

# Inventory and Final Inspection

## Inventory & Schedule of Conditions

This document is probably just as, if not more important than, the tenancy agreement itself. This document provides a detailed description along with photographic evidence of the condition of your property at the commencement of tenancy.

Without this detailed document you are unable to make a claim against any deposit scheme.

We use an Independent company to produce this document on your behalf to ensure that the report is impartial and provide further assistance should there be a dispute.

The Inventory and Schedule of conditions is produced as close to the start of tenancy as possible (usually the day before), once this document has been produced no one should re-enter before the tenancy has started.

The tenant will be emailed a link to view the report online and has 7 days to confirm their acceptance and agreement or advise of any items they dispute. If after 7 days the document has not been amended it will be deemed the tenant is in agreement.



## Final Inspection

At the end of the tenancy a final inspection will be carried out, much like the Inventory and Schedule of Conditions. This report is very much like the answers to a spot the difference puzzle.

A detailed report of any items that require attention are provided, along with if these are a Landlords responsibility or should be covered from the tenants deposit.

### 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 Driveway

Item	Date	Description	Condition	Cleanliness	Photos
Previous State	9th December 2021	Concrete area. Weeds present Free of oil/paint stains.	Fair	Good	3 photos
		Concrete area. Weeds present Free of oil/paint stains.	Fair	Good	7 photos
Current State	6th September 2022	Information provided by inspector: Fallen apples and loose leaves present.			
		<b>Tenant responsibility</b> <b>Disagreed by tenant - 30th September 2022</b> No further comment provided by the inspector			Clean

Information provided by tenant  
The area was clean when we vacated the property on the 28/8/22 (the date we informed the agent we would be leaving). We cannot be held responsible for nature debris and apples owned by the landlord falling off the trees after we have moved out of the property.

### Driveway Photos

#### Overview (Parking Space)

Previous State	Current State
9th December 2021	6th September 2022
Provided by: Inspector	Provided by: Inspector
Captured (Certified by inspector): 09/12/2021	Captured (via App): 06/09/2022 9:57 AM
Added: 09/12/2021	Added: 06/09/2022
Reference: 1.1.1	Reference: 1.1.1
Provided by: Inspector	Provided by: Tenant