IMAGES



Image 14: INTERIM INSPECTION IMAGES

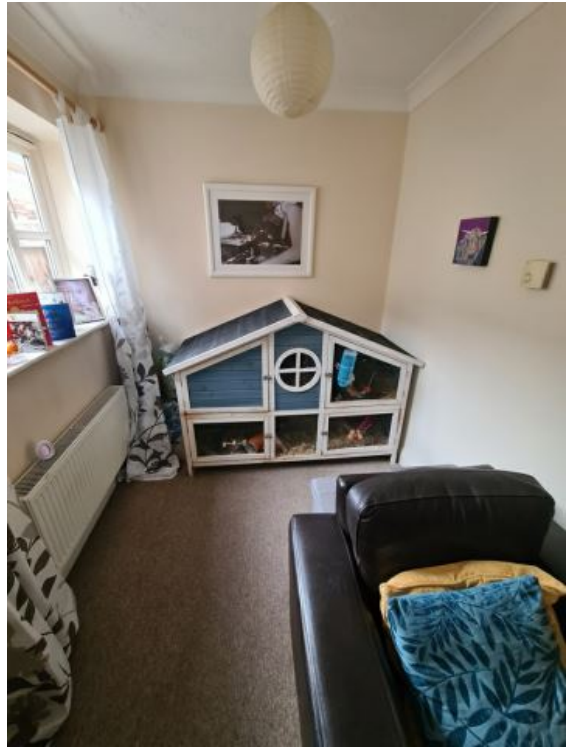


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Image 17: INTERIM INSPECTION IMAGES



Image 18: INTERIM INSPECTION IMAGES

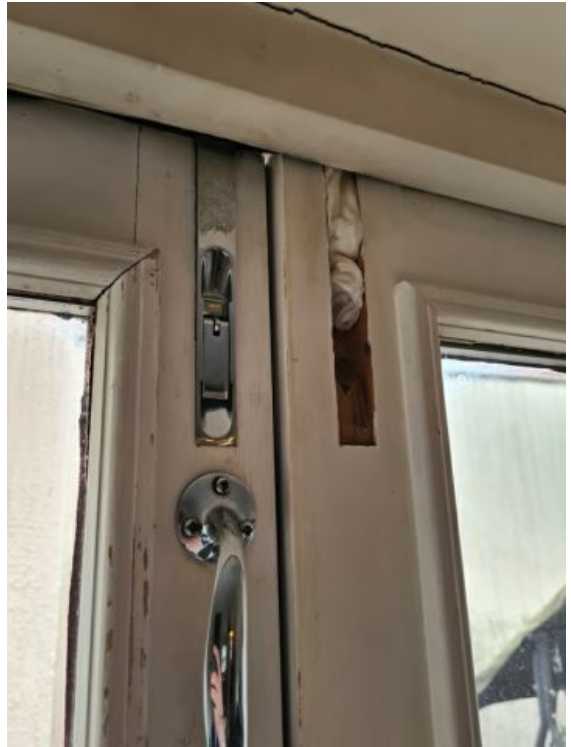


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Image 21: INTERIM INSPECTION IMAGES



Image 22: INTERIM INSPECTION IMAGES

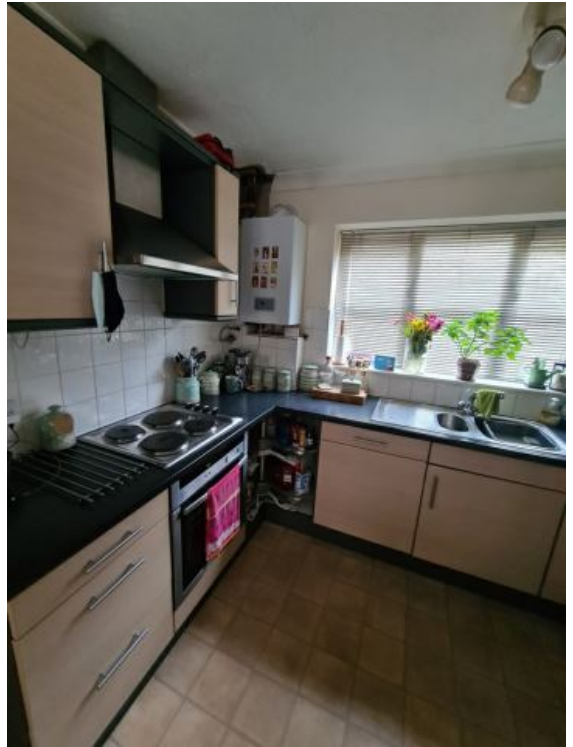


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Image 25: INTERIM INSPECTION IMAGES



Image 26: INTERIM INSPECTION IMAGES



Image 27: INTERIM INSPECTION IMAGES



Image 28: INTERIM INSPECTION IMAGES



Image 29: INTERIM INSPECTION IMAGES



Image 30: INTERIM INSPECTION IMAGES



Image 31: INTERIM INSPECTION IMAGES



Image 32: INTERIM INSPECTION IMAGES

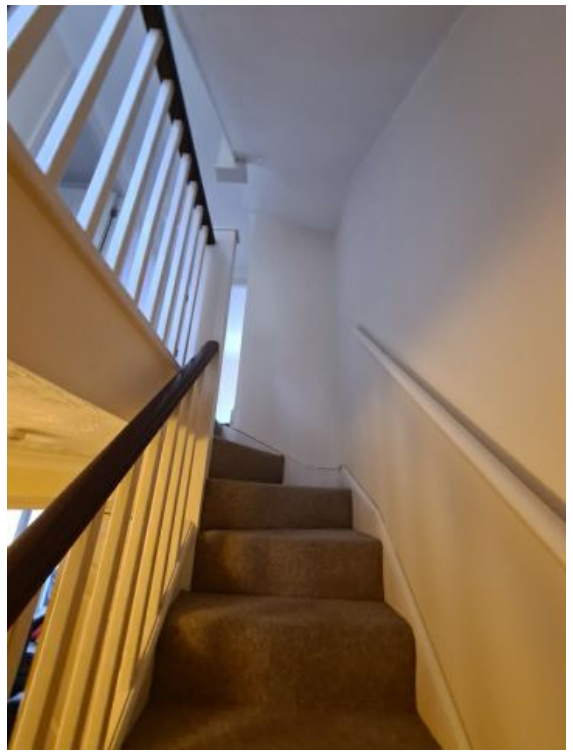


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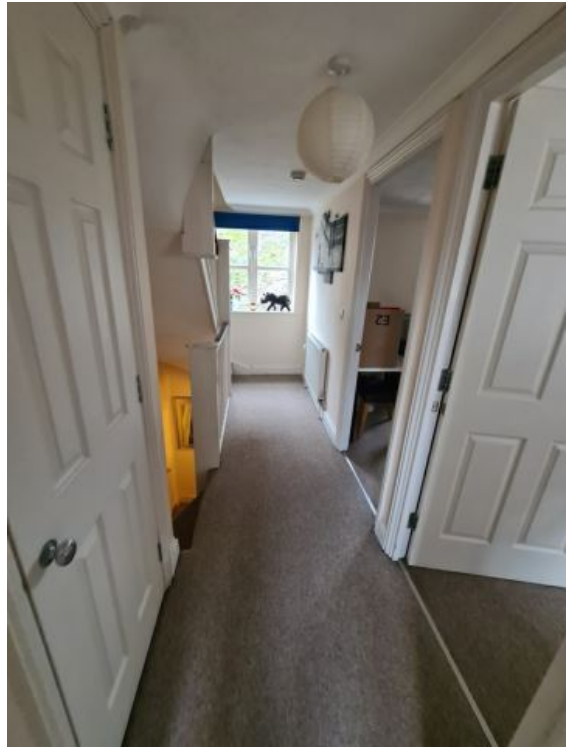


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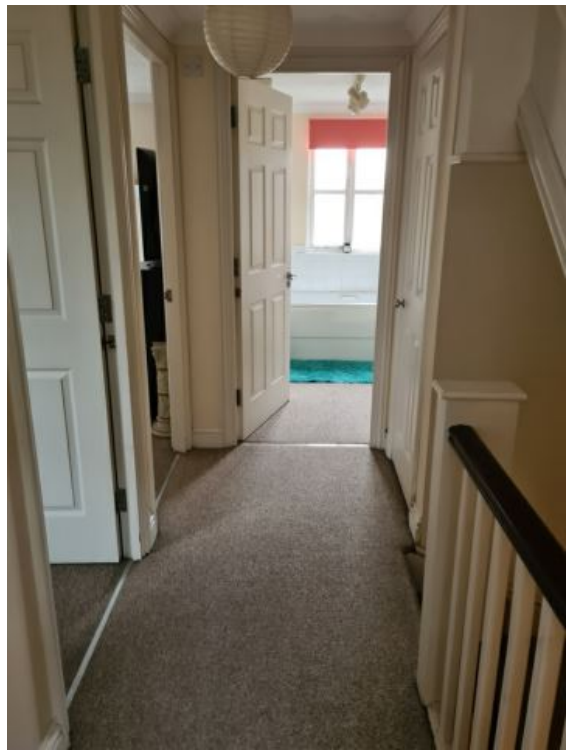


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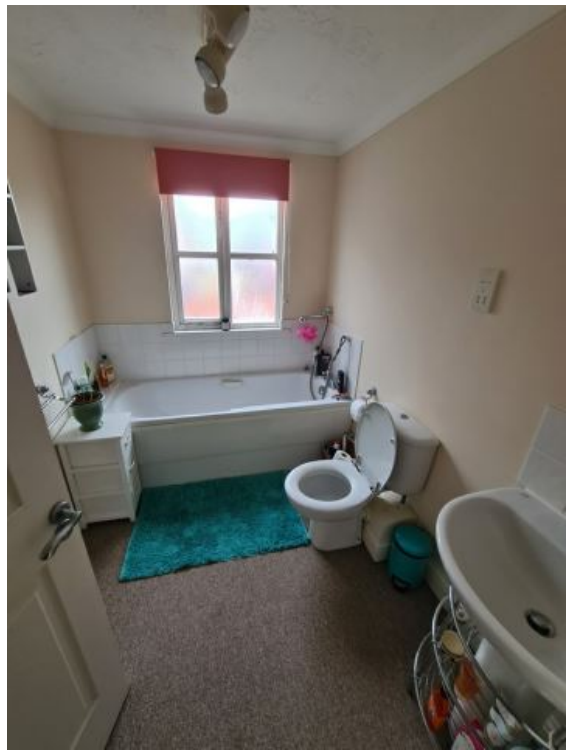


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Image 46: INTERIM INSPECTION IMAGES



Image 47: INTERIM INSPECTION IMAGES



Image 48: INTERIM INSPECTION IMAGES



Image 49: INTERIM INSPECTION IMAGES



Image 50: INTERIM INSPECTION IMAGES



Image 51: INTERIM INSPECTION IMAGES



Image 52: INTERIM INSPECTION IMAGES

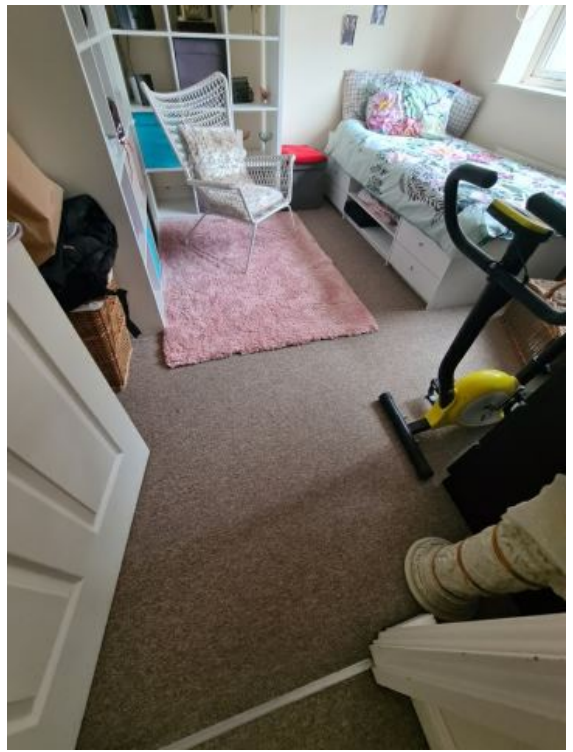


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Image 54: INTERIM INSPECTION IMAGES



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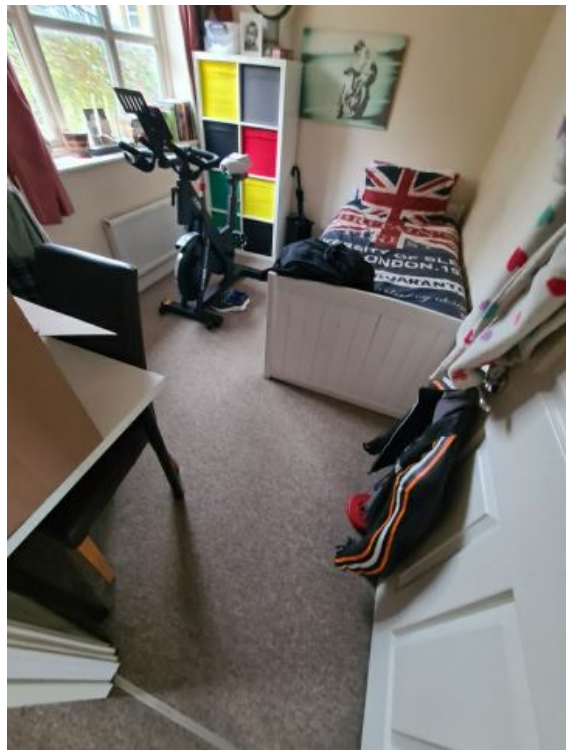


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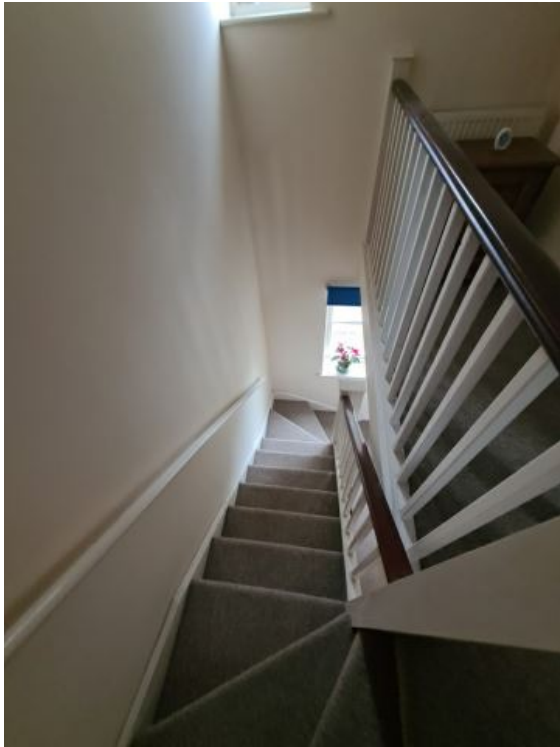


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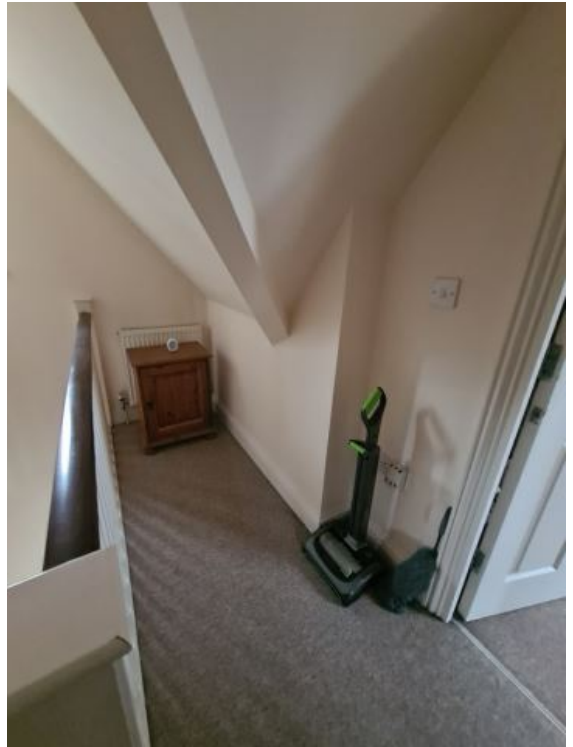


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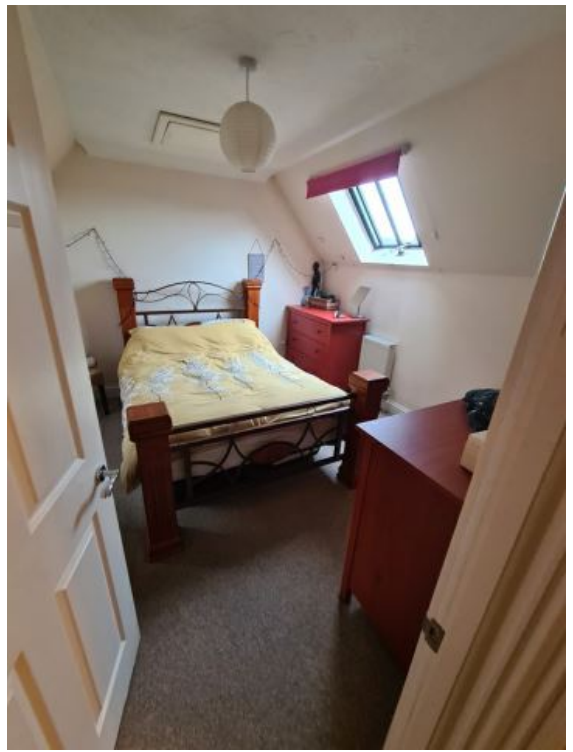


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Image 66: INTERIM INSPECTION IMAGES



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Image 68: INTERIM INSPECTION IMAGES



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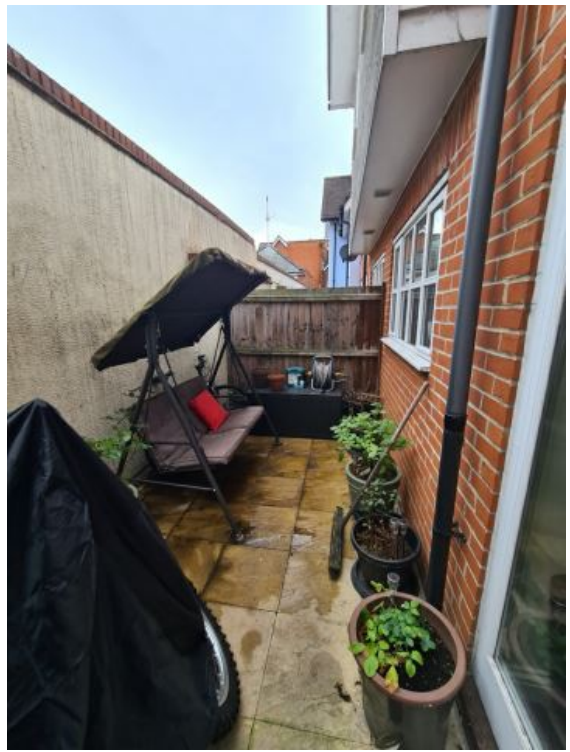


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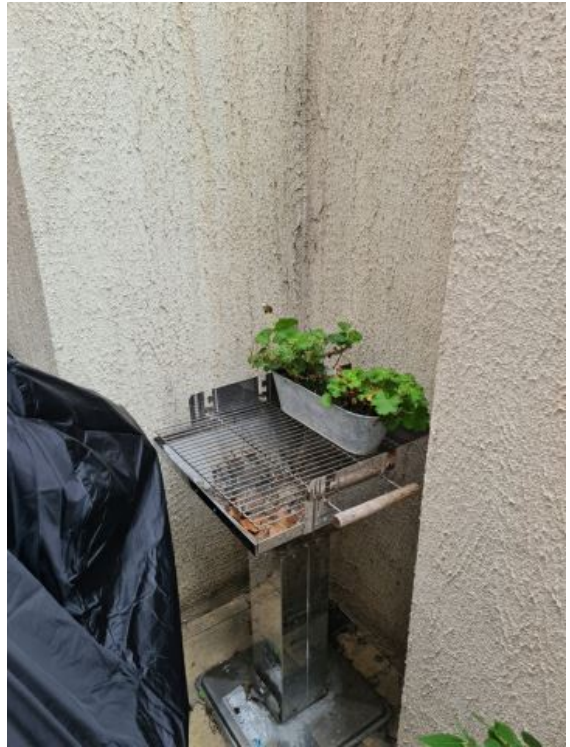


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Image 80: INTERIM INSPECTION IMAGES



Image 81: INTERIM INSPECTION IMAGES

