

The Importance of a Quality Inventory

By



Clear Property Service Co.

For Landlords, Agents & Tenants

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A professionally drafted inventory for your property is a must in today's demanding lettings market. The market has moved on to much more appealing properties for let with smarter interiors and bespoke finishes let by professional Landlords who demand a professional service and decent return on their investment. Also as the market is changing with the growing number of renters, good landlords continue to ensure their properties are of the highest standard to attract the best rents and a calibre of tenant whose expectations of quality and service are the same. A clean, well presented property from the outset is likely to be looked after and treated with care and respect by residing tenants.

Getting a professionally drafted inventory can be treated like an insurance policy. It protects the Landlord if the property is not returned in the same condition, it also protects the tenant to confirm the condition at the end of the tenancy so there is no disagreement, thus alleviating the need for tribunal disputes which can waste the time of the agent, landlord and tenant. The net result for a property being let is that the inventory confirms the condition from the outset and encourages the tenant to return it in the same condition. This is good for the Landlord resulting in lower void periods and lower dilapidations. This is also good for the tenant as they are likely to get their full deposit back.

So what must a good inventory include? It must be clear, unambiguous and comprehensive, with clear descriptions of condition and cleanliness backed up by sharp photos laid out simply. It should incorporate checks that appliances such as hot water, heating, sinks, toilets and washing machines work and are not just tested for power, as well as the meter readings and keys that were handed over at the start of the tenancy. It is also preferable to incorporate EPC, Gas and Electric certificates where available and it is important to have the inventory reviewed by the tenant and signed at the start of the tenancy. At the end of the tenancy if necessary it should recommend an estimate for dilapidations to help the Landlord and Agent. Additionally modern inventories have evolved to paperless solutions that provide full audit trails and comparison from Inventory and Check-In through to Check-Out resulting in a seamless product and service. Speed is also the essence to getting things done and dusted for all stakeholders rather than wait many days for a report

Getting a professionally drafted inventory will lead to a happy partnership between Landlord, Agent and Tenant.

**Contact us now to get a professional inventory
carried out for your property**

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