

Table 1. Version Control

Version	Date	Author/Editor	Details of Change
1.0	08/10/25	Karen Draper	Annotated Paint Impact Changes Version
2.0	08/10/25	Karen Draper	Final Live Version

Table 2. Move-in/out Standard

	Move-in Standard	Move-out Standard
1. General		
1.1	Welcome Pack The Welcome Pack shall remain in the property at all times and shall, as a minimum, contain: - SFA Factsheet setting out the requirements of living in SFA accommodation (detailing: running a business from home, keeping pets, encroachments, furniture services, insurance liability and drinking water) - How to access the on-line 'Guide to Living in SFA' (how to report faults) - Instruction manuals relating to components within the property (for example boiler instructions) - DIO RD Accommodation customer service charter - Safety in the Home - Asbestos Information - Damp and mould advice - Statutory Compliance documentation (such as; Landlords Gas Safety Record and NICEIC Electrical checks)	The Welcome Pack shall remain in the house upon Move-out of SFA, it will include all the manuals that were handed over at Move-in and any additional guides received during Occupancy. At Move-out, all belongings (possessions and pets) and rubbish must be removed from the property before the Move-out Appointment.

		- 14 day Observation Form - Occupancy Form - The Defence Homes Colour Palette Agreement on the full content shall be agreed during Mobilisation.	
1.2	Cleanliness	<u>Flooring</u> Carpets - Shall be vacuumed, stain free and free from infestation throughout the property All other flooring - Shall be clean and free of any dirt, stains, rips and scratches <u>Interior Features</u> Walls and ceilings - Shall be clean and free from stains, dust, finger marks dents or holes, ceilings to be cleared of cobwebs Woodwork - Tops of doors, door frames, skirting boards, picture rails, cupboard shelves shall be washed. Windows - All glass, frames and sills shall be cleaned, free from smears, finger marks and mildew/mould. All visible parts of the frame shall be	

	visibly clean when the window is open. Curtains - Rails shall be cleaned and curtains hung without excessive creasing Heating - Storage heaters, boilers, fires, radiators are to be clean and dust free. Fire places are to be swept with all ash removed and chimney recently swept (if used) Lighting - Cobwebs and dust around fittings shall be removed. Bulbs and florescent tubing left in fitting, shades free from dust and hung. Light diffusers and bowls to be clean inside and out and refitted Vents and extractor fans - Shall be free from dust <u>Bathroom and WC</u> Taps - Shall be clean and free from limescale Plug holes - Shall be clean and free from limescale, debris and hair Tiles, aqua boards, bath panels - Shall be clean and free from marks, water splashes and limescales. Gaps between tiles and silicon joinery shall be free from mildew and mould Baths - Shall be clean and free from limescale and marks Shower screen- Shall be clean, without staining and marks and free from limescale Sinks - Clean and free from limescale inside and include the underside of the sink and plinths Shower cubicle - Shall be clean, without marks, mildew/mould and limescale. Shower caddies in and outside of the cubicle are to be removed Toilets - Shall be cleaned, free from limescale inside and outside of the	
--	--	--

	bowl Toilet seats - Shall be clean and secure without excessive dis-colouration Extractor fans - Clean and free from dust <u>Kitchen and Utility Areas</u> Cooker - Shall be free from grease and carbon deposits on the hob, inside the oven and the surrounds of the cooker Cooker hood - Free from grease around the whole unit and a new filter installed Work surfaces - Free from grease, marks and dirt to all exposed areas (edges and accessible undersides) Wall surfaces - Shall be free from grease, marks, mildew/mould and splash marks Sinks and taps - Shall be free from grease and limescale inside and out. No debris left in the plug holes Cupboards and drawers - Shall be clean and free from dust and food inside and out <u>Outside</u> External doors and porches - Shall be clean and free from dirt and marks, brass fittings polished Windows (External) - All glass, frames and sills shall be cleaned Paths and driveways - Shall be tidy, weed and moss free and swept Shed and outbuildings - Shall be free from cobwebs and swept	
--	---	--

		Bins - Shall be empty and cleaned inside and out (excluding communal bins)	
--	--	--	--

2. Flooring			
		Move-in Standard	Move-out Standard
2.1	Under floor surfaces	Floors shall be structurally sound and level as appropriate for the age of the property and type of construction. Floorboards are not to be split or have any protruding nails. Floor surfaces are to be swept/vacuumed prior to laying carpet or vinyl flooring. Floors shall have minimal squeaks as appropriate for the property age and condition. Underlay specifications can be found in this Schedule, Part 7 Voids - Annex B.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
2.2	Carpet	Carpet is to be stretched to fit grippers. Minor ripples and frayed edges shall be repaired to pose no trip hazard. Carpets shall be fitted to prevent draughts from entering living areas. The carpet specifications can be found in this Schedule, Part 7 Voids - Annex B. Carpets with significant rips are to be repaired before Move-in and defined as follows: ground floor, stairs and landings- one rip greater than 150mm within each room or area; all other areas - one rip greater than 250mm within each room or area. Rips less than stipulated shall be repaired. Carpets are to be replaced due to significant wear and tear before Move-in and defined as follows: ground floor, stairs and landing - wear and tear greater than 0.3m ² within one room or area; all other areas - wear and tear greater than 0.5m ² within one room or area. If the area is always to be covered by furniture, this may be relaxed.	If the carpet on the ground floor, stairs and landings has one rip greater than 150mm within each room or area; all other areas: one rip greater than 250mm within each room or area, the cost for replacing the carpet shall be borne by the Occupant.

2.3	Vinyl	Vinyl flooring is to be used in all bathrooms, WC, kitchens and utility rooms if floor tiles or hard flooring are not already installed and to Move-in Standard set below. Vinyl flooring is to be sealed at the perimeter with silicone sealant including around sanitary fittings. The vinyl specifications can be found in this Schedule, Part 7 Voids - Annex B. Patch repairs are to be made on rips sized 150mm or less using matching material and colour to the existing flooring. Floor surfaces are to be replaced if more than 150mm in size or there is more than one rip of any size within the same surface area. Worn areas over 0.3m ² shall be replaced.	Cost associated with rips caused during occupancy that are greater than 150mm and requires replacement, shall be borne by the Occupant.
2.4	Tiling	Tiling shall be grouted and sealed at all edges and around sanitary fittings. Tiles shall not be cracked or loose. If there are no sharp edges, small chips less than 10mm across are acceptable. Where a replacement tile is required, it shall match existing colour, size, style as close as possible using commercially available materials or replaced entirely with vinyl.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
2.5	Wooden and laminate flooring	Wood and/or laminate flooring shall be flat without cracks and nails protruding though. Where areas need to be replaced, it shall match existing flooring.	Wood and laminate flooring should be free from burn marks, water marks, paint marks, excessive scratches or individual scratches of more than 150mm. No part of the flooring should be missing. Costs associated with damage caused during occupancy, shall be borne by the Occupant.

2.6	Naploc fittings	Appropriate 'Naploc' aluminium strips to be fitted to flooring at all internal doors. Flooring must be secured down with the Naploc so as not to pose a trip hazard.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
3. Interior features			
		Move-in Standard	Move-out Standard
3.1	Ceilings	Plasterboard wall and ceiling joints shall be secure and joining tape to be intact. Ceiling finishes (other than those with a textured coating) are to be smooth, level and without any cracking. Ceiling surfaces can have minor blemishes, bumps, dents and marks or evidence of previous repairs appropriate to the age and condition of the property. Polystyrene tiles and coving are to be removed and replaced with plasterboards or plastered to create a smooth and level surface without cracks.	Damages to ceilings made during occupancy, must be filled, smoothed down and painted white. If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 3 metres, the cost of repair shall be borne by the Occupant.
3.2	Wall surfaces	Wall surfaces must be appropriate to the area that it is located in the house (kitchens and bathrooms). Surfaces may have minor blemishes, bumps, dents and marks and evidence of previous repairs appropriate to the age and construction of the property. All un-bonded or water damaged plaster or plaster displaying evidence of physical movement shall be repaired and redecorated. All nails, screws and picture hooks are to be removed and filled before decoration.	Costs associated with damage caused during occupancy, shall be borne by the Occupant. The occupant may leave up to 4 picture hooks per room without charge.
3.3	Staircase	Staircases shall be secure, structurally sound with handrails at least on one side of the staircase for the full length of the staircase.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

3.4	External doors	Doors shall be draught proof and watertight under normal weather conditions. Doors shall lock securely. Replacement doors shall conform with current Building Regulations and British Standards. Where only a cylinder lock is fitted this shall have a deadlock facility. Hinges, latches, stays, restrictors and locks shall be functional, fit-for-purpose and complete. Letter plates shall be draught proof and watertight. Individual fitting replacement is acceptable and shall match existing colours and style as closely as possible using widely available commercially available materials. Locks shall have at least 2 keys and front doors shall be fitted with a security chain / restraint. Fobs for communal flats shall be supplied, if necessary, for ingress. Cat flaps shall be removed. and the door panel made good; if appropriate the door panel or door shall be replaced.	All keys received at Move-in shall be returned at Move-out. If damage is caused during Occupancy, the cost of repair shall be borne by the Occupant. If a cat flap is installed during occupancy, it shall be removed before Move-out with the door panel made good unless there has been written approval for it to remain. If cat flap is left in the door at Move-out and there has not been written approval to leave, all costs associated with repair shall be borne by the Occupant.
3.5	Internal doors	All doors shall be sound (not de-laminated), free opening and not foul on the door frame, or carpet/floor finishes to cause damage to paint or surface finish. Non-essential screws and nails shall be removed and any holes, dents, and scrapes in doors are to be filled before decorating. Doors shall latch fully and remain closed. Where required to meet current Building Regulations and Fire Risk Assessment recommendations, Fire doors shall meet current Building Regulations and British Standards. Where installed over and above current Regulations, existing fire doors are not required to be replaced if they meet the contracted condition standard. Locks, latches, catches, bolts, handles, knobs etc. are to function correctly, and where appropriate are to have internal springs to return the handle but not necessarily to an exact horizontal position. It is not necessary to provide missing keys	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the previous Occupant.

		providing the door is unlocked. Bathroom and toilet doors shall be lockable. Doorstops shall be fitted where there is a possibility of damage being caused by door handles, coat hooks etc. Glass inlays and wall features below 1500mm shall be kitemarked or laminated with safety films. Doors that require replacement, are to be replaced as per Building Regulations.	
3.6	Water pipes	There shall be no visible leaks from water pipes, taps, stopcocks or waste fittings. Wastes are to be clear from debris and drain freely. All pipework should be adequately fitted. Exposed visible metal pipe work shall be painted the same colour as the wall in which they rest against, except in airing cupboards, storage areas etc. Horizontal surfaces shall be dust free.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
3.5	Misc.	All existing skirting, architraves, facings, radiators etc. shall be complete and properly fixed.	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 meters, the cost of repair shall be borne by the Occupant.
4. Decoration			

		Move-in Standard	Move-out Standard
4.1	Ceilings	Ceilings are to be painted white and free from bubbling, cracking, staining, mould and mark when viewed in daylight from a distance of 3 metres.	Damages to ceilings made during occupancy, must be filled, smoothed down and painted white. If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 3 metres, the cost of repair shall be borne by the previous Occupant.
4.2	Painted surfaces	If redecoration is required walls are to be painted silk magnolia or silk white and free of bubbles, cracks, stains, drips, mould and marks when viewed in daylight from a distance of 2 metres. If a full room is painted in a colour that's specified on the DIO Permissible Paint Spectrum this may remain if of sufficient quality and no patch paint is required. Wood surfaces where decorated are to be painted (gloss white), stained or varnished as appropriate. Only walls that have been previously decorated with painted plaster, ceramic tiling, wallpaper or painted wood chip paper are to be maintained and decorated. Feature brickwork does not require to be decorated. Radiator rollers are to be used to paint the walls behind radiators, it is not required for the radiators to be removed or loosened.	Damages to walls (including removal of more than 4 picture hooks) made during occupancy must be filled, smoothed down and painted with silk magnolia or silk white paint. If a wall is painted in a colour that's specified on the DIO Permissible Paint Spectrum this may remain if of sufficient quality and no patch paint is required. If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the previous Occupant.

4.3	Wallpaper surfaces	Rips and tears in wallpaper covering a single wall, are to be repaired if less than 150mm ² . If damage is more than 150mm ² , the wall covering shall be replaced and match the remaining walls. Depending on the age of a property and the condition of the wall surfaces, the use of painted wood chip wallpaper is acceptable. Where there is not an entitlement to wallpaper and where replacement is required, consideration shall be given to replacing with painted plaster to take note of the frequency of change of Occupant.	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the Occupant.
4.4	Internal doors	Where painted, doors shall be white gloss, same door finishes throughout the property are desirable. Unpainted doors if required, shall be treated with the appropriate products.	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the Occupant.
4.5	Tiled surfaces	Wall tiles must be appropriate for use. Tiling shall be grouted and sealed at all work surfaces. Tiles shall not be cracked or loose, but small chips less than 10mm across are acceptable, if there are no sharp edges. Where replacement is required, tiles shall match existing colour, size, style as closely as possible using commercially available materials. Where more than 25% of tiles are to be replaced, all tiles shall be changed. Where complete re-tiling is required, tiles shall be white and square with white grouting. Any joint that is excessively discoloured or incomplete or likely to leak, is to be replaced.	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the Occupant.

4.6	Misc.	All existing skirting, architraves, facings, radiators etc. shall be painted gloss white.	If damage is caused during occupancy and not repaired by Move-out or repairs can be viewed in daylight from a distance of 2 metres, the cost of repair shall be borne by the Occupant.
5. Bathrooms, WC and Cloakrooms			
		Move-in Standard	Move-out Standard
5.1	Toilets	Toilets shall be fully functioning with no cracks or chips that are likely to have a detrimental effect on the structural integrity of the fitting. Contact surfaces shall have a smooth surface and be free from dents and chips.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
5.2	Toilet seats	Toilet seats shall be secure with properly operating hinges and a lid. Lid shall be free from stains; cracks and chips, sit secure and level on the WC pan. Wooden toilet seats are to be accepted provided they are in good condition.	Toilets - Shall be cleaned, free from limescale inside and outside of the bowl. Toilet seats - Shall be clean and secure without excessive dis-colouration.
5.3	Bathroom suite	Individual bathroom fittings may be replaced without replacing the complete bathroom suite. Any replacement features shall meet the specification laid out in RAMS Schedule 28, Part 10 Archetype Works - Annex B. Taps shall be functional, secure, have indicators denoting, which is hot and cold, and not drip. Hand basins and baths shall have plugs and chains (unless fitted with a pop-up plug and lever mechanism). All are to be in good working operation. Wall tiles and aqua boards must be appropriate for use (e.g., where a shower is fitted).	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

		All toilets shall have a toilet roll holder in close proximity.	
5.4	Baths	Minor chips and blemishes are acceptable in baths with enamelled surfaces where the chips are less than 10mm across, provided they do not leave sharp edges and are not in a contact area. It is acceptable for repairs to be carried out to chips in enamelled baths as long as a reasonable attempt has been made to match colours. Any replacement baths shall meet the specification laid out in RAMS Schedule 28, Part 10 Archetype Works - Annex B. Baths must have bath panels fitted where appropriate. The bath shall have a plug and chain (unless fitted with a pop-up plug).	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
5.5	Shower	Replacement showers shall be fitted appropriately to the space available. Any replacement baths shall meet the specification laid out in RAMS Schedule 28, Part 10 Archetype Works - Annex B.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
5.6	Shower curtain	Shower curtain rails must be positioned so that the curtain hangs inside the bath when in use. A new shower curtain shall be provided and hung on each change of Occupancy.	Shower screen- Shall be clean, without staining and marks and free from limescale.
5.7	Towel rails	Where fitted, towel rails, radiators and extractor fans to be in working order.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

5.8	Joinery	The junction of a sanitary fitting and wall or floor surface is to have a suitable plastic fitting or silicone sealant joint. Joints shall be free from mould and limescale. Any joint that is excessively discoloured or incomplete or likely to leak is to be replaced. Any repairs or replacements shall match existing colour as closely as possible using widely commercially available materials, with sealant finished in a similar profile.	Gaps between tiles and silicon joinery shall be free from mildew and mould.
-----	---------	---	---

6. Kitchens			
		Move-in Standard	Move-out Standard
6.1	Cupboard doors	Wall cabinets and floor units must be securely fixed to the wall. Cabinet doors and drawers shall be securely fitted to the carcass and should allow unrestricted use. Where adjustable, doors shall align with each other and with carcasses (adjust and reposition hinges / door to a maximum misalignment of 8mm). Individual door replacement is acceptable and shall match existing colour, size, style as closely as possible using commercially available materials. All doors shall open, close and have an appropriate means of operating. Hinges shall be functional and have all fixings.	Cupboards and drawers - Shall be clean and free from dust and food inside and out. Costs associated with damage caused during occupancy, shall be borne by the Occupant.
6.2	Work surfaces	Work surfaces must be fit for preparing food and easily cleaned. Surfaces shall be free from chips, burns and cracks. If a suitable repair cannot be completed, individual worktop replacement is acceptable and shall match existing colour, size, style as closely as possible using commercially available materials. Moisture contamination (blown) worktops and carcasses where a suitable repair cannot be completed shall be replaced.	Work surfaces - Free from grease, marks and dirt to all exposed areas (edges and accessible undersides). Costs associated with damage caused during occupancy, shall be borne by the Occupant.
6.3	Extractor fan	Fans, vents and grills where fitted, shall be in working order. New filters for extractor hoods are to be fitted.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

6.4	Cookers	A cooker (gas or electric) is to be provided, be in full working order and be complete with grill pan, handles, oven shelves, knobs and pan supports. Cooker restraints shall be fitted to all freestanding gas cookers. Any replacement cookers and/or hobs shall meet the specification laid out in RAMS Schedule 28, Part 10 Archetype Works - Annex A.	Cooker - Shall be free from grease and carbon deposits on the hob, inside the oven and the surrounds of the cooker. Costs associated with damage caused during occupancy, shall be borne by the Occupant.
6.5	Sinks	Sinks and draining boards are to be fit for purpose and without significant dents or scratches. Sink units are to be sealed at work surfaces and all edges. Taps shall be functional, secure, have indicators showing which is hot and cold and not drip. Sinks shall have plugs and chains attached (unless fitted with a pop-up plug and lever mechanism).	Sinks and taps - Shall be free from grease and limescale inside and out. No debris left in the plug holes. Costs associated with damage caused during occupancy, shall be borne by the Occupant.

7. Windows			
		Move-in Standard	Move-out Standard
7.1	Window seals	All windows that open shall be fully operational. Windows shall be draught free and watertight under normal weather conditions. Window frames shall be sealed to prevent water ingress. Hinges, latches, stays, restrictors, and locks shall be functional, fit-for-purpose and complete. Double glazed windows are to be free from moisture between the glazing. Where practical, window keys shall be replaced. If the window lock has to be replaced in order to provide missing keys, providing the window is unlocked it is not necessary to replace the lock. Trickle vents, where fitted, shall work effectively and be draft free when closed.	Windows - All glass, frames and sills shall be cleaned, free from smears, finger marks and mildew/mould. All visible parts of the frame shall be visibly clean when the window is open. Key for windows received at Move-in shall be returned at Move-out Costs associated with damage caused during occupancy, shall be borne by the Occupant.
7.2	Window restrictors	Opening windows apart from those on the ground floor shall be fitted with restrictors.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
7.3	Curtain track, curtain blinds and fittings	All windows shall have curtain rails and rings/hooks, unless it is a bathroom, WC, kitchen or utility window that has been fitted with a blind. Where curtain tracks are provided, they shall be securely fixed and have sufficient curtain rings or hooks. Curtains that have been provided are to be clean, ironed and hung appropriately. Curtains, blinds and other window coverings shall be fit for purpose and in good condition. Minor damage to curtains shall be repaired.	Curtains that have been provided shall be left in the property hung. If curtains have been stored during occupancy, the curtains are to be pressed before being hung and without excessive creases. Costs associated with damage caused during occupancy, shall be borne by the Occupant.

8. Gas and Electrical Installation and Applications			
		Move-in Standard	Move-out Standard
8.1	Utility meters	Card or token utility meters are to be replaced with a non-card or token utility meter.	None
8.2	Electrical installation	The electrical installation is to be in working order. Consumer units and fuse panels are to be labelled. Installed earth bonding is to be secure.	None
8.3	Electrical fittings	All switches, sockets etc. shall be securely fixed. All switches, sockets etc. with visible signs of overheating, cracking, or damage shall be replaced. Bare cables or exposed insulation is to be rectified. Metal switches shall be earthed or replaced.	None
8.4	Kitchen switches	Cooker and other kitchen switches shall be labelled, unless their purpose is unambiguous.	None
8.5	Light fittings	Light fittings are to be in working order with a bulb or tube fitted. Light fittings within a room shall match. Ceiling roses, pendants and cord shall not expose any wiring or terminations. Pull cords replaced where not functioning.	Bulbs and tube fittings to remain in the property and be working. Costs associated with damage caused during occupancy, shall be borne by the Occupant.
8.6	Shades and diffusers	Lampshades or light bowls shall be provided. Where glass shades are fitted, the ceiling and wall lights shall match like for like. Fluorescent light fittings are to have a suitable diffuser fitted.	Shades and light fittings to remain in the property. If they were stored while occupied, they are to be put back on the light fitting before Move-out. Costs associated with damage caused during

			occupancy, shall be borne by the Occupant.
8.7	Smoke alarm	A smoke alarm in working order shall be fitted on each floor, with additional alarms where layout or size of property dictates.	None
8.8	CO detector	A CO detector in working order shall be fitted in each property with an open flue gas or oil appliance, with additional detectors where layout or size of property or installed gas appliances dictates.	None
8.9	Electrical cables	Any electrical cabling including telephone and intruder alarm cabling shall be functional and securely clipped to walls.	None
9. Heating			
		Move-in Standard	Move-out Standard
9.1	System	The heating system is to be in working order, with the appropriate test certificates. Boilers, header tanks, radiators, hot water storage cylinders, heating pumps, isolation valves, radiator valves and electric heaters shall be securely fixed, show no external sign of significant corrosion and wet systems shall have no visible leaks or discharges from overflow pipes. Hot water cylinders shall be insulated.	None
9.2	Boiler	Boiler enclosure is to be intact. Replacement boilers shall be compliant with all statutory and mandatory regulations. Any replacement boilers	None

		shall meet the specification laid out in RAMS Schedule 28, Part 10 Archetype Works - Annex C.	
9.3	Radiators	Any thermostatic radiator valves (TRVs) are to be functional and free from dirt and dust. A suitable dust cap is to be fitted to the lock shield valve. Radiator drain valves are to be in working order and the radiators balanced and bled.	None
9.5	Feature fire	Where provided, the focal feature fire (gas or electric) is to be in a safe, clean and working order. Where replacement of gas fires is required, consideration shall be given replacing with alternative requiring less maintenance and testing (including electrical fires).	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
9.6	Open fireplaces and chimneys	Open fires shall be safe, clean and in working order. Chimneys shall be swept and in working order.	Fireplaces are to be swept with all ash removed and chimney recently swept (if used).
10. External Areas			
		Move-in Standard	Move-out Standard
10.1	Visual roof inspection	The roof shall undergo a visual inspection of the roof to ensure it is sound and water does not penetrate. The guttering, gullies and downpipes are to be serviceable and free from debris and weeds.	None
10.2	TV aerial	Where fitted, TV aerials and cabling shall be functional, in working order and securely clipped to walls.	None

10.3	External decorated surface	The condition of the external decoration surfaces and any additional necessary works shall be recorded in the Housing Specific Task Schedule (HSTS).	None
10.4	External walls	External property walls are to be structurally sound. Unless structurally significant, or shall cause weather damage to the property, cracks greater than 10mm in brick or block work are to be repaired. Non-urgent structural repairs shall be recorded in the HSTS.	None
10.5	Hard surfaces	Hard surfaces (paths, car parking areas, patios, etc) within the property boundary shall be swept, weed and moss free. Hard surfaces shall be free of significant standing water and be free of trip hazards. Steps with an adjacent fall of greater than 600mm shall have handrails.	Paths and driveways - Shall be tidy, weed and moss free and swept. Costs associated with damage caused during occupancy, shall be borne by the Occupant.
10.6	Hand rails	Handrails shall be securely fixed and be of sufficient strength to provide restraint.	None
10.7	Fences and gates	Fences shall be secure and fit for purpose to prevent egress by minors and canines. Gaps larger than 150mm are to be filled. Gates to be fitted with operational bolts and latches and be able to close securely.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
10.8	Trees	All self-set trees (up to 75mm diameter) shall be removed. All trees inappropriate for their location or those adjacent to footpaths, highways and structures (e.g. buildings, lighting columns, signs and fences) shall be removed. Trees overhanging or encroaching security fence lines, boundary walls, fences, utility services, street furniture are to be pruned	None

		back to a minimum of 1m clearance and maintained as such. Formative pruning shall remove epicormic growths and root suckers.	
10.9	Climbing plants	All ivy and climbing plants shall be removed (severed and poisoned, stripped and dug out at base).	None
10.10	Hedges and shrubs	Borders and flowerbeds are to be tidy, weeded and cultivated. Hedges and shrubs are to be maintained to a manageable 1.8m height and 1m width. All dead, controlled and dangerous species are to be removed.	Hedges and shrubs below 1.8m in height and 1m in width at Move-in, shall be maintained by the Occupant. If hedges and shrubs exceed 1.8m on Move-out, the cost of ground maintenance shall be borne by the Occupant.
10.11	Ground clearance	Gardens are to be free of all litter, excrement and garden waste. Fallen leaves, debris and windfall fruit shall be removed 2 days prior to the Move-in, with new leaves, debris and windfall fruit occurring during the two days allowed to remain.	During occupancy, gardens shall be maintained to a tidy condition including cutting the grass, maintaining the hedges flowerbeds and existing shrubs, collection of leaves and fallen fruit, and the disposal of garden refuse.

10.12	Green space	The garden shall be in the majority, an even surface. All individual areas of wear greater than 5% of the grassed area are to be reinstated by seeding with seed comparable to the current grass type. Unless wet or frost conditions prevent cutting, the grass shall be between 25mm to 40mm. Grassed areas that abut hard surfaces are to be trimmed using a strimmer. Scalping of lawn edges shall be completed. All arisings from grass cutting to be removed. Awnings, sandpits, swings, and other temporary structures shall be removed. Communal areas are to be clean, serviceable and free from rubbish.	The garden should be maintained to a tidy condition and any temporary structures removed.
10.13	Out-buildings	All outbuildings including sheds, stores, etc shall be sound and fit for purpose. Where a lock is provided, 2 keys shall be provided.	Shed and outbuildings - Shall be free from cobwebs and swept
10.14	Misc.	A clothes line or rotary dryer shall be provided. Where replacement is necessary, ten linear metres minimum of drying space over 1.5m high shall be provided where practical. All necessary refuse and recycling bins shall be present, serviceable, empty and clean.	Bins (Refuse & Recycling) - Shall be empty and cleaned inside and out (excluding communal bins).
11. Garage			
		Move-in Standard	Move-out Standard
11.1	Structural integrity	Garage roofs shall be sound and prevent the ingress of water under normal weather conditions. Walls shall be sound and fit for purpose.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
11.2	Doors	Doors shall be secure, open and close with ease and shall be capable of being locked. Where a lock is provided, 2 garage keys shall be provided.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

11.3	Drainage	Under normal weather conditions there shall be no standing water within the garage.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.
11.4	Electrical	Lighting and power where provided shall be safe and operational.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.

15. Defence Accommodation Stores (DAS) - Responsibility by the NAMS supplier			
		Move-in Standard	Move-out Standard
15.1	Furniture	All furniture is to be serviceable, fit for purpose and erected in the room it is intended for.	Costs associated with damage caused during occupancy, shall be borne by the Occupant.