

# Inspection








**Sample House, Any Town, Cheshire, WT6 5DH**



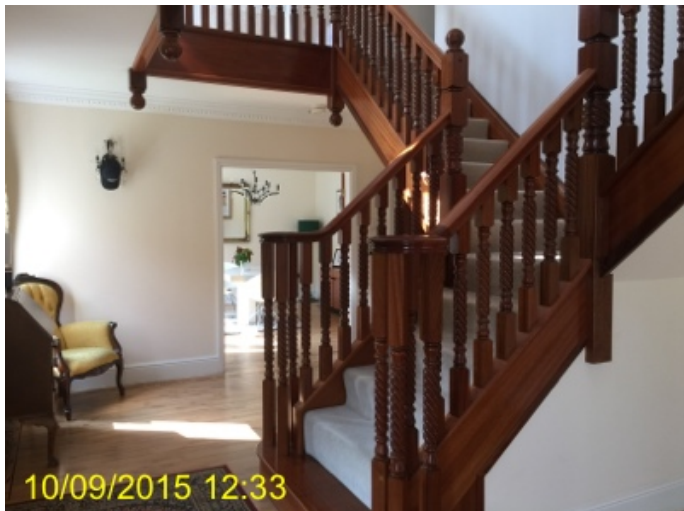
<b>Date of Report</b>	10/9/2015
<b>Reference No</b>	10071168
<b>Type of Property</b>	House Detached
<b>Landlord</b>	Mr Smith
<b>Tenants Name</b>	Mr Bond
<b>Tenant Present</b>	YES
<b>Prepared By</b>	Mr Jones  The Inventory Manager Ltd Warrington Greater Manchester M28 2SZ  0844 725 2000 paul@theinventorymanager.co.uk

This inspection is not a detailed inventory, nor an assessment of the condition of the property. It is a routine check to establish whether there are any untoward circumstances about the property, or its contents. It is a 'feet on the ground' inspection, which reports only on external features visible from ground level.

**Interior**

Ref	Item Name	Excellent	Good	Fair	Poor	Comments
1 	Hallway		✓			Good condition no visible issues
2 	Dining Room		✓			The tenant has noted cracks to the wall and cornice, the landlord should be notified, and contractor instructed
3 	Lounge					No visible issues, the carpet has been professionally cleaned
4 	Kitchen		✓			Good condition no visible issues, appliances not tested
15 	Conservatory	✓				Good condition no visible issues
16 	master Bedroom		✓			No visible issues, the carpet has been professionally cleaned
8 	Bathroom	✓				The tenant has reported a leak from the shower head, with damage caused to the ceiling

Hallway



REF 1

Hallway



REF 1

Dining Room



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REF 2

Dining Room



10/09/2015 12:36

REF 2

Lounge



10/09/2015 12:38

REF 3

Lounge



10/09/2015 12:37

REF 3

Kitchen



10/09/2015 12:41

REF 4

Kitchen



10/09/2015 12:41

REF 4

Bathroom



REF 8

Bathroom



REF 8

Conservatory



REF 15

Conservatory



REF 15

master Bedroom



REF 16

master Bedroom



REF 16

Exterior

Ref	Item Name	Excellent	Good	Fair	Poor	Comments
11	Front of Property	✓				No visible issues
12	Rear of Property		✓			Weeds growing between patio flags
13	Front Garden		✓			Slight discolouring to the picket fence
14	Back Garden			✓		Rear lawn soiled patches. Report to landlord, advise gardener to attend

Rear of Property



REF 12

Rear of Property



REF 12

Front Garden



REF 13

Front Garden



REF 13

Front Garden



REF 13

Front Garden



REF 13

Back Garden



REF 14

Back Garden



REF 14

**Overall Comments**

The inspection was carried out 3 months into the tenancy. All the internal smoke detectors are in working order.

**Overall Recommendations**

Notify the landlord of the maintenance issues reported, and instruct contractor to attend to my noted comments.

**Signatures**

**Tenant**

Mr Bond

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**Clerk**

Mr Jones

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**Verifier**

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