



11 Mavish Close, Norwich, Norfolk,
England, NR5 9PJ

TENANT NAME
Jack Armstrong-Rust

TENANCY TYPE
Joint

OTHER TENANT(S)
Rebecca Louise Weeks

REPORT CONFIRMED BY
Kevin Johnson

TENANCY START DATE
31/03/2022

PROPERTY VISIT DATE
13/01/2023

 [View Photo Gallery](#)

Report Information

Overall this property is clean and tidy.

X2 working smoke alarms no expiry date visible

No CO alarm visible

Glossary of Terms

For guidance, please find a glossary of terms used within this report:

Condition

Very Poor: Extensively damaged/faulty. Examples: large stains; upholstery torn; very dirty.

Poor: Extensive signs of wear and tear. Examples: stains/marks/tears/chips.

Fair: Signs of age. Examples: frayed; small light stains/marks; discolouration.

Good: Signs of slight wear. Examples: generally lightly worn.

New Item: Still in wrapper or with new tags/labels attached. Recently purchased, installed or decorated.

Cleanliness

Very Poor: Not cleaned. Requires cleaning to a good or excellent standard.

Poor: Item dusty or dirty. Requires further cleaning to either good or excellent standard.

Fair: Evidence of some cleaning, but signs of dust or marks.

Good: Item cleaned and free of loose dirt.

Excellent: Item immaculate, sparkling and dust free.

Photo Terms

Captured (external device)

The date provided by the image file itself, usually set by the device that captured it.

Captured (via App)

The date a photo was taken within the platform mobile App. This is a more reliable source than the above.

Captured (certified by inspector)

The date a photo was taken according to the inspector (defaulting to the inspection date).

Added

The date on which the photo was added to the platform.

Status Icons



Disagreed by tenant



Repair



Beyond fair wear and tear



Replace



Missing



Room Details

The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Safety

Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	X2 working smoke alarms no expiry date visible	● Good	● Good	📷 2 photos

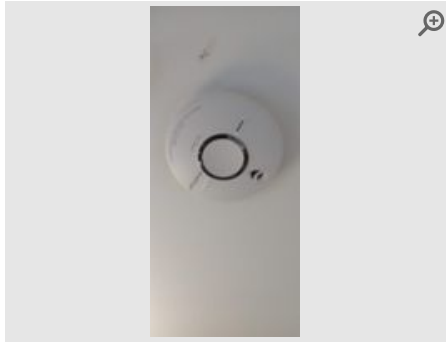


Safety Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:06 AM
Added	13/01/2023
Reference	1.1.1



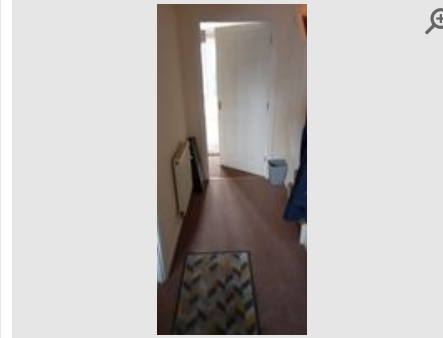
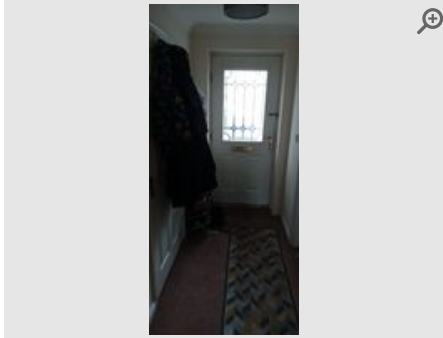
Provided by	Inspector
Captured (via App):	13/01/2023 10:06 AM
Added	13/01/2023
Reference	1.1.2

2 Entrance/Hallway

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 2 photos

📷 Entrance/Hallway Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	2.1.1

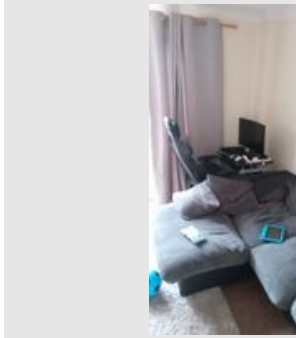
Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	2.1.2

3 Living Room/Lounge

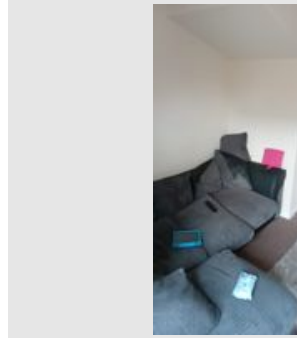
Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 5 photos

📷 Living Room/Lounge Photos

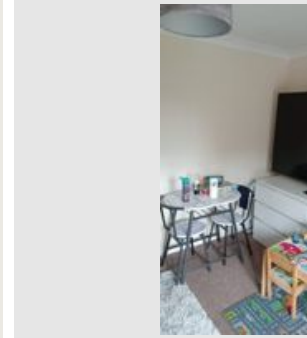
General Overview



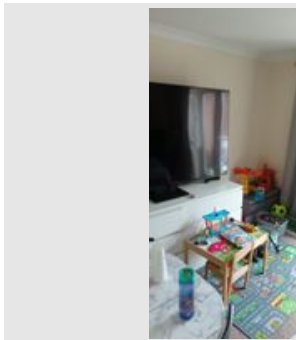
Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	3.1.1



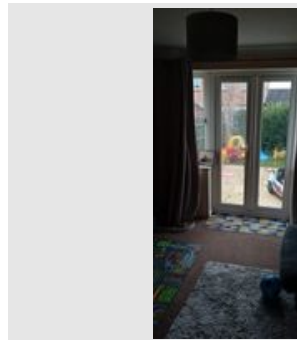
Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	3.1.2



Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	3.1.3



Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	3.1.4



Provided by	Inspector
Captured (via App):	13/01/2023 10:03 AM
Added	13/01/2023
Reference	3.1.5

4 Dining Room

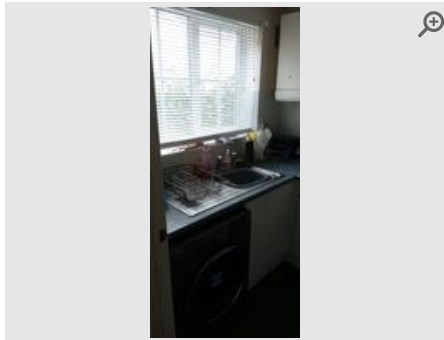
Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 N/A

5 Kitchen

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 3 photos

📷 Kitchen Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	5.1.1



Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	5.1.2



Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	5.1.3

6 Toilet

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 2 photos

📷 Toilet Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	6.1.1



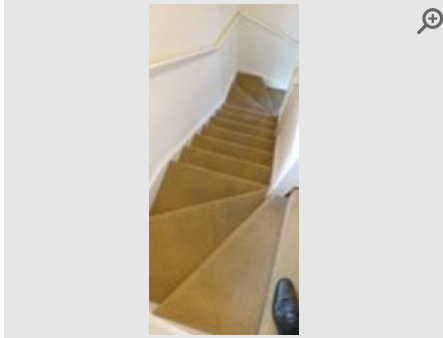
Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	6.1.2

7 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 2 photos

📷 Stairway/Landing Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	7.1.1



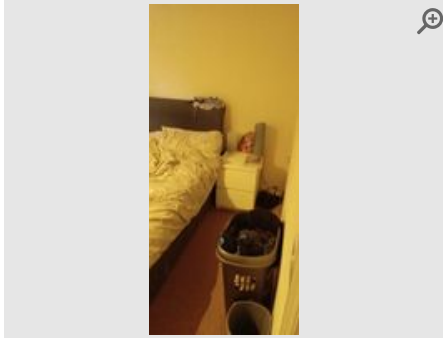
Provided by	Inspector
Captured (via App):	13/01/2023 10:04 AM
Added	13/01/2023
Reference	7.1.2

8 Master Bedroom

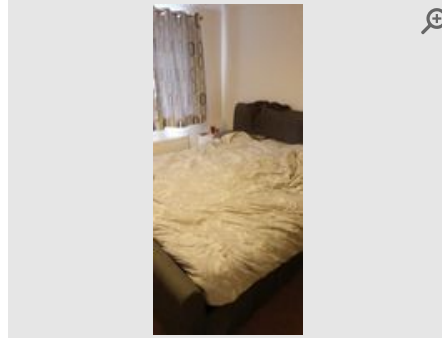
Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 3 photos

📷 Master Bedroom Photos

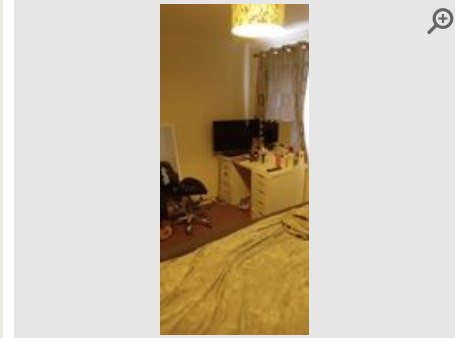
General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	8.1.1



Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	8.1.2



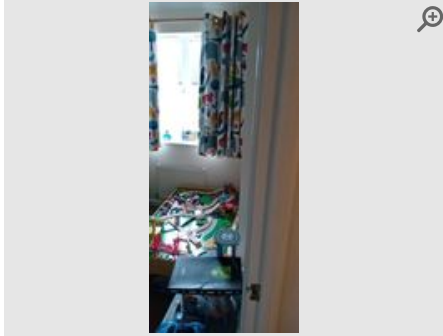
Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	8.1.3

9 Rear Bedroom

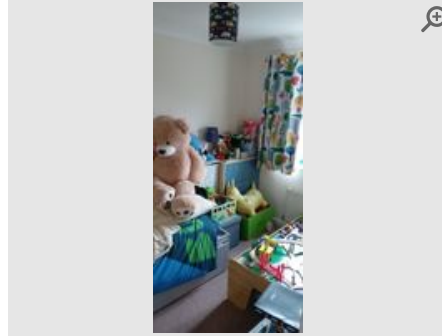
Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 3 photos

📷 Rear Bedroom Photos

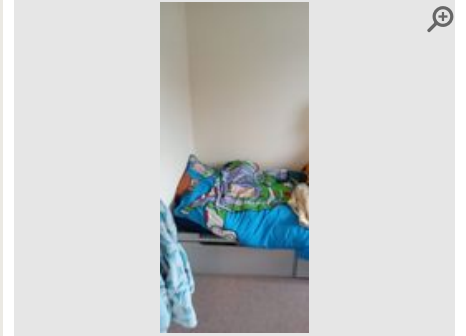
General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	9.1.1



Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	9.1.2



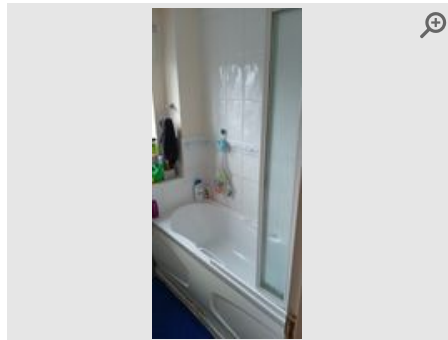
Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	9.1.3

10 Bathroom

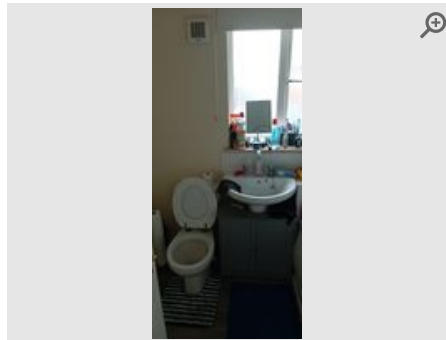
Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 2 photos

📷 Bathroom Photos

General Overview



Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	10.1.1



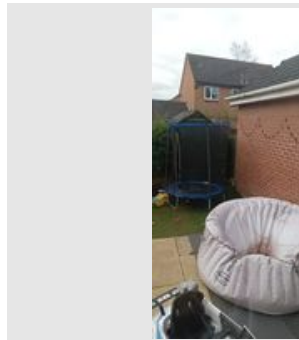
Provided by	Inspector
Captured (via App):	13/01/2023 10:05 AM
Added	13/01/2023
Reference	10.1.2

11 Back Garden

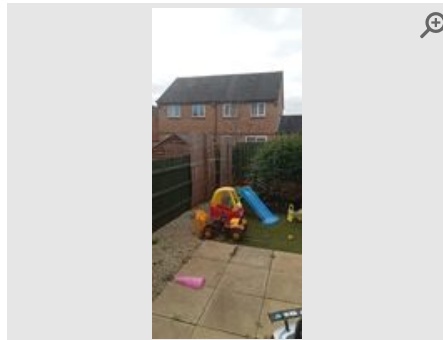
Item	Description	Condition	Cleanliness	Photos
11.1 General Overview	This area of the property is clean and tidy	● Good	● Good	📷 2 photos

📷 Back Garden Photos

General Overview



Provided by	Inspector
Captured (Certified by inspector)	13/01/2023
Added	13/01/2023
Reference	11.1.1



Provided by	Inspector
Captured (Certified by inspector)	13/01/2023
Added	13/01/2023
Reference	11.1.2



Declaration

Was the tenant present during the inspection

NO

Inspector Signature

Name:

Kevin Johnson

Date:

13/01/2023 at 10:10am



Disclaimer

This report is prepared in accordance with the guidelines issued by the Association of Residential Lettings Agents and provides a fair and accurate record of the condition of the Property and its contents, where applicable, at the date of the production of this document.

Where contents or equipment are included, no guarantee of, or report on, the adequacy or safety of such contents or equipment is given, the record only states that such items existed at the property at the time report was taken. A note as to the superficial condition of the contents and equipment is made where appropriate. Unless otherwise specifically stated, neither contents nor equipment have been tested.

The Inventory Clerk who prepared this report is neither an expert in fabrics, woods, materials, antiques etc nor a qualified Surveyor. Whilst every reasonable effort has been made to provide a good and accurate description of each piece of furniture and equipment, the Inventory Clerk is not an expert in any field other than that of producing of an Inventory and Schedule of Condition, Interim or Check Out Report, it is not a structural survey of the property.

Condition

Unless otherwise stated, the property and contents therein are in good clean condition with no aberrant odours.

Furniture & Furnishings (Fire) (Safety) Regulations

This Report may contain a reference to 'fire safety labels' this is a comment on a label that refers to fire safety and is attached to an item of furniture. If not recorded on the report, identification was not visible or present.

Safety Equipment

Smoke Alarms, Carbon Monoxide Detector and Fire Alarms. Unless otherwise stated all items are reported to be in good working order. It is the tenant's responsibility throughout the term of the tenancy to ensure these items are regularly tested and where necessary batteries replaced. Leaders Romans Group will inform that landlord when items are due to be replaced but accepts no responsibility for the landlord's actions. It is against the Health and Safety Executive guidelines to refuse access for these items to be maintained.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance items noted in this report are no guarantee, or report on, the adequacy of, or safety of, any such liability contents, merely a record that such steps have been offered by the Leaders Romans Group to highlight issues that may exist at the property at the date of preparing this report. Leaders Romans Group accepts no responsibility for the contents of these steps.

HMO/Licensed Properties

Where the property or tenancy is classed as a HMO, HMO with additional Licensing or a Selective Licence there will be additional requirements for the landlord to adhere to as set by legislation and/or local authority. This report may contain reference to additional safety precautions and notices as per the requirements of legislation and/or local authority. It is the tenant's responsibility to ensure that any additional safety precautions such as fire blankets, fire exits, fire doors etc. are kept clear, not tampered

with, accessible and, where possible, regularly tested. It is also the tenant's responsibility to ensure that any safety notice or licence notifications displayed are not removed. Conditions applied by legislation and/or local authority may also stipulate that additional Property Visits (Interim visits) are carried out during any 12 month period.

The tenant is also asked to notify the agent/landlord should they wish to change the number of occupants or households at the property as this can impact the requirements of HMO/Licensing (and is subject to the landlord's approval).

The Inventory

At the beginning of the tenancy it is important to note any specific discrepancies on the report that you do not agree with i.e. marks on walls, carpets, etc. If no such additional notes are reported at the start of the tenancy, the report will be deemed as accepted as read.

The condition of the property at the start of the tenancy, as described in the report, will be compared to the condition of the property at the end of tenancy. This will take in to account any fair wear and tear, maintenance, decoration carried out or items replaced during the term of the tenancy, as agreed with or arranged by the landlord.

Owners of antique furniture or pieces of art work or other individual items of significant value should consider the appointment of an appropriate expert who is qualified to fully describe the items concerned. It is not recommended that high value items are left in the Property unless specifically agreed. The landlord must adequately insure all his possessions.

Items left in lofts and cellars, locked sheds, garages and rooms cannot be inventoried and are the sole responsibility of the landlord.

The term silver, chrome, brass, gold, aluminium, copper, pine, oak etc. relate to the description of the colour and appearance of the item and not to its composition.

Items of low value (i.e. cracked crockery, old linen, pots of paint etc.) may not be itemised individually as their value is not assessable. Heavy items of furniture such as beds, wardrobes, bed-settees, large mattresses, kitchen appliances and furniture etc. will not be moved and no responsibility can be taken by the Inventory Clerk for areas or items that cannot be fully inspected.

The tenant must gain permission to remove, store or replace items or to redecorate the property from the landlord before taking any action.

Maintenance

It is the tenant's responsibility to carry out general basic repairs to maintain the property during the term of the tenancy. This includes the replacement of any batteries in safety items such as smoke alarms or carbon monoxide detectors. The tenant must not attempt to repair or move any gas appliances at the property. Any non-standard maintenance must be report to the landlord or agent within an acceptable period of time in order not to cause unnecessary deterioration. Please see Tenancy Agreement Terms and Conditions for further details on landlord and tenant responsibilities.

The tenant is asked to ensure, where any maintenance or service visits are required, that assistance is provided to allow convenient access to the property. This may also include periodic property visits. Please see Tenancy Agreement Terms and Conditions for further details.

Property Visits (interim visits)

Depending on the management level chosen by the landlord, Leaders Romans Group, may require access

to the property to carry out Property Visits (interim visits). We will ensure that sufficient notice is given. Unless advised to the contrary we will use management keys held to gain access to the property.

Property Visits are to gain a general view of the property. Items will not be moved or tested. Visits are carried out in order to ensure that neither the landlord nor tenant is in breach of the Tenancy Agreement Terms and Conditions.

The Property will be visited with the tenant's goods and effects in situ and therefore the degree of observation is limited.

Check Out

Please read the End of Tenancy Check Out Manual carefully, you will be provided with a copy prior to vacating the property.

The Check Out report will be conducted to determine any changes to the property and its condition during the term of the tenancy. Fair wear and tear will be taken into consideration.

At the time of the Check Out, all personal items (including consumable items) should have been removed and cleaning of the property completed. Generally, no further cleaning is permitted once the Check Out report has commenced.

If tenants are not ready to vacate the property, you may incur further rent charges.

Soiling or damage is not considered to be 'Fair Wear & Tear', (as defined by the House of Lords as 'reasonable use of the premises by the tenant and the ordinary operation of natural forces, i.e. the passage of time'). Generally speaking, tenants are liable for the property to be cleaned to the same standard as detailed in the report at the start of the tenancy.

Ensure all items are returned to their specific location, as reported in the Inventory and Schedule of Condition. Tenants may be held liable for any missing items.

The property should be cleaned thoroughly, including any linen, carpets, window and any exterior areas/gardens (list not exhausted).

Once the report has been compiled a copy will be sent to the landlord and tenants for discussion. Please ensure we hold a valid and recent email address at all times. Failure to receive a response from the tenant and/or guarantors, may result in further action being taken, which may as a result incur detrimental credit history against the tenants and/or guarantors.

The Inventory Clerk will endeavour to take meter readings as appropriate provided the location of the meter is known and it is easily accessible

The tenant will be required to supply a forwarding address. This will aid the closing of any utility accounts and the return of any refund, should one be due.

Unless stated otherwise the property and contents therein are in good clean condition with no aberrant odours. Any items of concern or requiring attention of the landlord or liability of the tenant will be listed.