






REPORT CONFIRMED BY
John Treby

PROPERTY VISIT DATE
27/08/2024



PREPARED ON BEHALF OF
XXXXXX

 [View Photo Gallery](#)

This report contains

-  Inventory details: Record of meter readings (where accessible). Record of fire and smoke alarm compliance.
-  Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.
-  Disclaimer and check-out guidance details.

Maintenance Action Required

Name	Status
Entrance/Hallway	
Floor	 Landlord responsibility  Clean

Name	Status
<u>Kitchen Area</u>	
<u>Windows and Sills</u>	👉 Landlord responsibility 🛠️ Repair
<u>Bedroom 2</u>	
<u>Windows and Sills</u>	👉 Landlord responsibility 🛠️ Repair

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

Health & Safety Alarm Compliance Checks



Health & Safety Alarm Compliance Checks

YES Do all floors have smoke/heat alarms present?

YES Do all smoke/heat alarms have working test buttons?

NO Are any areas requiring a smoke/heat alarm missing an installed unit?

NO Are any smoke/heat alarms approaching the last 3 months of their life cycle?

Compliance Items

Room	Item	Description	Date Tested	Expiry Date	Photos
Entrance/Hallway	Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	27/08/2024	31/12/2034	2 photos
Lounge Area	Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	27/08/2024	31/10/2034	2 photos
Kitchen Area	Heat Sensor/Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Please note: Test periodically. Tenant note: Do not obstruct unit. Ei Electronics	27/08/2024	31/10/2034	2 photos
Stairway/Landing	Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	27/08/2024	31/07/2034	2 photos
Stairway/Landing - floor 2	Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	27/08/2024	31/07/2034	2 photos



Schedule of Cleanliness and Condition

General Overview				
Room/Space	Description	Condition	Cleanliness	Photos
<u>Entrance/Hallway</u>	Clean & Tidy. Neutral smell/no odours evident Rear of door scuffed above window. Door frame over front door is overpainted. Left wall gouged to upper left near front door. Flooring unclean.	● Fair	● Good	9 photos
<u>Toilet</u>	Clean & Tidy. Neutral smell/no odours evident	● Good	● Good	7 photos
<u>Lounge Area</u>	Clean & Tidy. Neutral smell/no odours evident Rear of door marked to lower edge. Small chip on right door frame, inside to lower part. Cupboard door chipped in centre from lounge door handle. Patio door seal unsecured on frame below left door. Roller blind has paint marks on lower left side.	● Good	● Good	N/A
<u>Kitchen Area</u>	Clean & Tidy. Neutral smell/no odours evident Rear of cupboard under sink has black blotches. Left roller blind marked on bottom edge. Facing blind incorrectly fitted, hard to move, and marked on bottom edge. Right wall has scratches near top of extractor, ceiling marked above.	● Good	● Good	10 photos
<u>Stairway/Landing</u>	Clean & Tidy. Neutral smell/no odours evident Handrail is scuffed near lower newel post.	● Good	● Good	6 photos
<u>Bedroom 1</u>	Clean & Tidy. Neutral smell/no odours evident All 3 roller blinds have marks on bottom edges. Left facing blind is seated incorrectly, hard to open.	● Good	● Good	10 photos
<u>Bedroom 2</u>	Clean & Tidy. Neutral smell/no odours evident Right door frame chipped to upper part. Both roller blinds have paint marks on lower edges. Front blind will not open and close.	● Good	● Good	9 photos
<u>Bathroom</u>	Clean & Tidy. Neutral smell/no odours evident Front of door scuffed below handle with small chips above. Paint mark on radiator.	● Good	● Good	N/A
<u>Stairway/Landing-floor 2</u>	Clean & Tidy. Neutral smell/no odours evident Lower newel post marked on edge. Handrail marked on edge.	● Good	● Good	7 photos
<u>Bedroom 3</u>	Clean & Tidy. Neutral smell/no odours evident Paint marks on bottom of roller blinds.	● Good	● Good	10 photos
<u>Bedroom 4</u>	Clean & Tidy. Neutral smell/no odours evident Gouge on front of door to centre left. Front casement handle is pitted. Gouge in ceiling to centre.	● Good	● Good	N/A
<u>B4 En-suite</u>	Clean & Tidy. Neutral smell/no odours evident Paint drips on radiator.	● Good	● Good	10 photos
<u>Front Garden</u>	Good seasonal order. Weed free. Numerous weeds present. Pruned & trimmed plants. Boundary wall intact	● Good	● Good	4 photos
<u>Back Garden</u>	Good seasonal order. Grass over 1.5 inches long. Patchy area. Weed free. Paved area. Slabs intact. Fence panels. Fence panels appear secure. Fence posts intact. Boundary wall intact. Gate present. Gate intact. Shed present	● Good	● Good	7 photos
<u>Car Parking Space</u>	Block paved area. No markings. Free of oil/paint stains	● Good	● Good	1 photo



Utility Details

Water - Single Rate Meter

Supplier

Serial Number (MSN)

24LU092279

Location

Roadside

Serial Photo



Provided by

Inspector

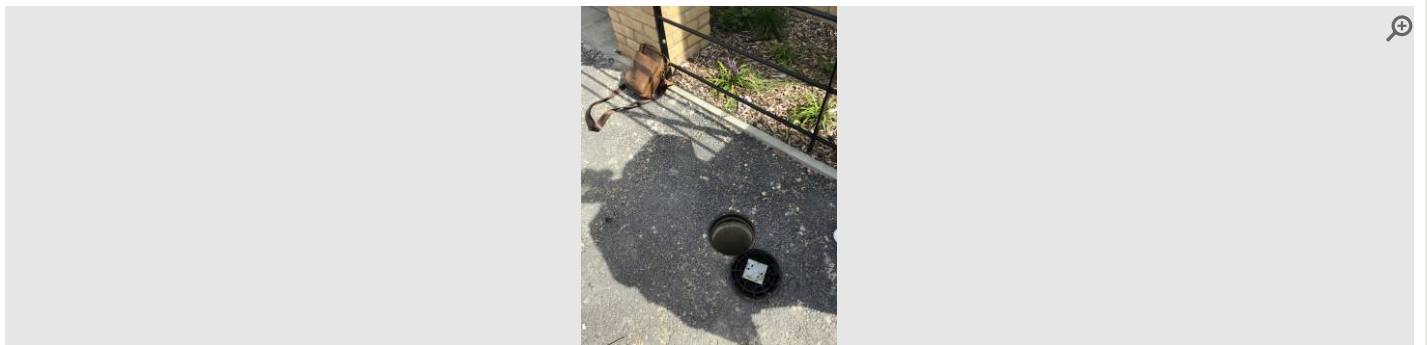
Captured (via App):

27/08/2024 1:37 PM

Added

27/08/2024

Location Photo



Provided by

Inspector

Captured (via App):

27/08/2024 1:37 PM

Added

27/08/2024

Date	Notes	Reading
27/08/2024		00009.93



Provided by	Inspector
Captured (Certified by inspector)	27/08/2024
Added	27/08/2024

Supplier

Serial Number (MSN)

23L3549103

Location

Exterior/cabinet (right side)

**Serial
Photo**



Provided by

Inspector

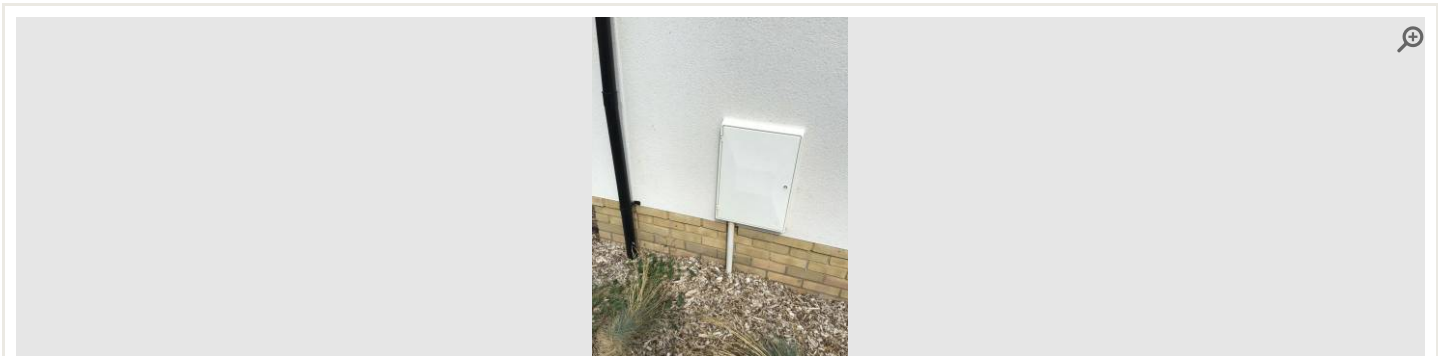
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27/08/2024 1:33 PM

Added

27/08/2024

**Location
Photo**



Provided by

Inspector

Captured (via App):

27/08/2024 1:33 PM

Added

27/08/2024

Date	Notes	Reading
27/08/2024		00443



Provided by	Inspector
Captured (via App):	27/08/2024 1:34 PM
Added	27/08/2024

 **Solar - Single Rate Meter**

Supplier

Serial Number (MSN)

EML2405206755

Location

Lounge

**Serial
Photo**



Provided by

Inspector

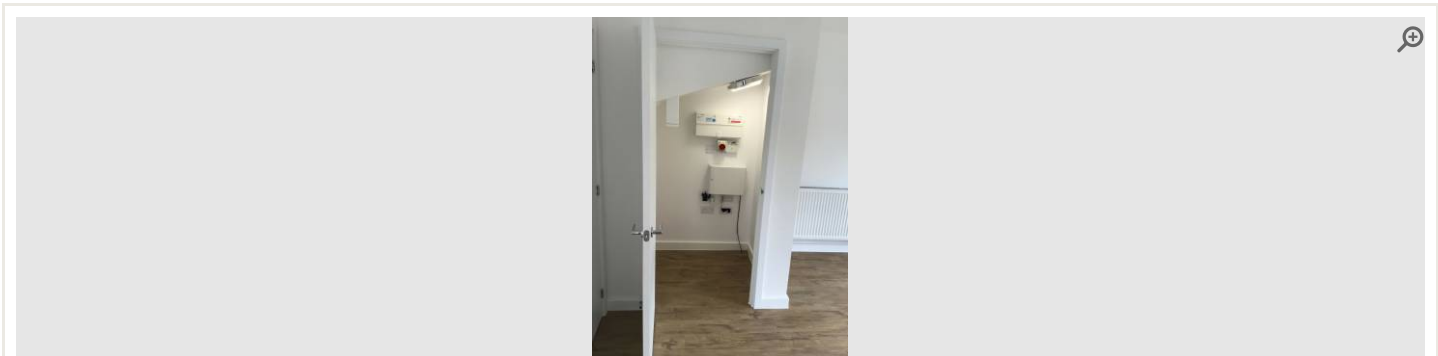
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27/08/2024 11:44 AM

Added

27/08/2024

**Location
Photo**



Provided by

Inspector

Captured (via App):

27/08/2024 11:44 AM

Added

27/08/2024
















Date	Notes	Reading
27/08/2024		01610.59



Provided by	Inspector
Captured (via App):	27/08/2024 11:47 AM
Added	27/08/2024

Room Details

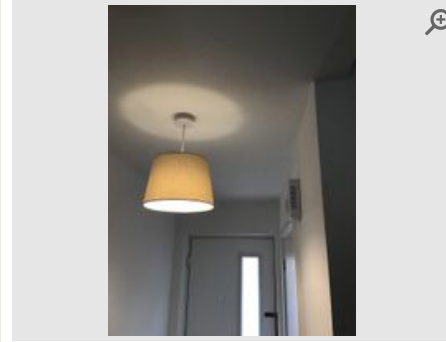
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
1.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Rear of door scuffed above window. Door frame over front door is overpainted. Left wall gouged to upper left near front door. Flooring unclean.	● Fair	● Good	 9 photos
1.2 Front Door	UPVC double glazed. Obscured glass. Lever handle. Chrome handle. Spyhole. Security chain. Mortice lock. Integrated privacy lock. Doorbell (wired). Chrome Lettering. Painted letterbox. Grey. White	● Fair	● Good	 2 photos
1.3 Door Frame	UPVC. White	● Fair	● Good	 1 photo
1.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A
1.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
1.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	 1 photo
1.7 Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	● Good	● Good	 2 photos
1.8 Walls	Plastered & painted white	● Good	● Good	 1 photo
1.9 Radiator	White panelled. 1 in total. Free of marks. Valve cap(s) intact	● Good	● Good	 N/A
1.10 Sockets & Switches	All sockets/switches plastic. 5 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 5 photos
1.11 Floor	Laminate wood. Brown	● Good	● Fair	 N/A
	Information provided by inspector: Marks on flooring			
	Landlord responsibility			 Clean
1.12 Doorbell receiver	Wired receiver unit	● Good	● Good	 N/A
1.13 Thermostat (digital)	Wall-mounted hardwired	● Good	● Good	 1 photo
1.14 Door Stop	Fixed doorstep to wall/skirting. Chrome/rubber. Appears securely fixed	● Good	● Good	 N/A

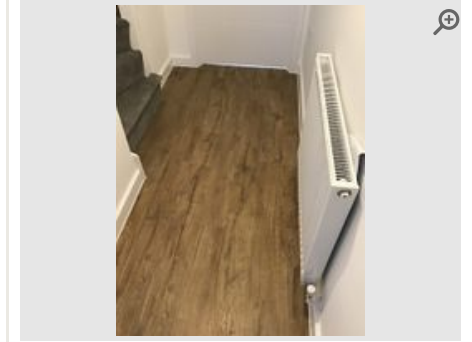
General Overview



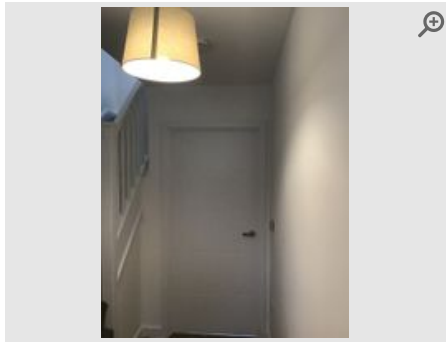
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Added	27/08/2024
Reference	1.1.1



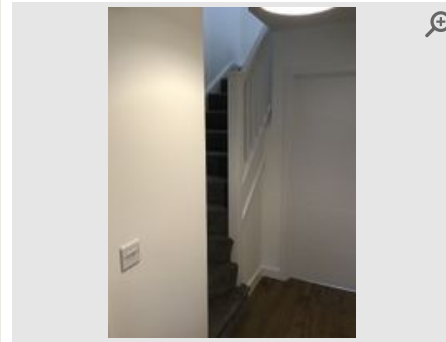
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Reference	1.1.2



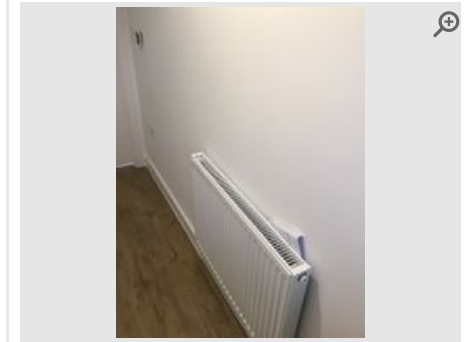
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Reference	1.1.3



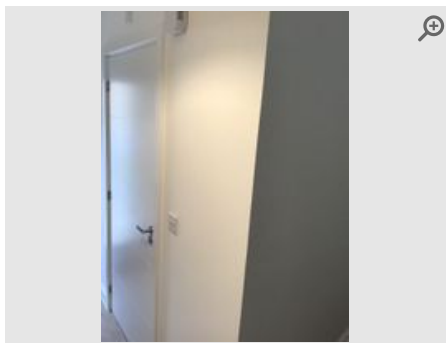
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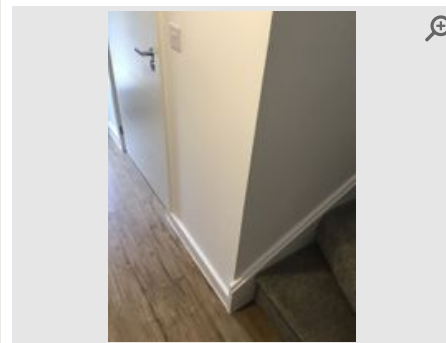
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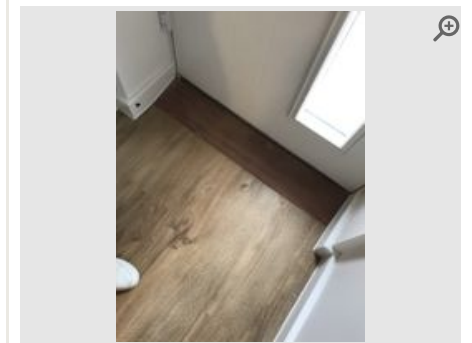
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Captured (via App):	27/08/2024 10:51 AM
Added	27/08/2024
Reference	1.1.6



Provided by	Inspector
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Added	27/08/2024
Reference	1.1.7

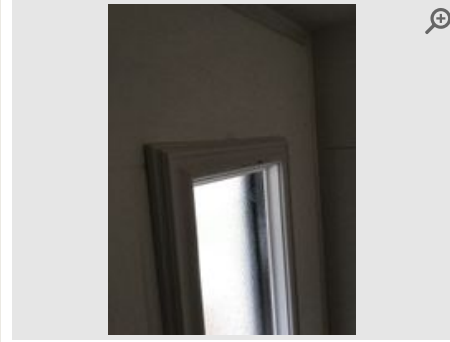
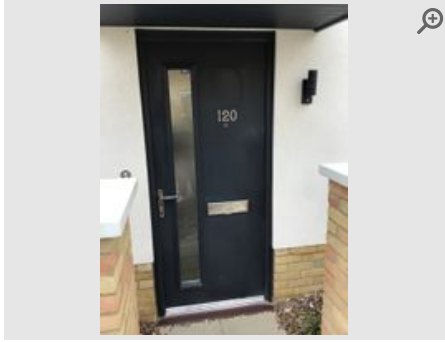


Provided by	Inspector
Captured (via App):	27/08/2024 10:51 AM
Added	27/08/2024
Reference	1.1.8



Provided by	Inspector
Captured (via App):	27/08/2024 10:52 AM
Added	27/08/2024
Reference	1.1.9

Front Door



Provided by	Inspector
Captured (via App):	27/08/2024 10:10 AM
Added	27/08/2024
Reference	1.2.1

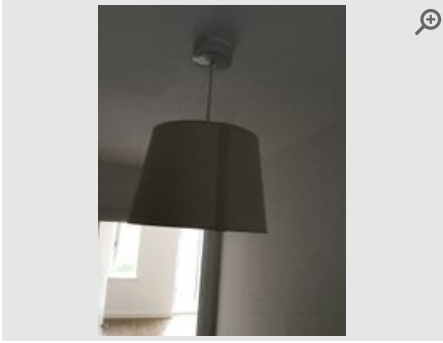
Provided by	Inspector
Captured (via App):	27/08/2024 11:03 AM
Added	27/08/2024
Reference	1.2.2

Door Frame



Provided by	Inspector
Captured (via App):	27/08/2024 11:04 AM
Added	27/08/2024
Reference	1.3.1

Light Fittings



Provided by	Inspector
Captured (via App):	27/08/2024 11:08 AM
Added	27/08/2024
Reference	1.6.1

Smoke Alarm

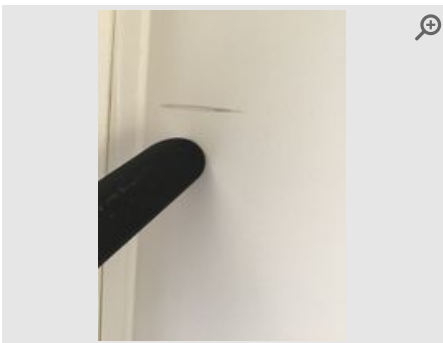


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Added	27/08/2024
Reference	1.7.1



Provided by	Inspector
Captured (via App):	27/08/2024 10:58 AM
Added	27/08/2024
Reference	1.7.2

Walls

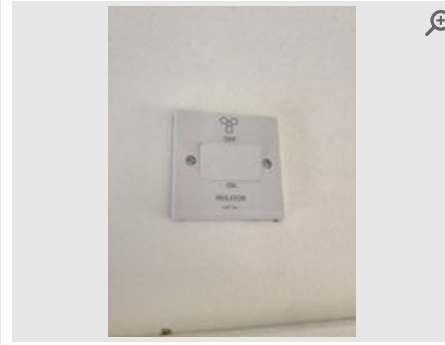


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Added	27/08/2024
Reference	1.8.1

Sockets & Switches



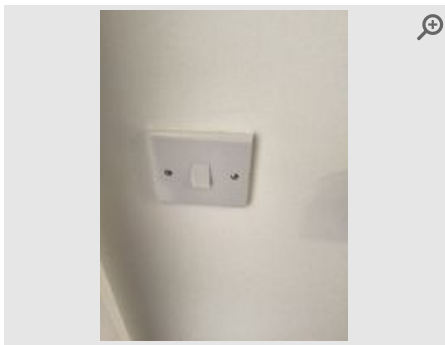
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Added	27/08/2024
Reference	1.10.1



Provided by	Inspector
Captured (via App):	27/08/2024 11:11 AM
Added	27/08/2024
Reference	1.10.2



Provided by	Inspector
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Added	27/08/2024
Reference	1.10.3

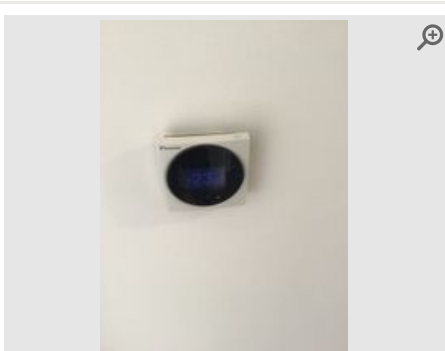


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Added	27/08/2024
Reference	1.10.4


















Provided by	Inspector
Captured (via App):	27/08/2024 11:11 AM
Added	27/08/2024
Reference	1.10.5

Thermostat (digital)



Provided by	Inspector
Captured (via App):	27/08/2024 11:13 AM
Added	27/08/2024
Reference	1.13.1

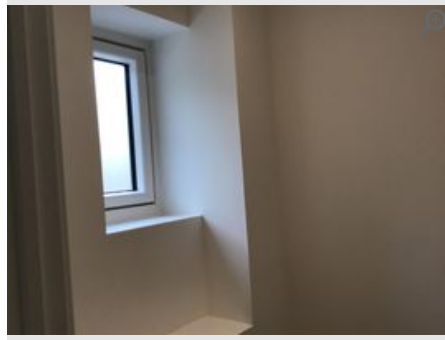
2 Toilet

Item	Description	Condition	Cleanliness	Photos
2.1 General Overview	Clean & Tidy. Neutral smell/no odours evident	● Good	● Good	 7 photos
2.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle. Integrated privacy lock	● Good	● Good	 N/A
2.3 Door Frame	Painted wood. White	● Good	● Good	 N/A
2.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A
2.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
2.6 Light Fittings	Ceiling. Recessed spotlight fixing(s). 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs	● Good	● Good	 N/A
2.7 Extractor Fan	White casing. Responsive when switched	● Good	● Good	 N/A
2.8 Walls	Plastered & painted white. Tiled. Beige	● Good	● Good	 N/A
2.9 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Obscured glass. Keys not present. Chrome handle. Tiled sills. Sills free of marks. Windows intact. Opening Mechanism functioning	● Good	● Good	 N/A
2.10 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	 N/A
2.11 Floor	Laminate wood. Brown	● Good	● Good	 N/A
2.12 Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug. Chrome plug. Chrome waste. Plug present. Roca	● Good	● Good	 1 photo
2.13 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact	● Good	● Good	 3 photos
2.14 Bathroom Fixings	Toilet roll holder. Chrome. Securely fitted	● Good	● Good	 N/A
2.15 WATER TEST	Taps run for five minutes.	● Good	● Good	 1 photo

General Overview



Provided by	Inspector
Captured (via App):	27/08/2024 11:15 AM
Added	27/08/2024
Reference	2.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 11:15 AM
Added	27/08/2024
Reference	2.1.2



Provided by	Inspector
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Reference	2.1.3



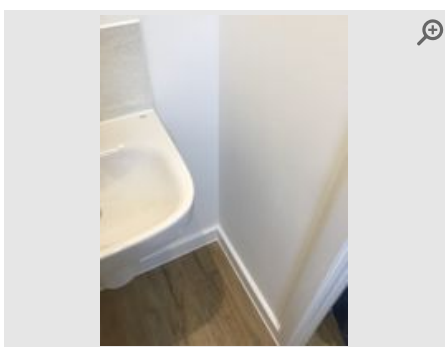
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Reference	2.1.4



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Reference	2.1.5

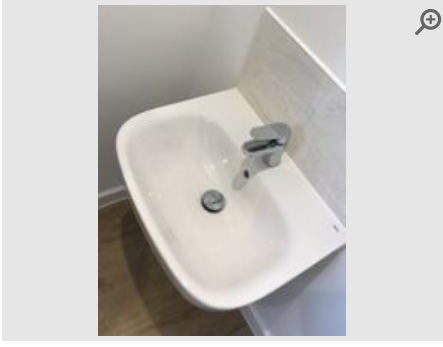


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Reference	2.1.6



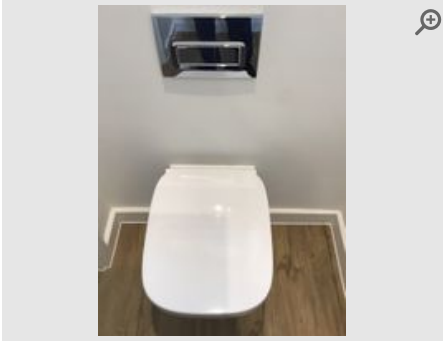
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Added	27/08/2024
Reference	2.1.7

Sink/Basin

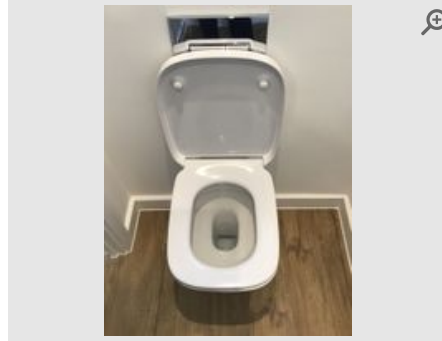


Provided by	Inspector
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Added	27/08/2024
Reference	2.12.1

Toilet



Provided by	Inspector
Captured (via App):	27/08/2024 11:23 AM
Added	27/08/2024
Reference	2.13.1



Provided by	Inspector
Captured (via App):	27/08/2024 11:23 AM
Added	27/08/2024
Reference	2.13.2



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Reference	2.13.3

WATER TEST

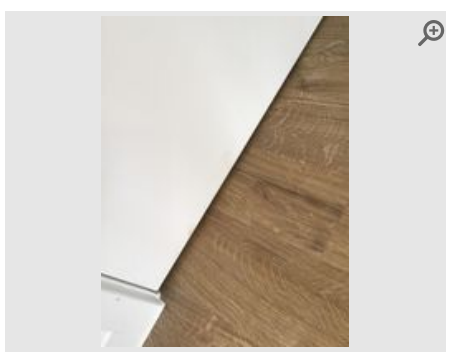


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Reference	2.15.1

3 Lounge Area

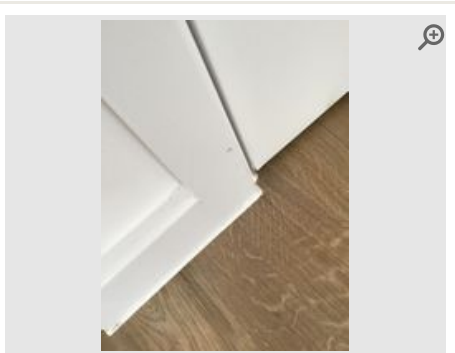
Item	Description	Condition	Cleanliness	Photos
3.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Rear of door marked to lower edge. Small chip on right door frame, inside to lower part. Cupboard door chipped in centre from lounge door handle. Patio door seal unsecured on frame below left door. Roller blind has paint marks on lower left side.	● Good	● Good	📷 N/A
3.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle	● Fair	● Good	📷 1 photo
3.3 Door Frame	Painted wood. White	● Good	● Good	📷 1 photo
3.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
3.5 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
3.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	📷 N/A
3.7 Walls	Plastered & painted white	● Good	● Good	📷 N/A
3.8 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Clear glass. Keys present. Keys not present. Chrome handle. Wooden sills. Roller blind. Fabric blind. Trickle vents present. Sills free of marks. Sills free of mould. Windows intact. Frames free of marks. Opening Mechanism functioning	● Good	● Good	📷 5 photos
3.9 Patio Doors	UPVC double glazed French doors. Clear glass. Keys not present. Chrome handle. Windows intact. Frames free of marks	● Fair	● Good	📷 2 photos
3.10 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 N/A
3.11 Sockets & Switches	All sockets/switches plastic. 9 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 7 photos
3.12 Floor	Laminate wood. Brown	● Good	● Good	📷 N/A
3.13 Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	● Good	● Good	📷 2 photos
3.14 Storage Cupboard	Hinged door. Wood panelled; chrome handle. White. Chipped (front side). Fuse box present. Socket(s) present. Switch(es) present. Walls free of marks/stains. Floor free of marks/stains Light - working.	● Good	● Good	📷 3 photos

Door
(Internal)



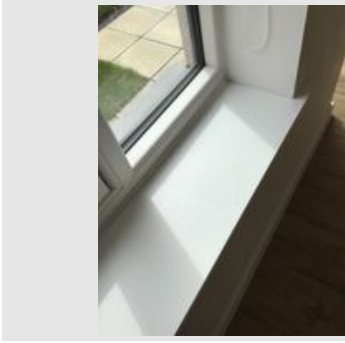
Provided by	Inspector
Captured (via App):	27/08/2024 11:30 AM
Added	27/08/2024
Reference	3.2.1

Door
Frame



Provided by	Inspector
Captured (via App):	27/08/2024 11:31 AM
Added	27/08/2024
Reference	3.3.1

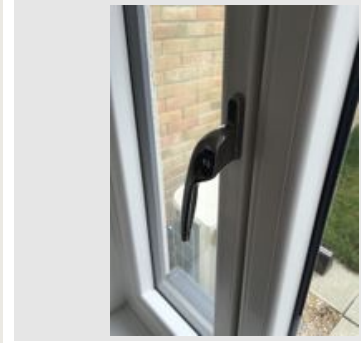
Windows and
Sills



Provided by	Inspector
Captured (via App):	27/08/2024 11:35 AM
Added	27/08/2024
Reference	3.8.1



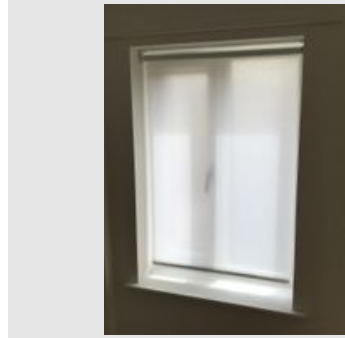
Provided by	Inspector
Captured (via App):	27/08/2024 11:35 AM
Added	27/08/2024
Reference	3.8.2



Provided by	Inspector
Captured (via App):	27/08/2024 11:35 AM
Added	27/08/2024
Reference	3.8.3

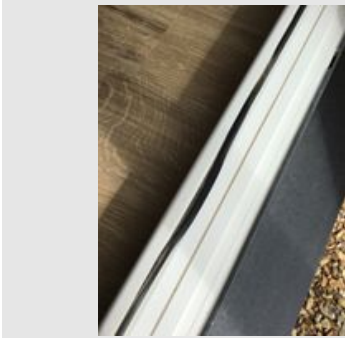


Provided by	Inspector
Captured (via App):	27/08/2024 11:35 AM
Added	27/08/2024
Reference	3.8.4



Provided by	Inspector
Captured (via App):	27/08/2024 11:35 AM
Added	27/08/2024
Reference	3.8.5

Patio Doors



Provided by	Inspector
Captured (via App):	27/08/2024 11:36 AM
Added	27/08/2024
Reference	3.9.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:28 PM
Added	27/08/2024
Reference	3.9.2

Sockets & Switches



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.1**



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.2**



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.3**



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.4**



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.5**



Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.6**



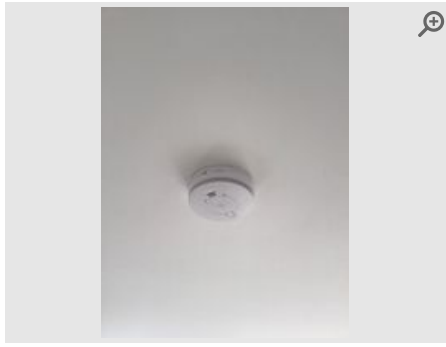
Provided by **Inspector**

Captured (via App): **27/08/2024 11:37 AM**

Added **27/08/2024**

Reference **3.11.7**

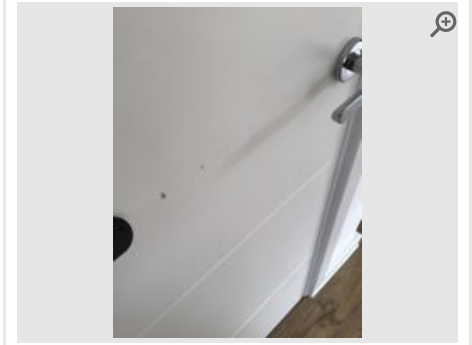
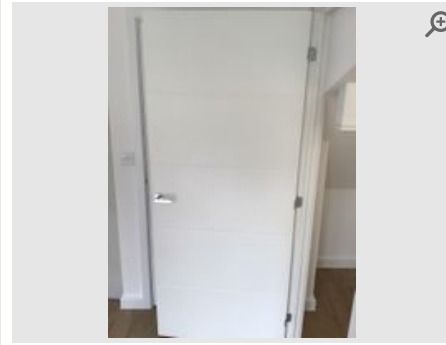
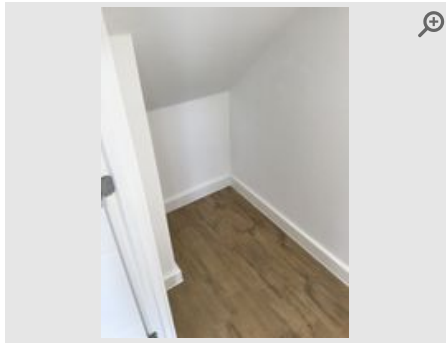
Smoke Alarm



Provided by	Inspector
Captured (via App):	27/08/2024 11:38 AM
Added	27/08/2024
Reference	3.13.1

Provided by	Inspector
Captured (via App):	27/08/2024 11:38 AM
Added	27/08/2024
Reference	3.13.2

Storage Cupboard










Provided by	Inspector
Captured (via App):	27/08/2024 11:40 AM
Added	27/08/2024
Reference	3.14.1

Provided by	Inspector
Captured (via App):	27/08/2024 11:40 AM
Added	27/08/2024
Reference	3.14.2

Provided by	Inspector
Captured (via App):	27/08/2024 11:40 AM
Added	27/08/2024
Reference	3.14.3

4 Kitchen Area

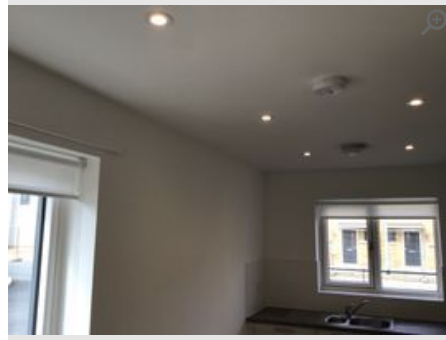
Item	Description	Condition	Cleanliness	Photos
4.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Rear of cupboard under sink has black blotches. Left roller blind marked on bottom edge. Facing blind incorrectly fitted, hard to move, and marked on bottom edge. Right wall has scratches near top of extractor, ceiling marked above.	● Good	● Good	📷 10 photos
4.2 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
4.3 Ceiling	Plastered/Painted white	● Good	● Good	📷 2 photos
4.4 Light Fittings	Ceiling. Recessed spotlight fixing(s). Fabric. 6 fixings in total. 6 bulbs/spotlights. All bulbs working. Free of dust/cobwebs	● Good	● Good	📷 N/A
4.5 Walls	Plastered & painted white. Tiled (around worktops). Tiled splashback (behind cooker). Yellow	● Good	● Good	📷 2 photos
4.6 Windows and Sills	Standard window. 2 in total. UPVC double glazed. Clear glass. Keys not present. Chrome handle. Wooden sills. Tiled sills. Roller blind. Fabric blind. Trickle vents present. Sills free of marks. Windows intact. Frames free of marks. Opening Mechanism functioning. White blinds	● Good	● Good	📷 8 photos
Information provided by inspector: Roller blind over sink needs reseating.				
🔴 Landlord responsibility				🔧 Repair
4.7 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 N/A
4.8 Sockets & Switches	All sockets/switches plastic. 7 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 4 photos
4.9 Floor	Laminate wood. Brown	● Good	● Good	📷 N/A
4.10 Kitchen Cupboards/Units	Wall units present. Base units present. 8 hinged doors. Laminated. Fixed handles. Aluminium handles. Laminated shelving. All shelving is intact. Free of items inside. Free of stains underneath sink. Handles/hinges intact. Doors free of marks. Shelves free of marks. Free of grease/food residue. Beige	● Good	● Good	📷 4 photos
4.11 Kitchen Drawers	3 drawers. Laminated. Fixed handles. Aluminium handles. Free of marks and stains. Free of items inside. Handles/runners intact. Free of grease/food residue. Interior free of stains. Beige	● Good	● Good	📷 3 photos
4.12 Kitchen Worksurfaces	Laminate wood effect worksurface. Free of marks/scratches. Brown (pale)	● Good	● Good	📷 4 photos
4.13 Kitchen Sink	Double bowl. Stainless steel. Mixer tap. Chrome taps. Chrome waste. Filter plug present x 2. Free of dirt/dust. Free of grease	● Good	● Good	📷 5 photos
4.14 Hob	Induction hob. 4 rings. Bosch	● New Item	● Good	📷 3 photos
4.15 Oven	Oven and grill. Electric cooker. Chrome rack x 1. Grill tray & rack. Dials/Knobs intact. Bosch. Chrome rack X 1	● New Item	● Excellent	📷 4 photos
4.16 Extractor Cooker Hood	Canopy hood. All bulbs/spots working. Fan switch responsive. Bosch	● Good	● Good	📷 1 photo
4.17 Fridge	Upright. Integrated freezer. 3 Drawers. 4 Shelves. Salad drawer. Egg tray. Internal light working. Clean & free of food residue. Bosch	● New Item	● Excellent	📷 7 photos

Item	Description	Condition	Cleanliness	Photos
4.18 Dishwasher	Integrated full sized. Plate rack. Glass rack. Cutlery holder. Bosch	● New Item	● Excellent	 2 photos
4.19 Washing Machine (Integrated)	Front loader. Detergent drawer clean. Seal is clean. Drum is clean. Bosch	● Good	● Good	 6 photos
4.20 Heat Sensor/Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Please note: Test periodically. Tenant note: Do not obstruct unit. Ei Electronics	● Good	● Good	 2 photos
4.21 WATER TEST	Taps were run for five minutes	● Good	● Good	 1 photo
4.22 Valve/Stopcock		● Good	● Good	 2 photos
4.23 Keys		● Good	● Good	 1 photo
4.24 Appliance Manual		● Good	● Good	 1 photo

General Overview



Provided by	Inspector
Captured (via App):	27/08/2024 11:51 AM
Added	27/08/2024
Reference	4.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 11:51 AM
Added	27/08/2024
Reference	4.1.2



Provided by	Inspector
Captured (via App):	27/08/2024 11:51 AM
Added	27/08/2024
Reference	4.1.3



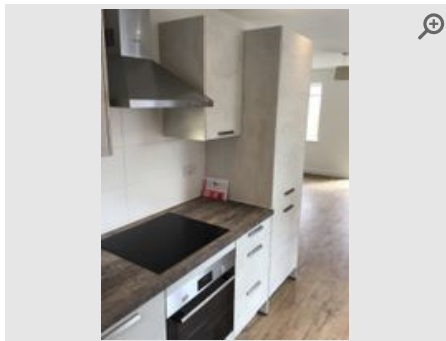
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Added	27/08/2024
Reference	4.1.4



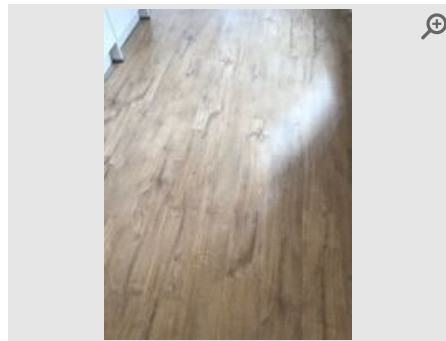
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Added	27/08/2024
Reference	4.1.5



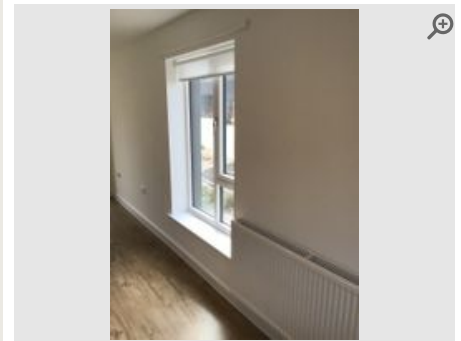
Provided by	Inspector
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Added	27/08/2024
Reference	4.1.6



Provided by	Inspector
Captured (via App):	27/08/2024 11:51 AM
Added	27/08/2024
Reference	4.1.7



Provided by	Inspector
Captured (via App):	27/08/2024 11:51 AM
Added	27/08/2024
Reference	4.1.8

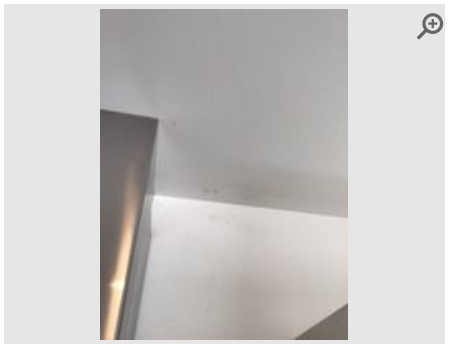


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Added	27/08/2024
Reference	4.1.9

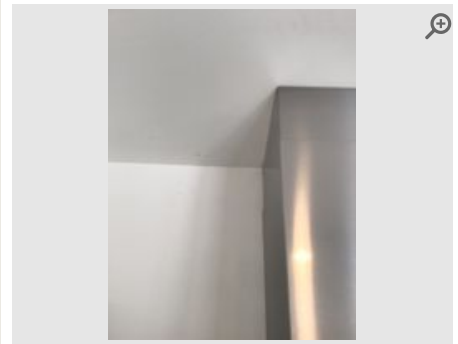


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Added	27/08/2024
Reference	4.1.10

Ceiling



Provided by	Inspector
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Added	27/08/2024
Reference	4.3.1

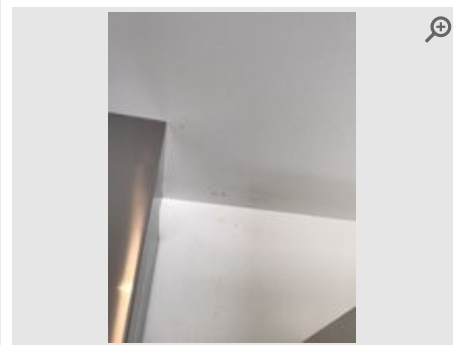


Provided by	Inspector
Captured (via App):	27/08/2024 12:11 PM
Added	27/08/2024
Reference	4.3.2

Walls



Provided by	Inspector
Captured (via App):	27/08/2024 12:12 PM
Added	27/08/2024
Reference	4.5.1

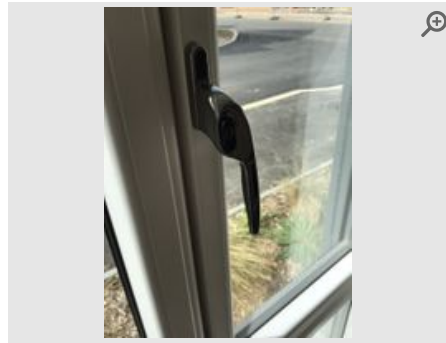


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Added	27/08/2024
Reference	4.5.2

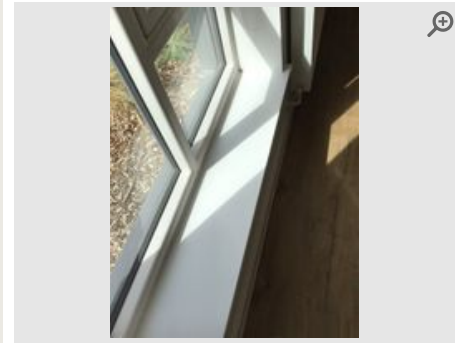
Windows and Sills



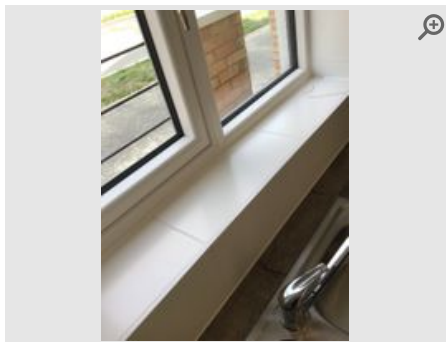
Provided by	Inspector
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Added	27/08/2024
Reference	4.6.1



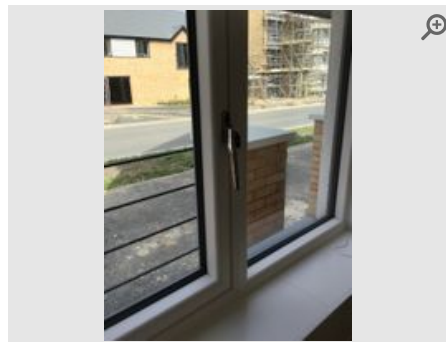
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Added	27/08/2024
Reference	4.6.2



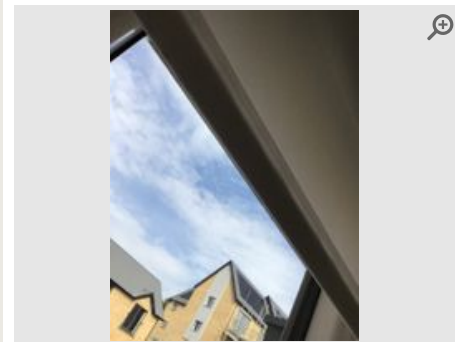
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Added	27/08/2024
Reference	4.6.3



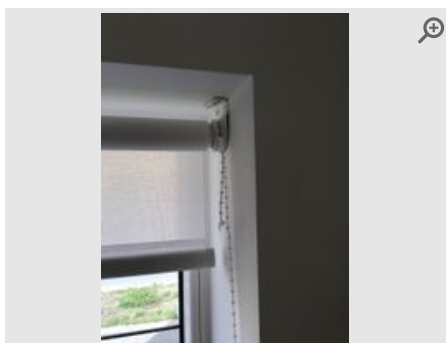
Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.6.4



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.6.5



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.6.6



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.6.7



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.6.8

Sockets & Switches



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.8.1



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.8.2



Provided by	Inspector
Captured (via App):	27/08/2024 11:57 AM
Added	27/08/2024
Reference	4.8.3



Provided by	Inspector
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Added	27/08/2024
Reference	4.8.4

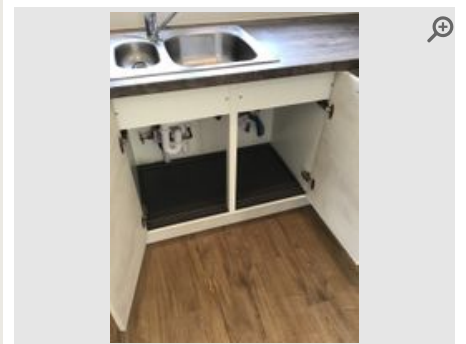
Kitchen Cupboards/Units



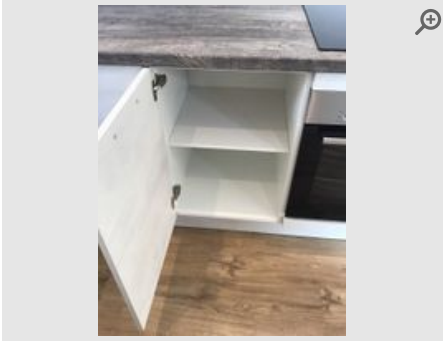
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Added	27/08/2024
Reference	4.10.1



Provided by	Inspector
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Added	27/08/2024
Reference	4.10.2



Provided by	Inspector
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Added	27/08/2024
Reference	4.10.3



Provided by	Inspector
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Added	27/08/2024
Reference	4.10.4

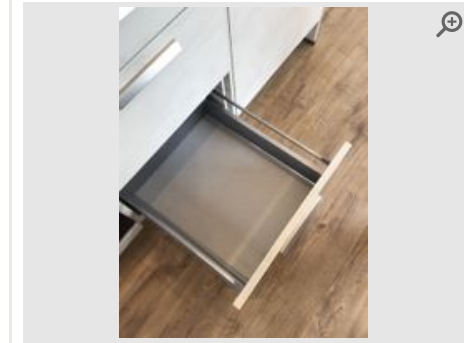
Kitchen Drawers



Provided by	Inspector
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Added	27/08/2024
Reference	4.11.1

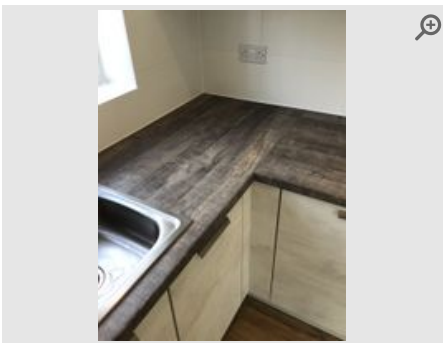


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Reference	4.11.2

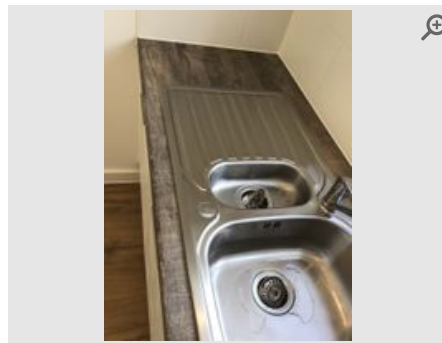


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Added	27/08/2024
Reference	4.11.3

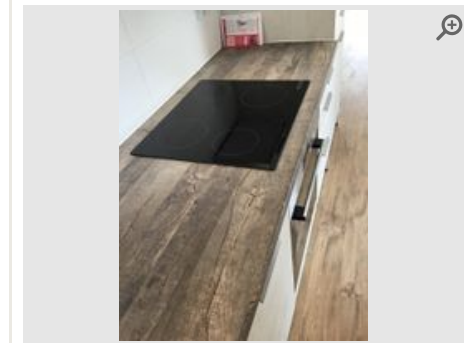
Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	27/08/2024 12:06 PM
Added	27/08/2024
Reference	4.12.1



Provided by	Inspector
Captured (via App):	27/08/2024 12:06 PM
Added	27/08/2024
Reference	4.12.2



Provided by	Inspector
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Added	27/08/2024
Reference	4.12.3

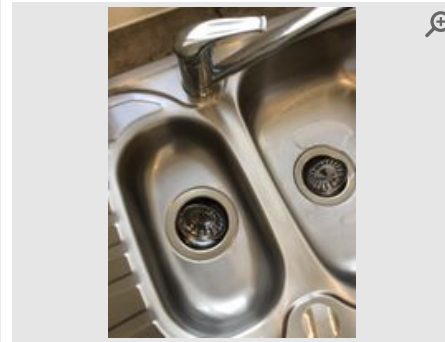


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Added	27/08/2024
Reference	4.12.4

Kitchen Sink



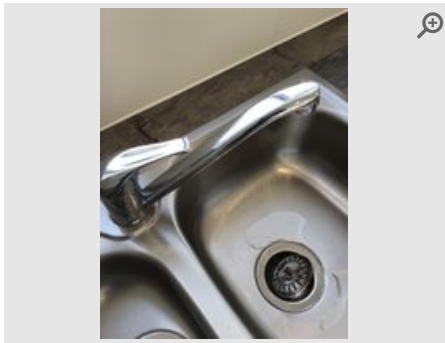
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Added	27/08/2024
Reference	4.13.1



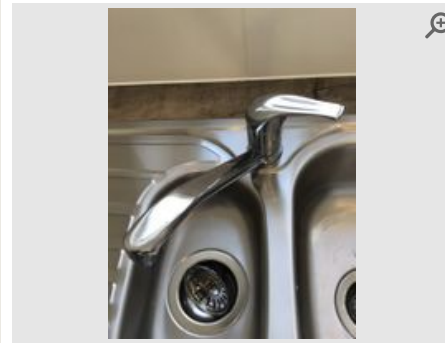
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Added	27/08/2024
Reference	4.13.2



Provided by	Inspector
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Added	27/08/2024
Reference	4.13.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:07 PM
Added	27/08/2024
Reference	4.13.4



Provided by	Inspector
Captured (via App):	27/08/2024 12:07 PM
Added	27/08/2024
Reference	4.13.5

Hob



Provided by	Inspector
Captured (via App):	27/08/2024 12:08 PM
Added	27/08/2024
Reference	4.14.1

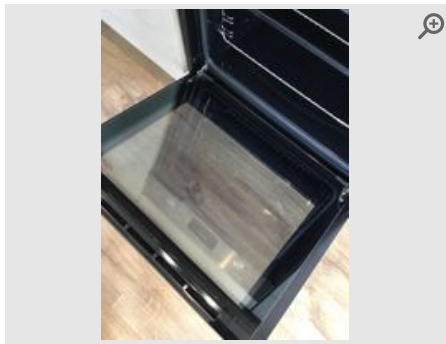


Provided by	Inspector
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Added	27/08/2024
Reference	4.14.2



Provided by	Inspector
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Added	27/08/2024
Reference	4.14.3

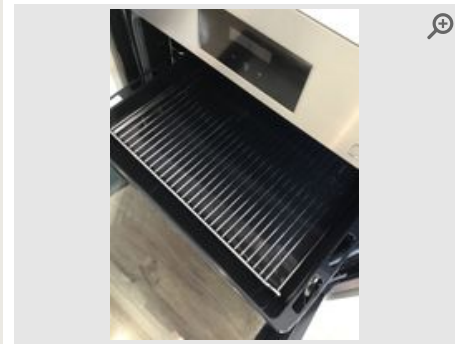
Oven



Provided by	Inspector
Captured (via App):	27/08/2024 12:09 PM
Added	27/08/2024
Reference	4.15.1



Provided by	Inspector
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Added	27/08/2024
Reference	4.15.2

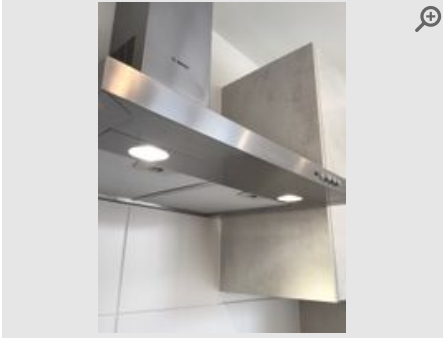


Provided by	Inspector
Captured (via App):	27/08/2024 12:09 PM
Added	27/08/2024
Reference	4.15.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:09 PM
Added	27/08/2024
Reference	4.15.4

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	27/08/2024 12:10 PM
Added	27/08/2024
Reference	4.16.1

Fridge



Provided by	Inspector
Captured (via App):	27/08/2024 12:14 PM
Added	27/08/2024
Reference	4.17.1



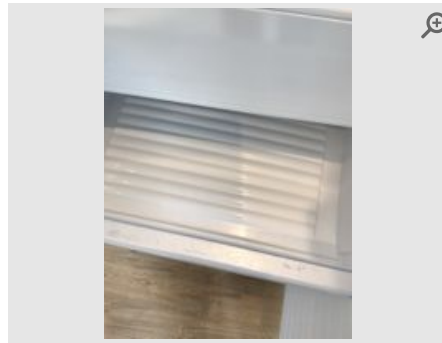
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Added	27/08/2024
Reference	4.17.2



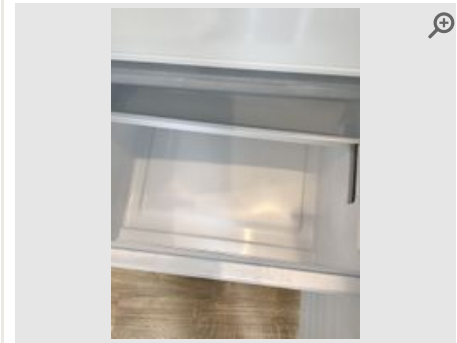
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Added	27/08/2024
Reference	4.17.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:14 PM
Added	27/08/2024
Reference	4.17.4



Provided by	Inspector
Captured (via App):	27/08/2024 12:14 PM
Added	27/08/2024
Reference	4.17.5



Provided by	Inspector
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Added	27/08/2024
Reference	4.17.6

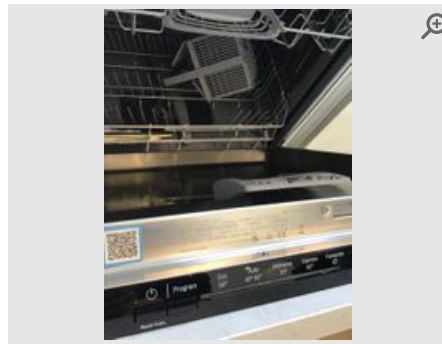


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Added	27/08/2024
Reference	4.17.7

Dishwasher

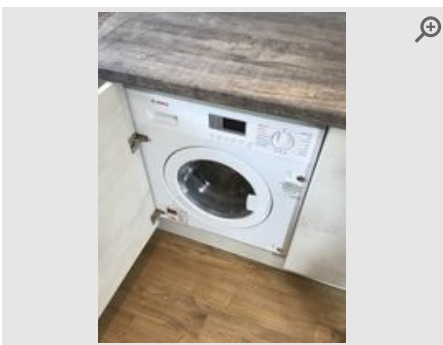


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Added	27/08/2024
Reference	4.18.1

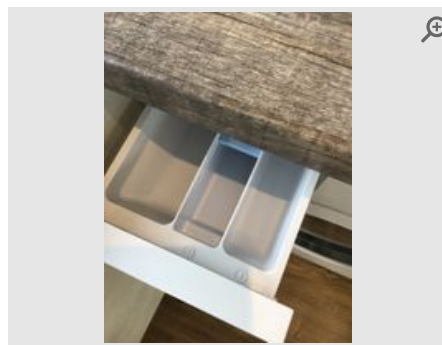


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Added	27/08/2024
Reference	4.18.2

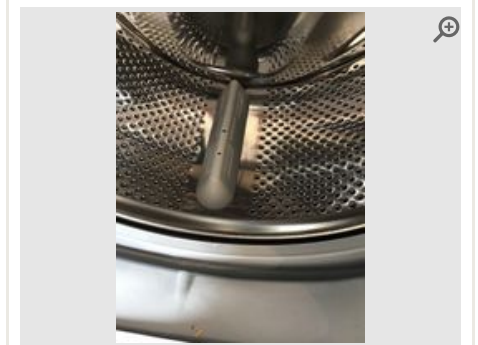
Washing Machine (Integrated)



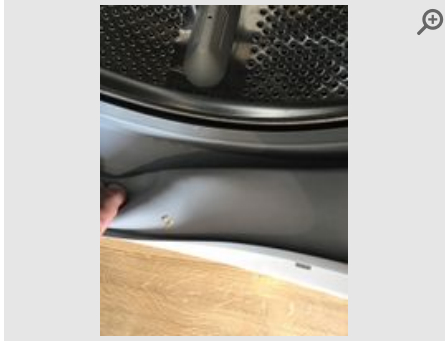
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Added	27/08/2024
Reference	4.19.1



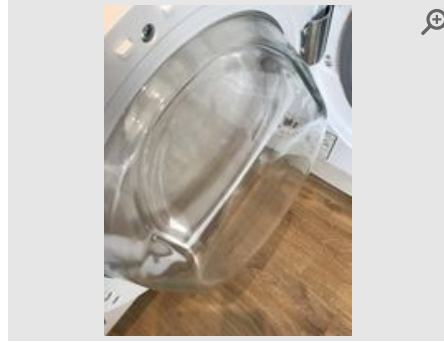
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Added	27/08/2024
Reference	4.19.2



Provided by	Inspector
Captured (via App):	27/08/2024 12:16 PM
Added	27/08/2024
Reference	4.19.3



Provided by	Inspector
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Added	27/08/2024
Reference	4.19.4



Provided by	Inspector
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Added	27/08/2024
Reference	4.19.5

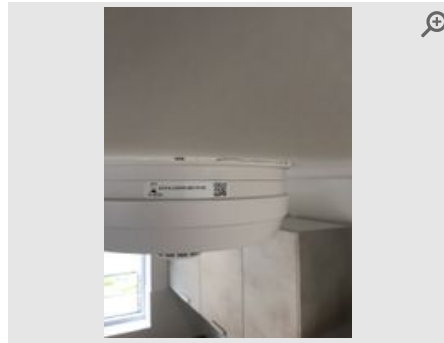


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Added	27/08/2024
Reference	4.19.6

Heat Sensor/Smoke Alarm

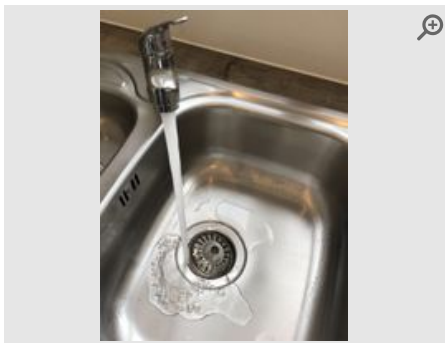


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Added	27/08/2024
Reference	4.20.1



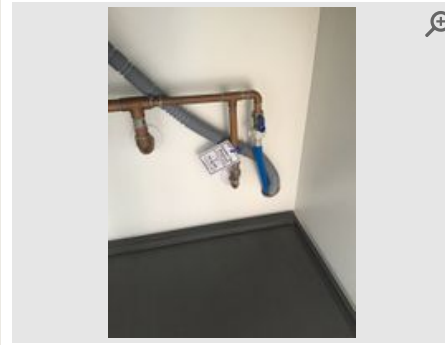
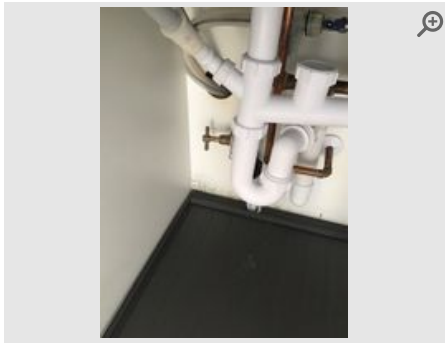
Provided by	Inspector
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Added	27/08/2024
Reference	4.20.2

WATER TEST



Provided by	Inspector
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Added	27/08/2024
Reference	4.21.1

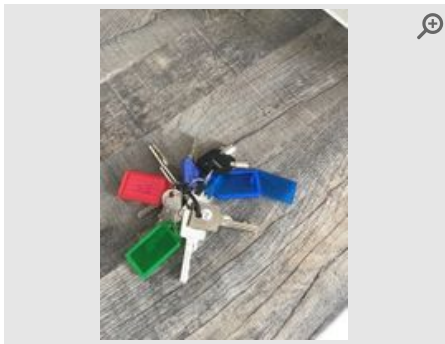
Valve/Stopcock



Provided by	Inspector
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Added	27/08/2024
Reference	4.22.1

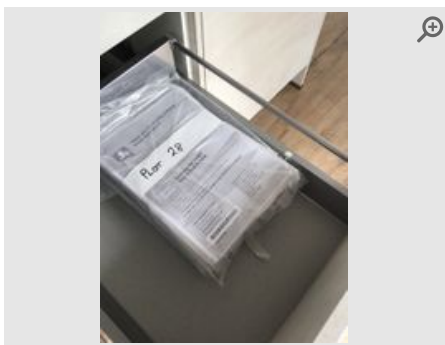
Provided by	Inspector
Captured (via App):	27/08/2024 1:29 PM
Added	27/08/2024
Reference	4.22.2

Keys












Provided by	Inspector
Captured (via App):	27/08/2024 1:29 PM
Added	27/08/2024
Reference	4.23.1

Appliance Manual

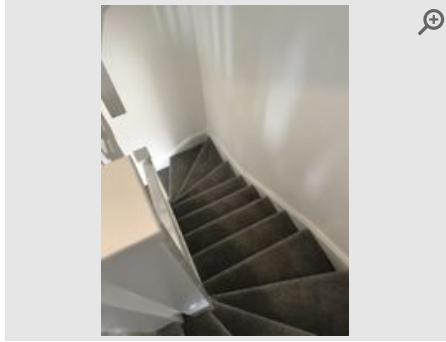


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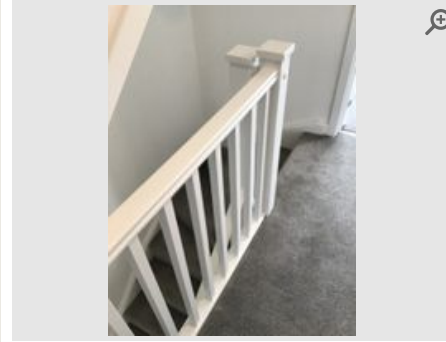
5 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
5.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Handrail is scuffed near lower newel post.	● Good	● Good	 6 photos
5.2 Bannister/Hand Rail	Wooden balustrades. Wooden handrail. White	● Good	● Good	 1 photo
5.3 Floor	Carpeted. Grey	● Good	● Good	 N/A
5.4 Walls	Plastered & painted white	● Good	● Good	 N/A
5.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
5.6 Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	● Good	● Good	 2 photos
5.7 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	 1 photo
5.8 Sockets & Switches	All sockets/switches plastic. 6 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 5 photos
5.9 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A

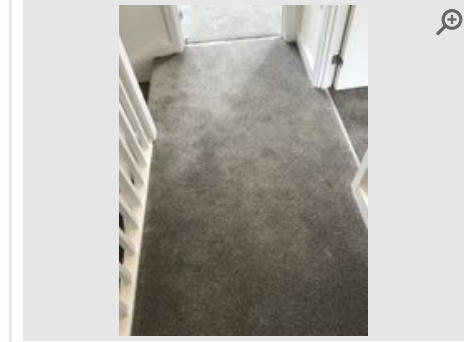
**General
Overview**



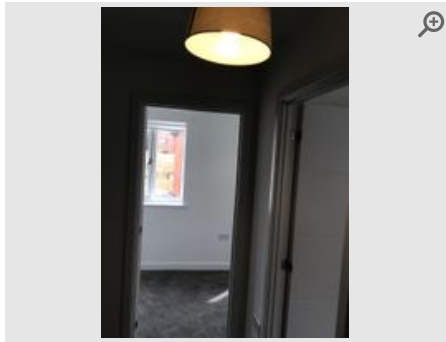
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Added	27/08/2024
Reference	5.1.1



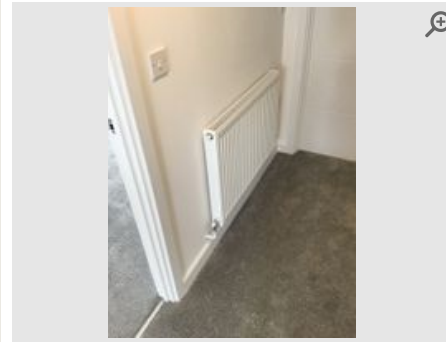
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Added	27/08/2024
Reference	5.1.2



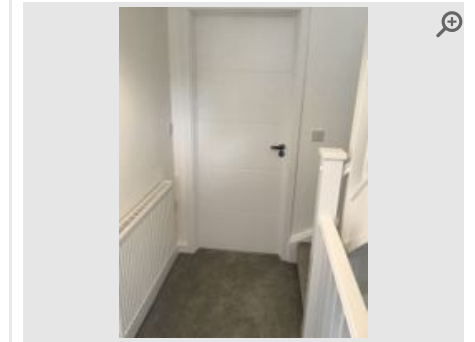
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Added	27/08/2024
Reference	5.1.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:32 PM
Added	27/08/2024
Reference	5.1.4



Provided by	Inspector
Captured (via App):	27/08/2024 12:32 PM
Added	27/08/2024
Reference	5.1.5



Provided by	Inspector
Captured (via App):	27/08/2024 12:32 PM
Added	27/08/2024
Reference	5.1.6

**Bannister/Hand
Rail**



Provided by	Inspector
Captured (via App):	27/08/2024 12:22 PM
Added	27/08/2024
Reference	5.2.1

Smoke Alarm

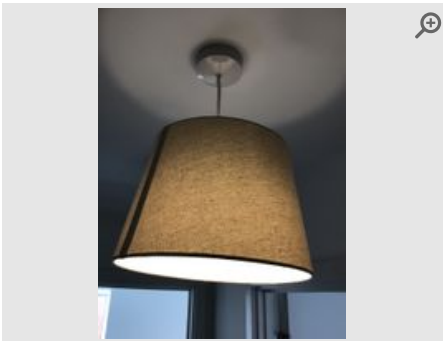


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Added	27/08/2024
Reference	5.6.1



Provided by	Inspector
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Added	27/08/2024
Reference	5.6.2

Light Fittings

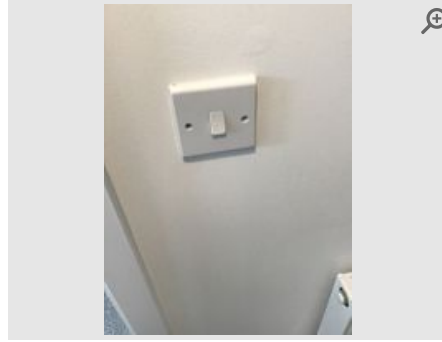


Provided by	Inspector
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Added	27/08/2024
Reference	5.7.1

Sockets & Switches



Provided by	Inspector
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Added	27/08/2024
Reference	5.8.1



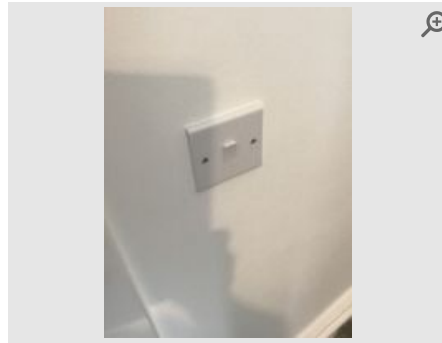
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Added	27/08/2024
Reference	5.8.2



Provided by	Inspector
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Added	27/08/2024
Reference	5.8.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:31 PM
Added	27/08/2024
Reference	5.8.4



Provided by	Inspector
Captured (via App):	27/08/2024 12:31 PM
Added	27/08/2024
Reference	5.8.5

6 Bedroom 1

Item	Description	Condition	Cleanliness	Photos
6.1 General Overview	Clean & Tidy. Neutral smell/no odours evident All 3 roller blinds have marks on bottom edges. Left facing blind is seated incorrectly, hard to open.	● Good	● Good	📷 10 photos
6.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle	● Good	● Good	📷 N/A
6.3 Door Frame	Painted wood. White	● Good	● Good	📷 N/A
6.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
6.5 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
6.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	📷 N/A
6.7 Walls	Plastered & painted white	● Good	● Good	📷 N/A
6.8 Windows and Sills	Standard window. 3 in total. UPVC double glazed. Clear glass. Keys not present. Chrome handle. Wooden sills. Roller blind. Fabric blind. Trickle vents present. Safety device present. Sills free of marks. Frames free of marks. Opening Mechanism functioning. White blinds	● Good	● Fair	📷 7 photos
6.9 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 N/A
6.10 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 4 photos
6.11 Floor	Carpeted. Metal threshold strip. Grey	● Good	● Good	📷 N/A
6.12 Door Stop	Fixed doorstep to wall/skirting. Chrome/rubber. Appears securely fixed	● Good	● Good	📷 N/A

General Overview



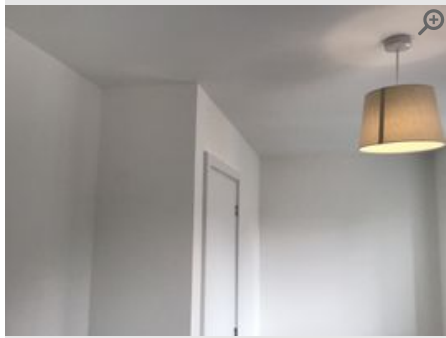
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Added	27/08/2024
Reference	6.1.1



Provided by	Inspector
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Added	27/08/2024
Reference	6.1.2



Provided by	Inspector
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Added	27/08/2024
Reference	6.1.3



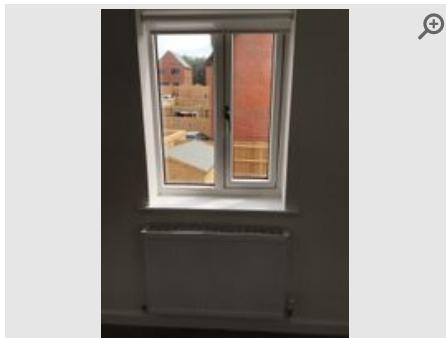
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Added	27/08/2024
Reference	6.1.4



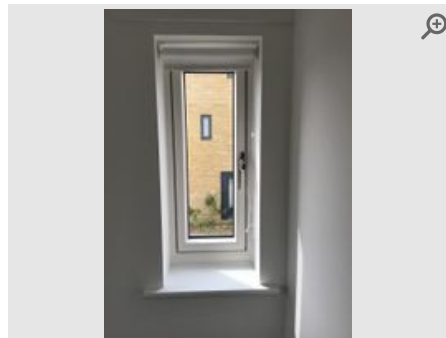
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Added	27/08/2024
Reference	6.1.5



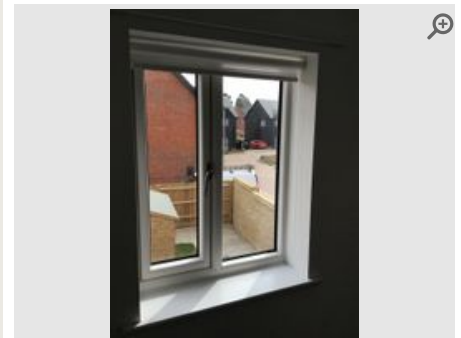
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Reference	6.1.6



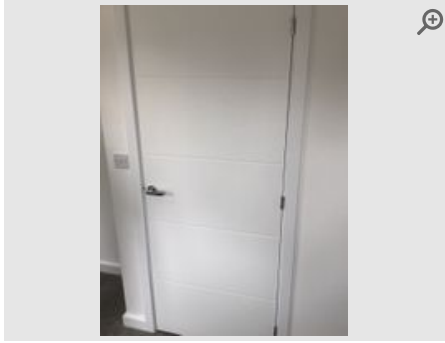
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Added	27/08/2024
Reference	6.1.7



Provided by	Inspector
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Added	27/08/2024
Reference	6.1.8

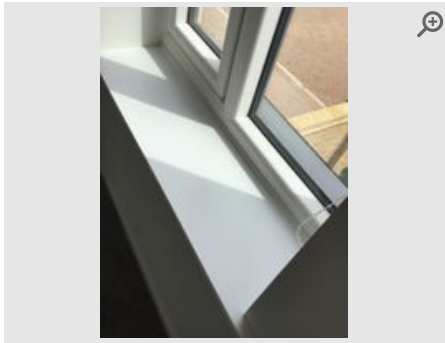


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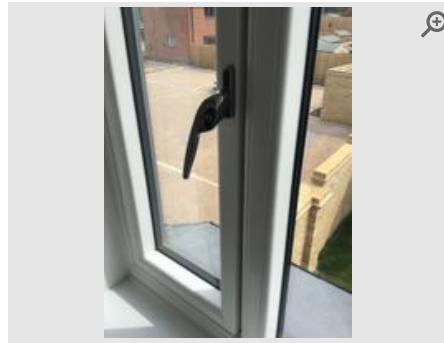


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Added	27/08/2024
Reference	6.1.10

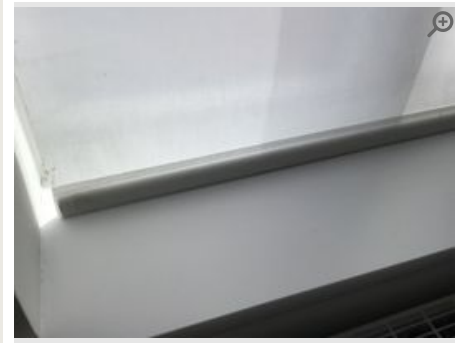
Windows and Sills



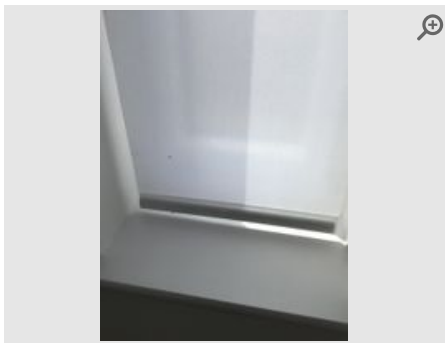
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Added	27/08/2024
Reference	6.8.1



Provided by	Inspector
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Added	27/08/2024
Reference	6.8.2



Provided by	Inspector
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Added	27/08/2024
Reference	6.8.3



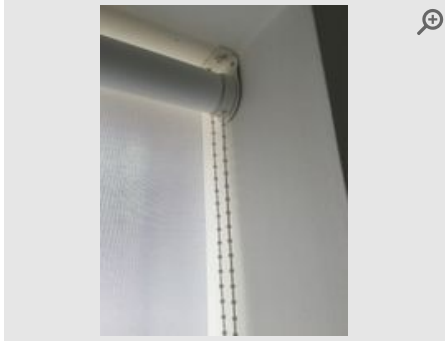
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Added	27/08/2024
Reference	6.8.4



Provided by	Inspector
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Added	27/08/2024
Reference	6.8.5



Provided by	Inspector
Captured (via App):	27/08/2024 12:38 PM
Added	27/08/2024
Reference	6.8.6



Provided by	Inspector
Captured (via App):	27/08/2024 12:38 PM
Added	27/08/2024
Reference	6.8.7

Sockets & Switches



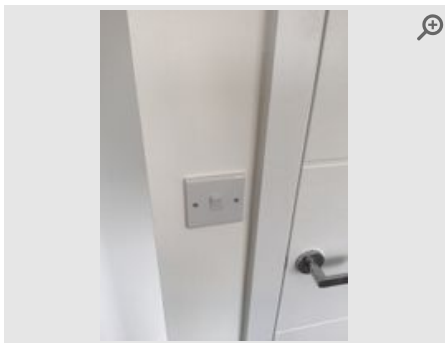
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Added	27/08/2024
Reference	6.10.1



Provided by	Inspector
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Added	27/08/2024
Reference	6.10.2



Provided by	Inspector
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Added	27/08/2024
Reference	6.10.3



Provided by	Inspector
Captured (via App):	27/08/2024 12:38 PM
Added	27/08/2024
Reference	6.10.4

7 Bedroom 2

Item	Description	Condition	Cleanliness	Photos
7.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Right door frame chipped to upper part. Both roller blinds have paint marks on lower edges. Front blind will not open and close.	● Good	● Good	📷 9 photos
7.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle	● Good	● Good	📷 N/A
7.3 Door Frame	Painted wood. White	● Good	● Good	📷 1 photo
7.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
7.5 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
7.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	📷 N/A
7.7 Walls	Plastered & painted white	● Good	● Good	📷 N/A
7.8 Windows and Sills	Standard window. 2 in total. UPVC double glazed. Clear glass. Keys not present. Chrome handle. Wooden sills. Roller blind. Fabric blind. Trickle vents present. Safety device present. Sills free of marks. Windows intact. Frames free of marks. Opening Mechanism functioning. White blinds	● Good	● Fair	📷 3 photos
	Information provided by inspector: Front roller blind incorrectly fitted, will not easily open.			
	🔧 Landlord responsibility			🔧 Repair
7.9 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 N/A
7.10 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 4 photos
7.11 Floor	Carpeted. Metal threshold strip. Grey	● Good	● Good	📷 N/A

General Overview



Provided by	Inspector
Captured (via App):	27/08/2024 12:41 PM
Added	27/08/2024
Reference	7.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 12:41 PM
Added	27/08/2024
Reference	7.1.2



Provided by	Inspector
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Added	27/08/2024
Reference	7.1.3



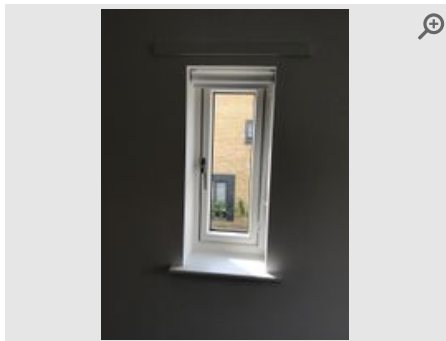
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Reference	7.1.4



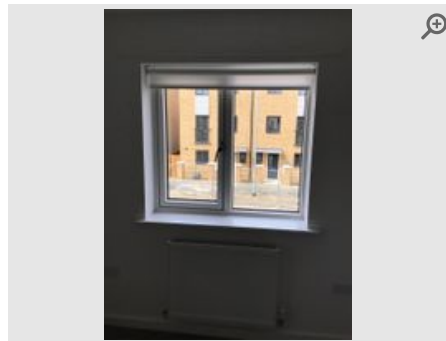
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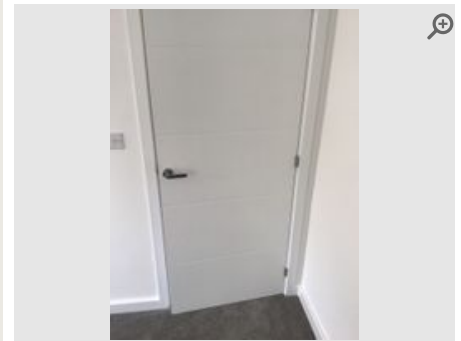
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Added	27/08/2024
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Reference	7.1.7

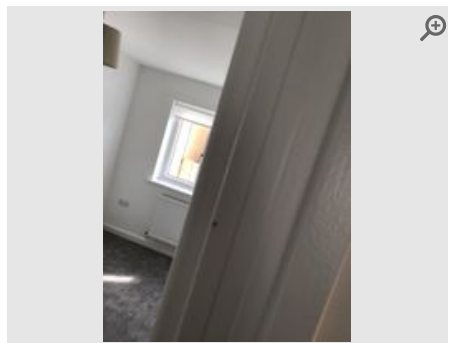


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Added	27/08/2024
Reference	7.1.8



Provided by	Inspector
Captured (via App):	27/08/2024 12:41 PM
Added	27/08/2024
Reference	7.1.9

Door Frame



Provided by	Inspector
Captured (via App):	27/08/2024 12:47 PM
Added	27/08/2024
Reference	7.3.1

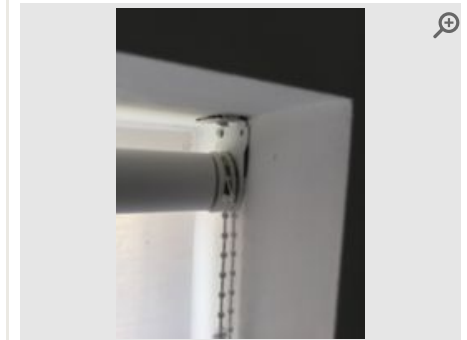
Windows and Sills



Provided by	Inspector
Captured (via App):	27/08/2024 12:44 PM
Added	27/08/2024
Reference	7.8.1



Provided by	Inspector
Captured (via App):	27/08/2024 12:44 PM
Added	27/08/2024
Reference	7.8.2



Provided by	Inspector
Captured (via App):	27/08/2024 12:44 PM
Added	27/08/2024
Reference	7.8.3

Sockets & Switches



Provided by	Inspector
Captured (via App):	27/08/2024 12:45 PM
Added	27/08/2024
Reference	7.10.1



Provided by	Inspector
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Added	27/08/2024
Reference	7.10.2



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Added	27/08/2024
Reference	7.10.3

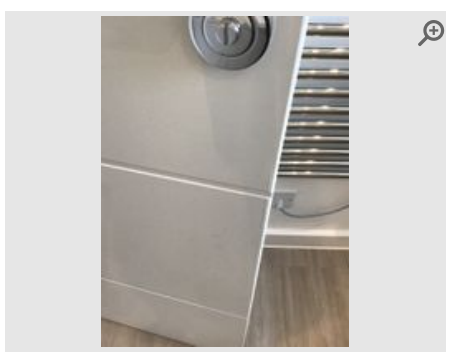


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Added	27/08/2024
Reference	7.10.4

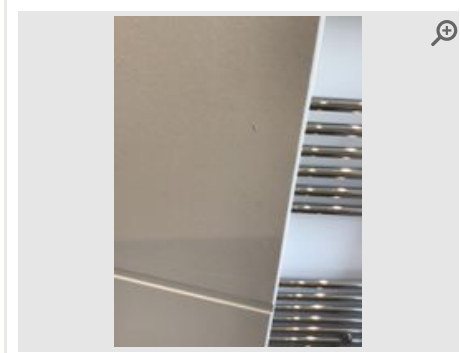
8 Bathroom

Item	Description	Condition	Cleanliness	Photos
8.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Front of door scuffed below handle with small chips above. Paint mark on radiator.	● Good	● Good	📷 N/A
8.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle. Integrated privacy lock	● Good	● Good	📷 2 photos
8.3 Door Frame	Painted wood. White	● Good	● Good	📷 N/A
8.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
8.5 Ceiling	Plastered/Painted white	● Good	● Good	📷 N/A
8.6 Light Fittings	Ceiling. Recessed spotlight fixing(s). 4 fixings in total. 4 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	📷 N/A
8.7 Extractor Fan	White casing. Responsive when switched	● Good	● Good	📷 N/A
8.8 Walls	Plastered & painted white. Tiled (around wet areas). Beige	● Good	● Good	📷 N/A
8.9 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Obscured glass. Keys not present. Chrome handle. Tiled sills. Safety device present. Sills free of marks. Windows intact. Frames free of marks. Opening Mechanism functioning	● Good	● Good	📷 3 photos
8.10 Radiator	Chrome ladder style. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 1 photo
8.11 Floor	Vinyl. Brown	● Good	● Good	📷 N/A
8.12 Shower Cubicle/Screen/Tray	Hinged glazed screen. Rubber seal present. Screen intact. Hinges functioning well. Free of dirt/dust	● Good	● Good	📷 2 photos
8.13 Shower	Shower head & hose. Shower riser. Mixer Shower. Chrome	● Good	● Good	📷 3 photos
8.14 Bath	Standard. Steel. Mixer tap. Chrome taps. Mechanised plug. Chrome waste. No gaps in sealant. Plug present. Exterior panel intact	● Good	● Good	📷 2 photos
8.15 Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug. Chrome waste. Plug present. Roca. Free of cracks/chips. No gaps to sealant. No mould to sealant	● Good	● Good	📷 1 photo
8.16 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact	● Good	● Good	📷 3 photos
8.17 Mirror	Wall-mounted rectangular	● Good	● Good	📷 N/A
8.18 Bathroom Fixings	Toilet roll holder. Chrome. Securely fitted	● Good	● Good	📷 N/A
8.19 WATER TEST	Taps were run for five minutes.	● Good	● Good	📷 3 photos

Door
(Internal)

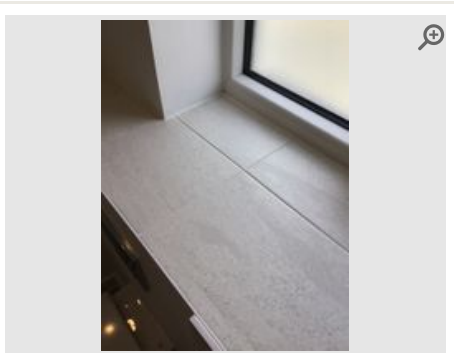


Provided by	Inspector
Captured (via App):	27/08/2024 12:49 PM
Added	27/08/2024
Reference	8.2.1

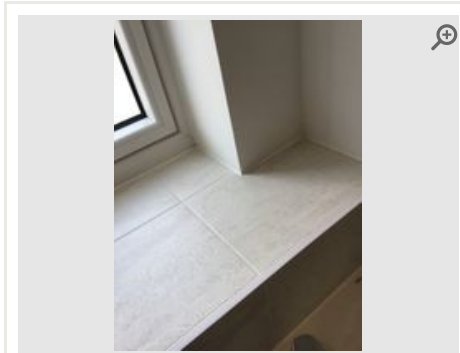


Provided by	Inspector
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Added	27/08/2024
Reference	8.2.2

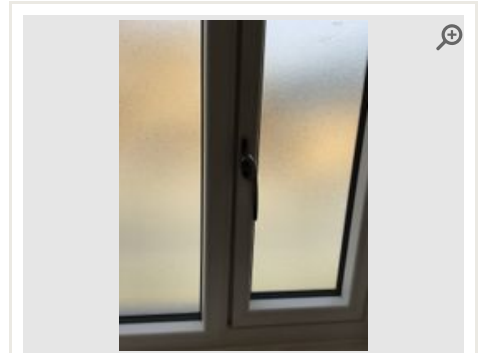
Windows and
Sills



Provided by	Inspector
Captured (via App):	27/08/2024 12:51 PM
Added	27/08/2024
Reference	8.9.1

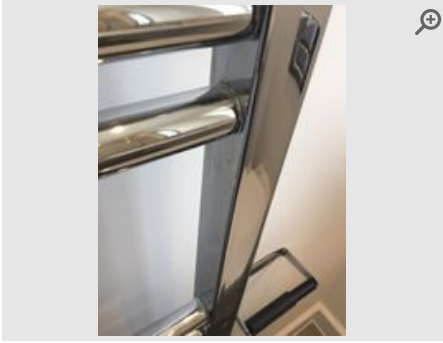


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Added	27/08/2024
Reference	8.9.2



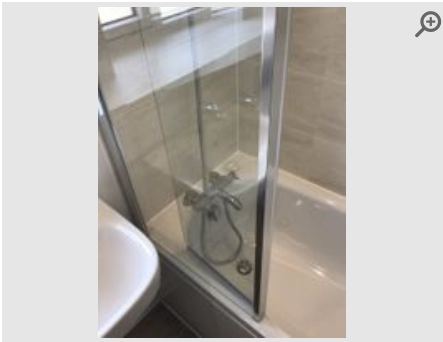
Provided by	Inspector
Captured (via App):	27/08/2024 12:51 PM
Added	27/08/2024
Reference	8.9.3

Radiator

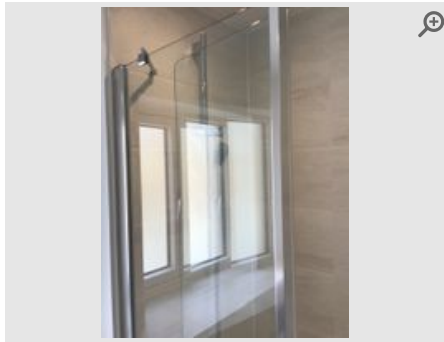


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Added	27/08/2024
Reference	8.10.1

Shower Cubicle/Screen/Tray

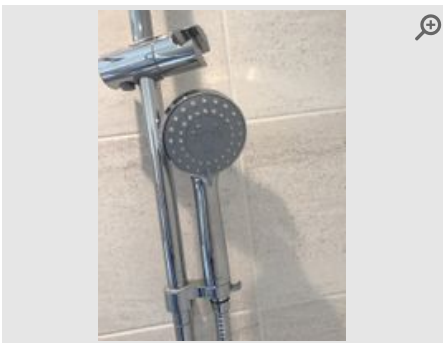


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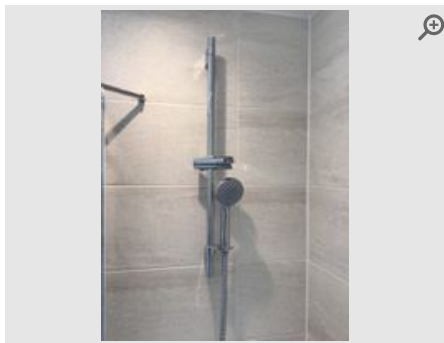


Provided by	Inspector
Captured (via App):	27/08/2024 12:53 PM
Added	27/08/2024
Reference	8.12.2

Shower



Provided by	Inspector
Captured (via App):	27/08/2024 12:54 PM
Added	27/08/2024
Reference	8.13.1

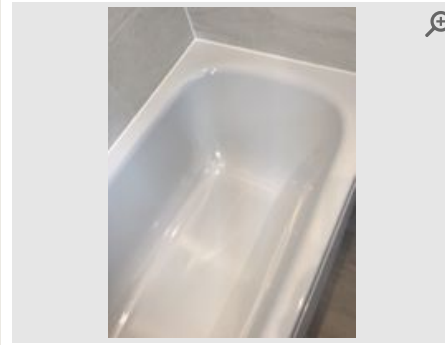


Provided by	Inspector
Captured (via App):	27/08/2024 12:54 PM
Added	27/08/2024
Reference	8.13.2



Provided by	Inspector
Captured (via App):	27/08/2024 12:54 PM
Added	27/08/2024
Reference	8.13.3

Bath



Provided by	Inspector
Captured (via App):	27/08/2024 12:55 PM
Added	27/08/2024
Reference	8.14.1

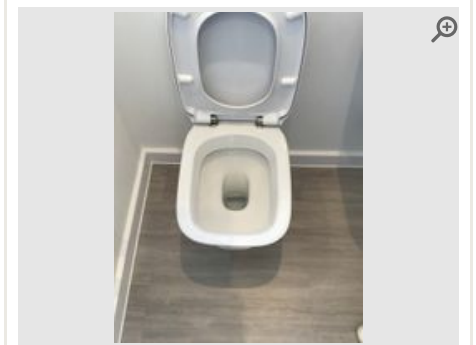
Provided by	Inspector
Captured (via App):	27/08/2024 12:55 PM
Added	27/08/2024
Reference	8.14.2

Sink/Basin



Provided by	Inspector
Captured (via App):	27/08/2024 12:55 PM
Added	27/08/2024
Reference	8.15.1

Toilet



Provided by	Inspector
Captured (via App):	27/08/2024 12:56 PM
Added	27/08/2024
Reference	8.16.1

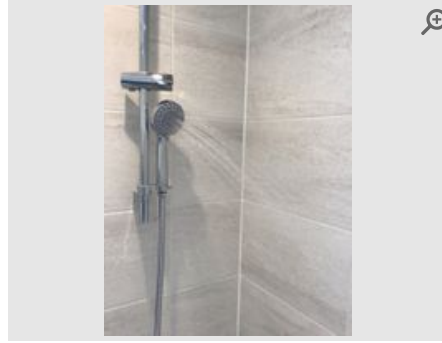
Provided by	Inspector
Captured (via App):	27/08/2024 12:56 PM
Added	27/08/2024
Reference	8.16.2

Provided by	Inspector
Captured (via App):	27/08/2024 12:56 PM
Added	27/08/2024
Reference	8.16.3

WATER TEST



Provided by	Inspector
Captured (via App):	27/08/2024 12:58 PM
Added	27/08/2024
Reference	8.19.1













Provided by	Inspector
Captured (via App):	27/08/2024 12:58 PM
Added	27/08/2024
Reference	8.19.2

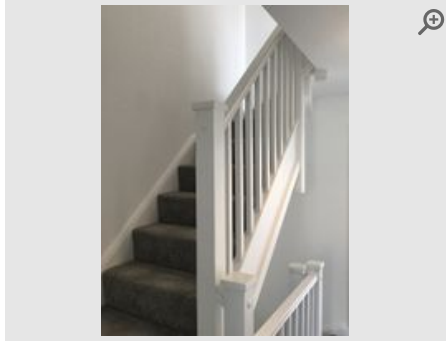


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Added	27/08/2024
Reference	8.19.3

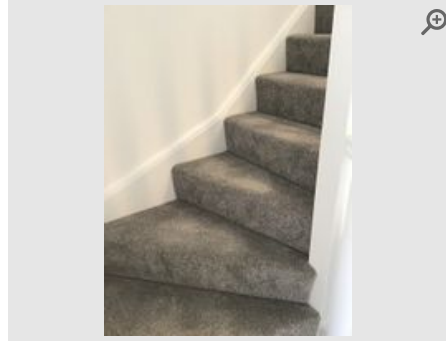
9 Stairway/Landing- floor 2

Item	Description	Condition	Cleanliness	Photos
9.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Lower newel post marked on edge. Handrail marked on edge.	● Good	● Good	 7 photos
9.2 Bannister/Hand Rail	Wooden balustrades. Wooden handrail. White	● Good	● Good	 2 photos
9.3 Floor	Carpeted. Grey	● Good	● Good	 N/A
9.4 Walls	Plastered & painted white	● Good	● Good	 N/A
9.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
9.6 Smoke Alarm	Ceiling mounted. Test button/function working. Wired. Tenant note: Test periodically. Tenant note: Do not obstruct the unit. Ei Electronics	● Good	● Good	 2 photos
9.7 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	 1 photo
9.8 Sockets & Switches	All sockets/switches plastic. 3 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 1 photo
9.9 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A
9.10 Boiler/Storage Cupboard	Wood panelled. White. Lever handle. Free standing. System	● Good	● Good	 2 photos

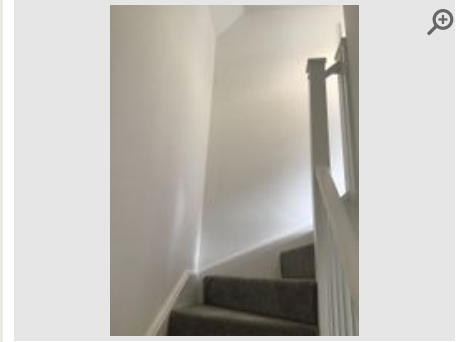
General Overview



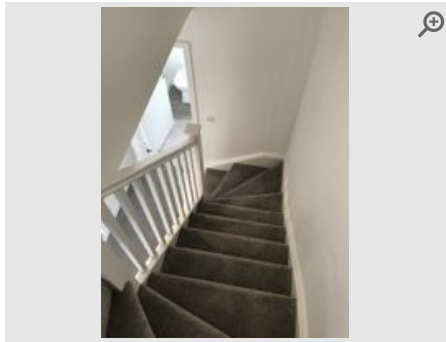
Provided by	Inspector
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Added	27/08/2024
Reference	9.1.1



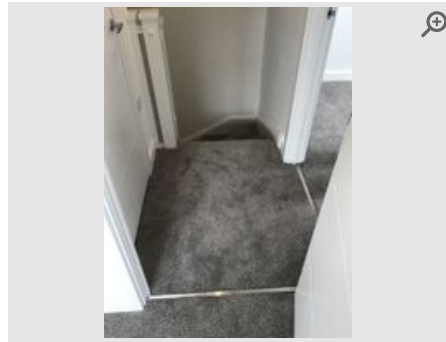
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Added	27/08/2024
Reference	9.1.2



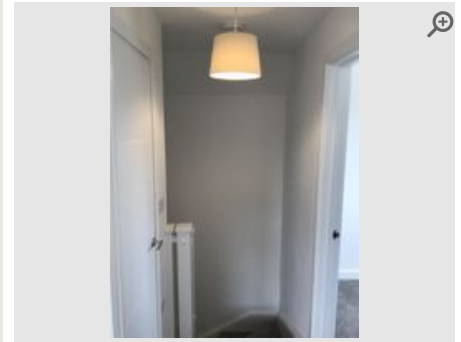
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Added	27/08/2024
Reference	9.1.3



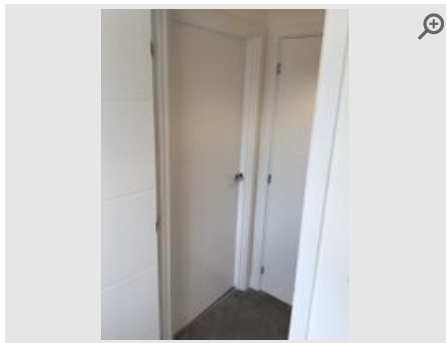
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Added	27/08/2024
Reference	9.1.4



Provided by	Inspector
Captured (via App):	27/08/2024 1:01 PM
Added	27/08/2024
Reference	9.1.5

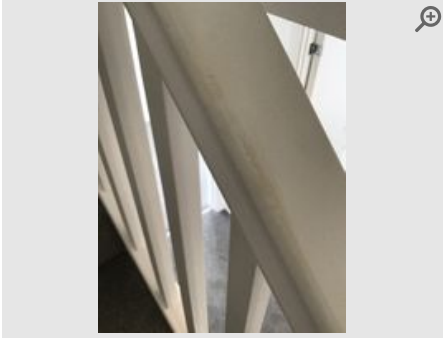


Provided by	Inspector
Captured (via App):	27/08/2024 1:01 PM
Added	27/08/2024
Reference	9.1.6



Provided by	Inspector
Captured (via App):	27/08/2024 1:01 PM
Added	27/08/2024
Reference	9.1.7

Bannister/Hand Rail



Provided by	Inspector
Captured (via App):	27/08/2024 1:00 PM
Added	27/08/2024
Reference	9.2.1

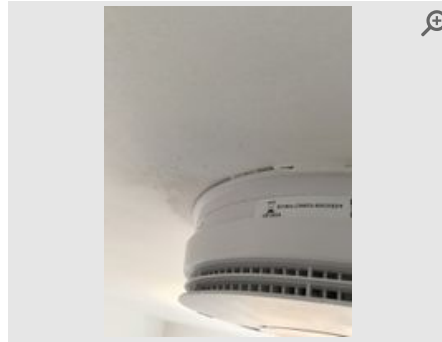


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Added	27/08/2024
Reference	9.2.2

Smoke Alarm

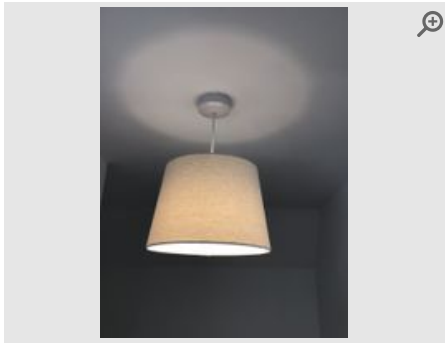


Provided by	Inspector
Captured (via App):	27/08/2024 1:02 PM
Added	27/08/2024
Reference	9.6.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:02 PM
Added	27/08/2024
Reference	9.6.2

Light Fittings



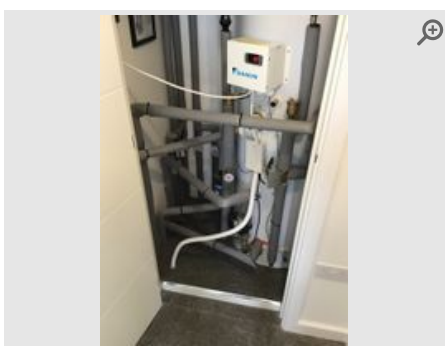
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Added	27/08/2024
Reference	9.7.1

Sockets & Switches

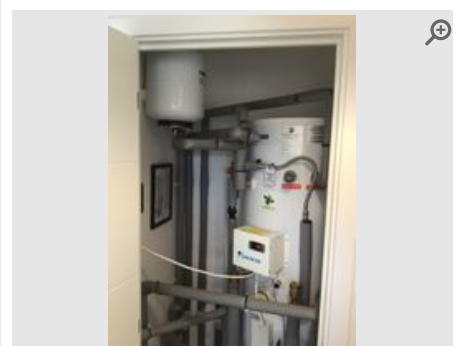


Provided by	Inspector
Captured (via App):	27/08/2024 1:03 PM
Added	27/08/2024
Reference	9.8.1

Boiler/Storage Cupboard
















Provided by	Inspector
Captured (via App):	27/08/2024 1:04 PM
Added	27/08/2024
Reference	9.10.1

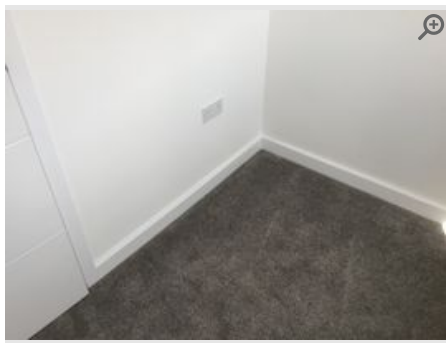


Provided by	Inspector
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Added	27/08/2024
Reference	9.10.2

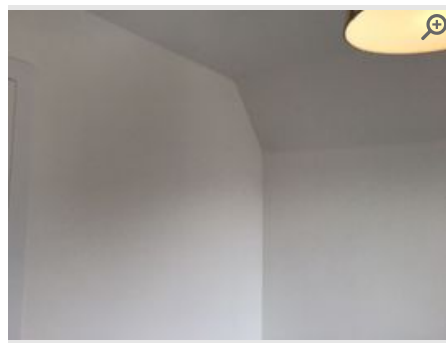
10 Bedroom 3

Item	Description	Condition	Cleanliness	Photos
10.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Paint marks on bottom of roller blinds.	● Good	● Good	 10 photos
10.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle	● Good	● Good	 N/A
10.3 Door Frame	Painted wood. White	● Good	● Good	 N/A
10.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A
10.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
10.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 1 fixing in total. 1 bulb/spotlight. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	 N/A
10.7 Walls	Plastered & painted white	● Good	● Good	 N/A
10.8 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Clear glass. Keys present. Chrome handle. Wooden sills	● Fair	● Good	 3 photos
10.9 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	 N/A
10.10 Sockets & Switches	All sockets/switches plastic. 4 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	 3 photos
10.11 Floor	Carpeted. Metal threshold strip. Grey	● Good	● Good	 N/A
10.12 Loft Hatch	Metal	● Good	● Good	 N/A
10.13 Door Stop	Fixed doorstep to wall/skirting. Chrome/rubber. Appears securely fixed	● Good	● Good	 N/A

General Overview



Provided by	Inspector
Captured (via App):	27/08/2024 1:05 PM
Added	27/08/2024
Reference	10.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:05 PM
Added	27/08/2024
Reference	10.1.2



Provided by	Inspector
Captured (via App):	27/08/2024 1:05 PM
Added	27/08/2024
Reference	10.1.3



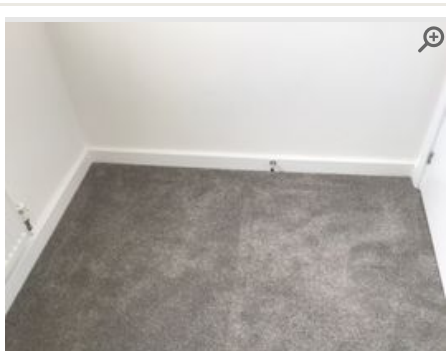
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Added	27/08/2024
Reference	10.1.4



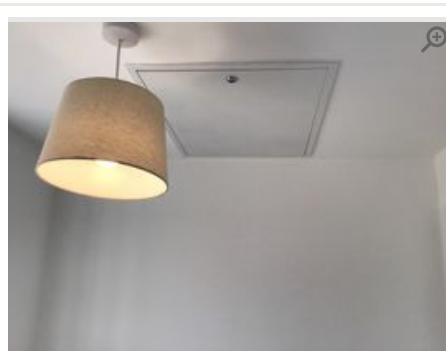
Provided by	Inspector
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Added	27/08/2024
Reference	10.1.5



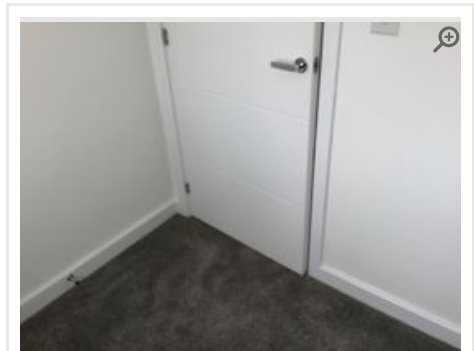
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Added	27/08/2024
Reference	10.1.6



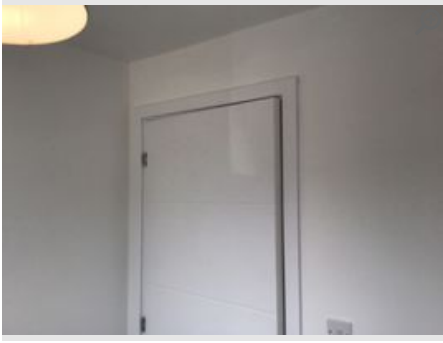
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Added	27/08/2024
Reference	10.1.7



Provided by	Inspector
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Added	27/08/2024
Reference	10.1.8

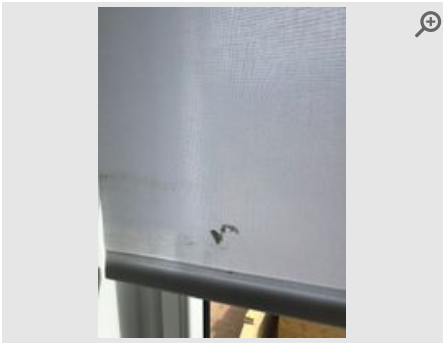


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Added	27/08/2024
Reference	10.1.9

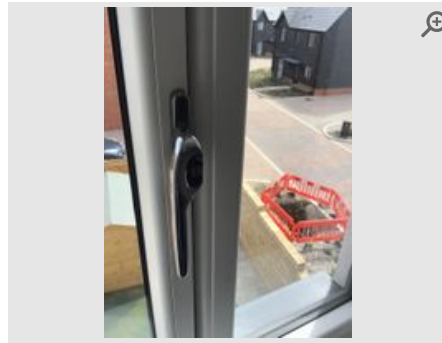


Provided by	Inspector
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Added	27/08/2024
Reference	10.1.10

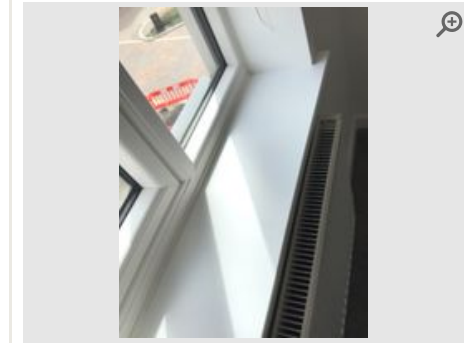
Windows and Sills



Provided by	Inspector
Captured (via App):	27/08/2024 1:06 PM
Added	27/08/2024
Reference	10.8.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:06 PM
Added	27/08/2024
Reference	10.8.2

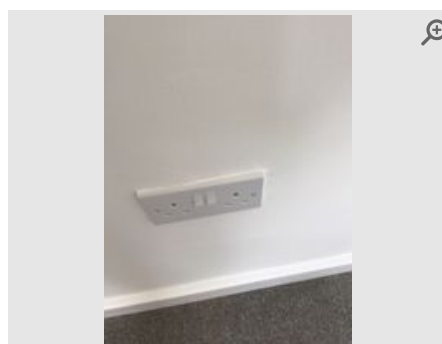


Provided by	Inspector
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Added	27/08/2024
Reference	10.8.3

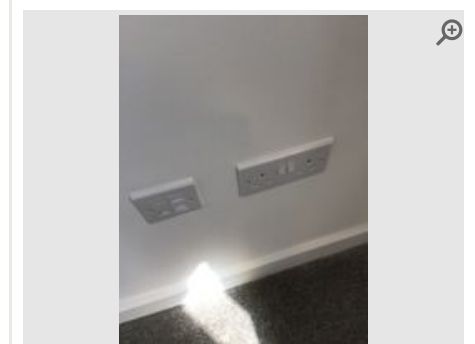
Sockets & Switches



Provided by	Inspector
Captured (via App):	27/08/2024 1:06 PM
Added	27/08/2024
Reference	10.10.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:06 PM
Added	27/08/2024
Reference	10.10.2

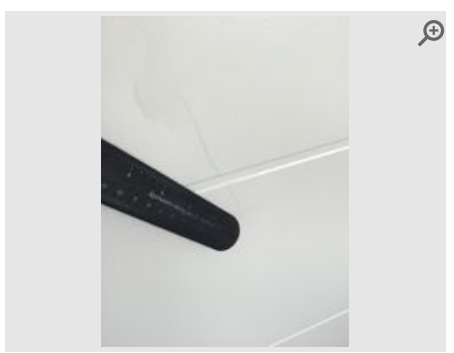


Provided by	Inspector
Captured (via App):	27/08/2024 1:06 PM
Added	27/08/2024
Reference	10.10.3

11 Bedroom 4

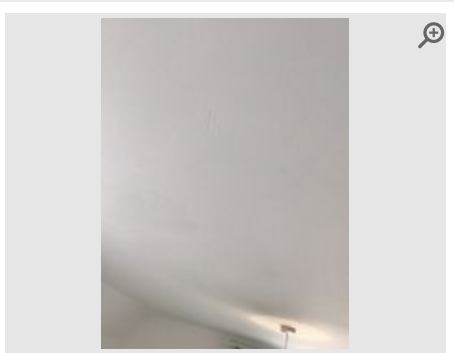
Item	Description	Condition	Cleanliness	Photos
11.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Gouge on front of door to centre left. Front casement handle is pitted. Gouge in ceiling to centre.	● Good	● Good	📷 N/A
11.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle	● Fair	● Good	📷 1 photo
11.3 Door Frame	Painted wood. White	● Good	● Good	📷 N/A
11.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	📷 N/A
11.5 Ceiling	Plastered/Painted white	● Good	● Good	📷 1 photo
11.6 Light Fittings	Ceiling. Pendant fixing. Light shade fitted. Fabric. 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	📷 N/A
11.7 Walls	Plastered & painted white	● Good	● Good	📷 N/A
11.8 Windows and Sills	Standard window. 2 in total. UPVC double glazed. Clear glass. Keys not present. Chrome handle. Wooden sills. Roller blind. Safety device present. Sills free of marks. Windows intact. Frames free of marks. Opening Mechanism functioning. White blinds	● Good	● Good	📷 4 photos
11.9 Radiator	White panelled. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	📷 N/A
11.10 Sockets & Switches	All sockets/switches plastic. 10 in total All sockets and switches present and intact with no signs of damage.	● Good	● Good	📷 7 photos
11.11 Floor	Carpeted. Metal threshold strip. Grey	● Good	● Good	📷 N/A
11.12 Fitted Wardrobe	2 sliding doors. 1 shelf. Hanging rails. Laminated. White	● Good	● Good	📷 2 photos
11.13 Juliette balcony		● Good	● Good	📷 1 photo
11.14 Door	UPVC. Chrome lever handle. Trickle vent. Curtain pole - wooden. Finials present. Curtains present. Grey curtains.	● Good	● Good	📷 3 photos

Door
(Internal)



Provided by	Inspector
Captured (via App):	27/08/2024 1:09 PM
Added	27/08/2024
Reference	11.2.1

Ceiling



Provided by	Inspector
Captured (via App):	27/08/2024 1:17 PM
Added	27/08/2024
Reference	11.5.1

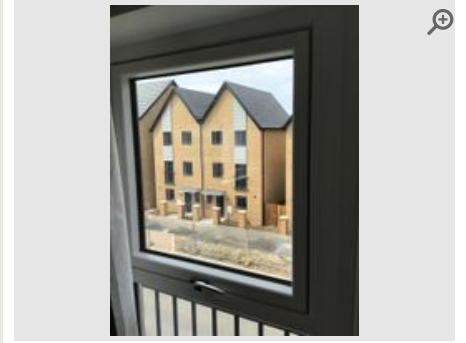
Windows and
Sills



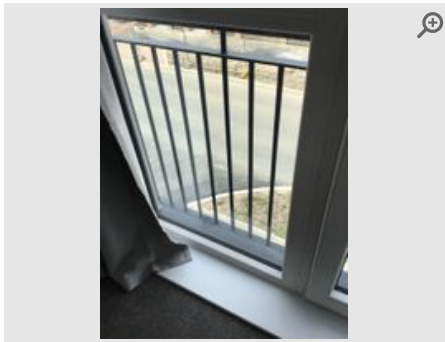
Provided by	Inspector
Captured (via App):	27/08/2024 1:11 PM
Added	27/08/2024
Reference	11.8.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:11 PM
Added	27/08/2024
Reference	11.8.2



Provided by	Inspector
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Added	27/08/2024
Reference	11.8.3

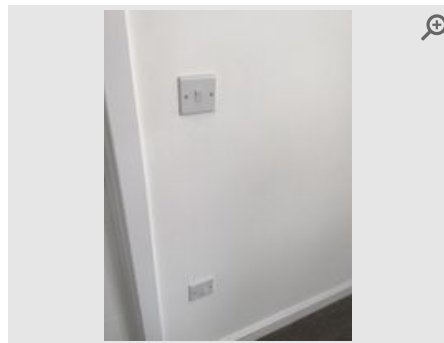


Provided by	Inspector
Captured (via App):	27/08/2024 1:11 PM
Added	27/08/2024
Reference	11.8.4

Sockets & Switches



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.2



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.3



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.4



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.5

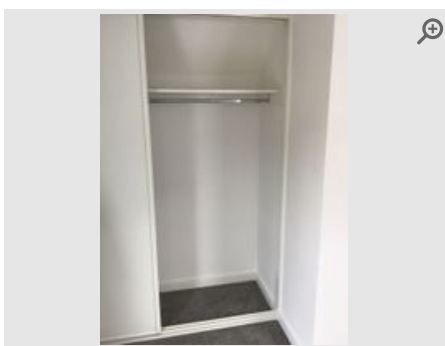


Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.6



Provided by	Inspector
Captured (via App):	27/08/2024 1:13 PM
Added	27/08/2024
Reference	11.10.7

Fitted Wardrobe

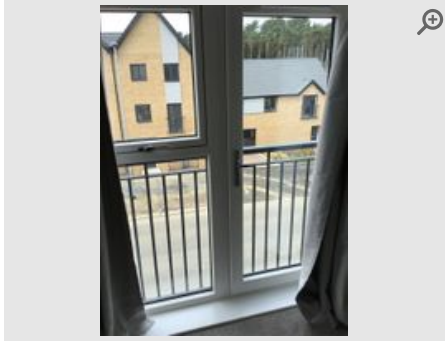


Provided by	Inspector
Captured (via App):	27/08/2024 1:14 PM
Added	27/08/2024
Reference	11.12.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:14 PM
Added	27/08/2024
Reference	11.12.2

Juliette balcony



Provided by	Inspector
Captured (via App):	27/08/2024 1:14 PM
Added	27/08/2024
Reference	11.13.1

Door



Provided by	Inspector
Captured (via App):	27/08/2024 1:17 PM
Added	27/08/2024
Reference	11.14.1






Provided by	Inspector
Captured (via App):	27/08/2024 1:17 PM
Added	27/08/2024
Reference	11.14.2

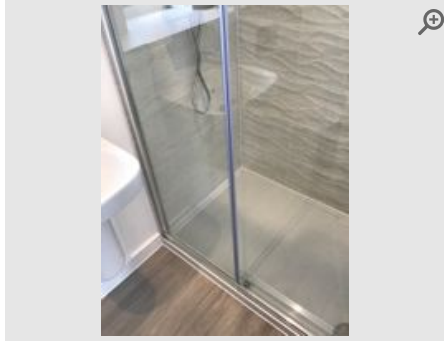


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Added	27/08/2024
Reference	11.14.3

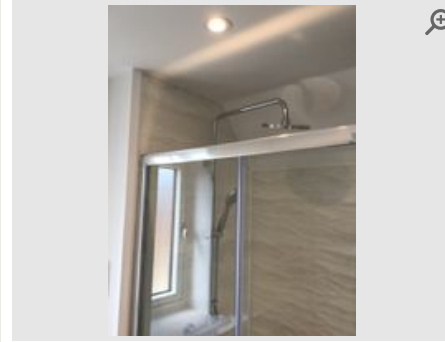
12 B4 En-suite

Item	Description	Condition	Cleanliness	Photos
12.1 General Overview	Clean & Tidy. Neutral smell/no odours evident Paint drips on radiator.	● Good	● Good	 10 photos
12.2 Door (Internal)	Wood panelled; chrome handle. White (matt). Lever handle. Integrated privacy lock	● Good	● Good	 N/A
12.3 Door Frame	Painted wood. White	● Good	● Good	 N/A
12.4 Skirting Board	Natural wood (skirting). White (matt). Free of marks/dents	● Good	● Good	 N/A
12.5 Ceiling	Plastered/Painted white	● Good	● Good	 N/A
12.6 Light Fittings	Ceiling. Recessed spotlight fixing(s). Fabric. 2 fixings in total. 2 bulbs/spotlights. All bulbs working. Free of dust/cobwebs. Beige	● Good	● Good	 N/A
12.7 Extractor Fan	White casing. Responsive when switched	● Good	● Good	 N/A
12.8 Walls	Plastered & painted white. Tiled (around wet areas). Beige	● Good	● Good	 N/A
12.9 Windows and Sills	Standard window. 1 in total. UPVC double glazed. Obscured glass. Keys not present. Chrome handle. Tiled sills. Safety device present. Sills free of marks. Windows intact. Frames free of marks. Opening Mechanism functioning	● Good	● Good	 N/A
12.10 Radiator	Chrome ladder style. 1 in total. Thermostatic valve intact. Valve cap(s) intact	● Good	● Good	 1 photo
12.11 Floor	Vinyl. Brown	● Good	● Good	 N/A
12.12 Shower Cubicle/Screen/Tray	Sliding enclosure with chrome frame. Rubber seal present. Chrome handle. Plastic shower tray. Chrome waste. Screen intact. Tray intact. Runners functioning well	● Good	● Good	 2 photos
12.13 Shower	Shower head & hose. Fixed shower head. Shower riser. Mixer Shower. Chrome	● Good	● Good	 4 photos
12.14 Sink/Basin	Wall-mounted porcelain. Mixer tap. Chrome taps. Mechanised plug. Chrome plug. Chrome waste. Plug present. Roca	● Good	● Good	 1 photo
12.15 Toilet	Porcelain. Plastic/Acrylic seat & lid. Flush button. Flush intact. Seat secure & intact	● Good	● Good	 3 photos
12.16 Bathroom Fixings	Toilet roll holder. Chrome. Securely fitted	● Good	● Good	 N/A
12.17 WATER TEST	Taps were run for five minutes	● Good	● Good	 3 photos
12.18 Sockets		● Good	● Good	 1 photo

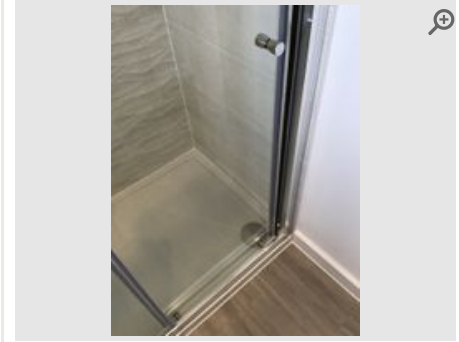
General Overview



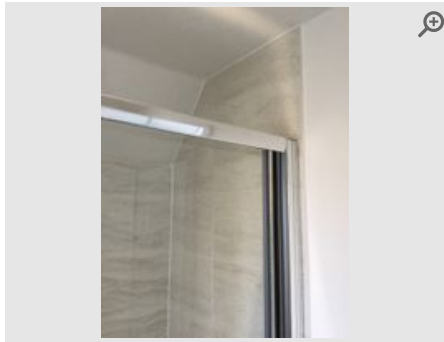
Provided by	Inspector
Captured (via App):	27/08/2024 1:19 PM
Added	27/08/2024
Reference	12.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:19 PM
Added	27/08/2024
Reference	12.1.2



Provided by	Inspector
Captured (via App):	27/08/2024 1:19 PM
Added	27/08/2024
Reference	12.1.3



Provided by	Inspector
Captured (via App):	27/08/2024 1:19 PM
Added	27/08/2024
Reference	12.1.4



Provided by	Inspector
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Added	27/08/2024
Reference	12.1.5



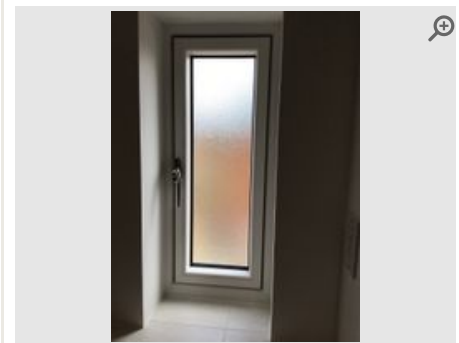
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Added	27/08/2024
Reference	12.1.6



Provided by	Inspector
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Added	27/08/2024
Reference	12.1.7



Provided by	Inspector
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Added	27/08/2024
Reference	12.1.8

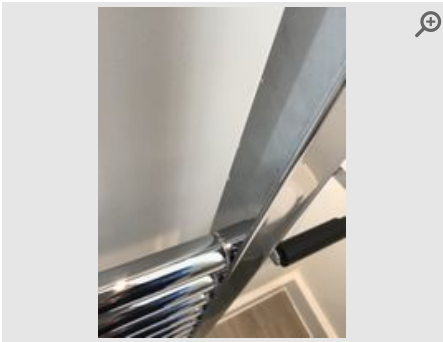


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Added	27/08/2024
Reference	12.1.9



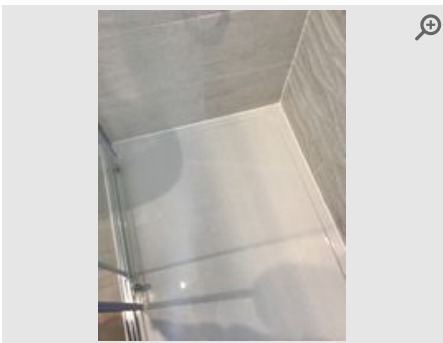
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Added	27/08/2024
Reference	12.1.10

Radiator

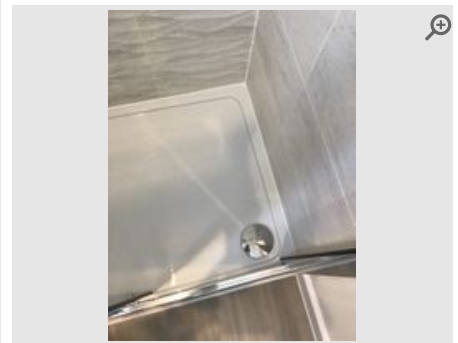


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Added	27/08/2024
Reference	12.10.1

Shower Cubicle/Screen/Tray

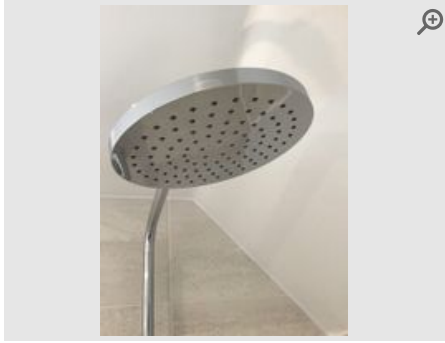


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Added	27/08/2024
Reference	12.12.1

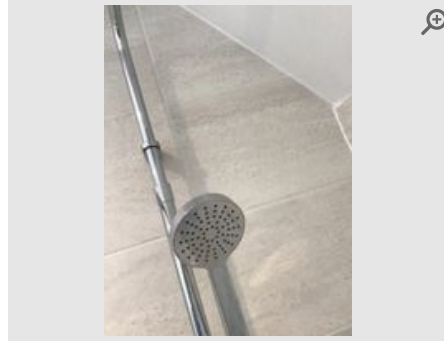


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Added	27/08/2024
Reference	12.12.2

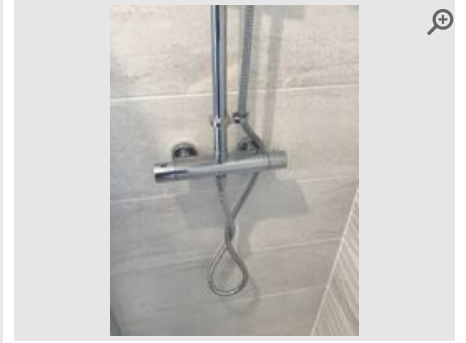
Shower



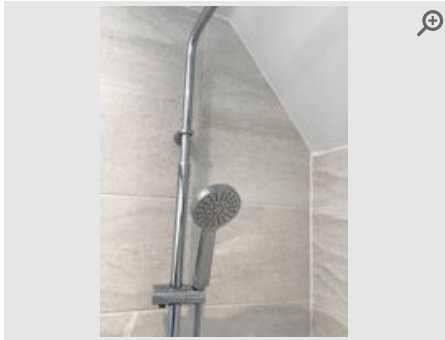
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Added	27/08/2024
Reference	12.13.1



Provided by	Inspector
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Added	27/08/2024
Reference	12.13.2



Provided by	Inspector
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Added	27/08/2024
Reference	12.13.3



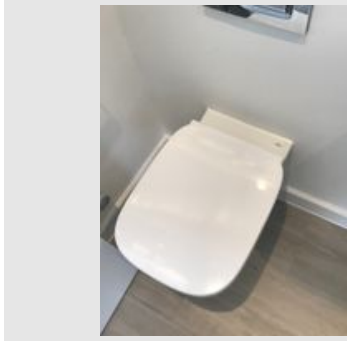
Provided by	Inspector
Captured (via App):	27/08/2024 1:23 PM
Added	27/08/2024
Reference	12.13.4

Sink/Basin

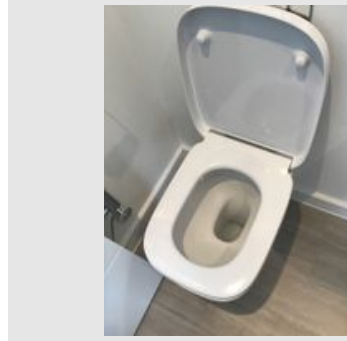


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Added	27/08/2024
Reference	12.14.1

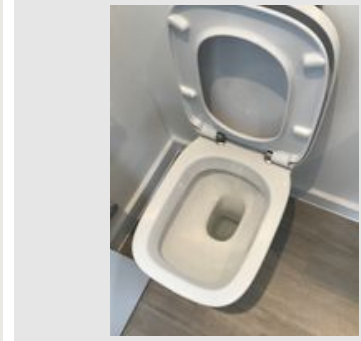
Toilet



Provided by	Inspector
Captured (via App):	27/08/2024 1:25 PM
Added	27/08/2024
Reference	12.15.1

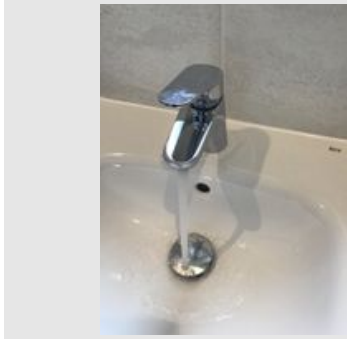


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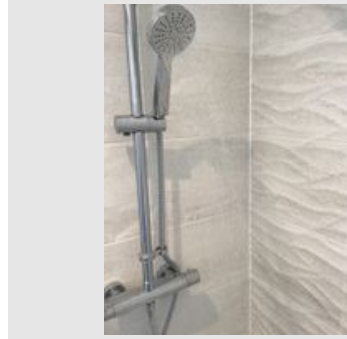


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Added	27/08/2024
Reference	12.15.3

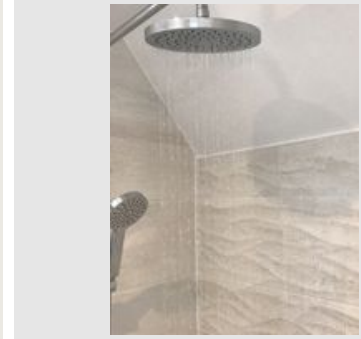
WATER TEST



Provided by	Inspector
Captured (via App):	27/08/2024 1:26 PM
Added	27/08/2024
Reference	12.17.1



Provided by	Inspector
Captured (via App):	27/08/2024 1:26 PM
Added	27/08/2024
Reference	12.17.2



Provided by	Inspector
Captured (via App):	27/08/2024 1:26 PM
Added	27/08/2024
Reference	12.17.3

Sockets



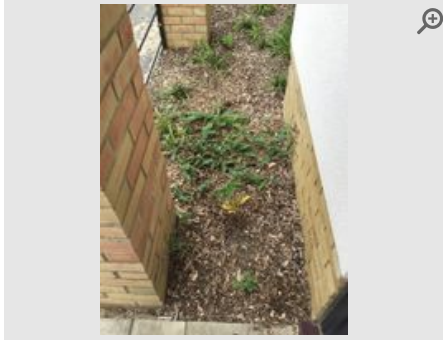
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Added	27/08/2024
Reference	12.18.1

13 Front Garden

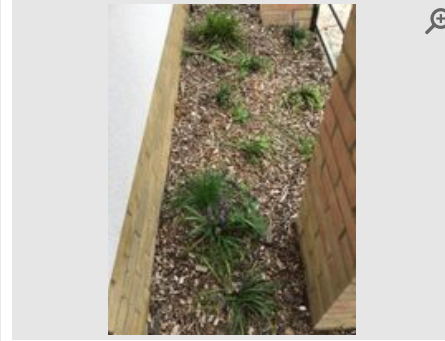
Item	Description	Condition	Cleanliness	Photos
13.1 Overview (External)	Good seasonal order. Weed free. Numerous weeds present. Pruned & trimmed plants. Boundary wall intact	● Good	● Good	📷 4 photos

📷 Front Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	27/08/2024 10:10 AM
Added	27/08/2024
Reference	13.1.1



Provided by	Inspector
Captured (via App):	27/08/2024 10:10 AM
Added	27/08/2024
Reference	13.1.2



Provided by	Inspector
Captured (via App):	27/08/2024 10:10 AM
Added	27/08/2024
Reference	13.1.3



Provided by	Inspector
Captured (via App):	27/08/2024 10:10 AM
Added	27/08/2024
Reference	13.1.4

14 Back Garden

Item	Description	Condition	Cleanliness	Photos
14.1 Overview (External)	Good seasonal order. Grass over 1.5 inches long. Patchy area. Weed free. Paved area. Slabs intact. Fence panels. Fence panels appear secure. Fence posts intact. Boundary wall intact. Gate present. Gate intact. Shed present	● Good	● Good	📷 7 photos
14.2 Shed	Wood (Feather Edge). Felt roof. Hinged door. Latch intact. Free of items inside Secure fitting for bike.	● Good	● Good	📷 5 photos
14.3 Daikin Air conditioning unit		● Good	● Good	📷 1 photo
14.4 Outside Tap - WATER TEST	Taps have been run for 5 minutes.	● Good	● Good	📷 1 photo
14.5 Charging Point		● Good	● Good	📷 1 photo

📷 Back Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	27/08/2024 10:28 AM
Added	27/08/2024
Reference	14.1.1



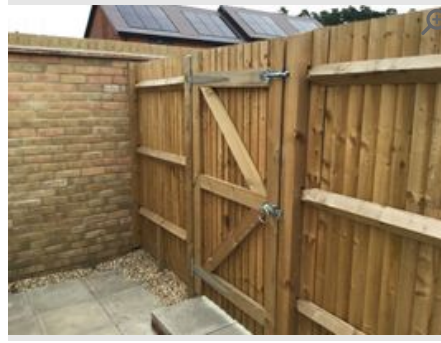
Provided by	Inspector
Captured (via App):	27/08/2024 10:28 AM
Added	27/08/2024
Reference	14.1.2



Provided by	Inspector
Captured (via App):	27/08/2024 10:28 AM
Added	27/08/2024
Reference	14.1.3



Provided by	Inspector
Captured (via App):	27/08/2024 10:28 AM
Added	27/08/2024
Reference	14.1.4



Provided by	Inspector
Captured (via App):	27/08/2024 10:28 AM
Added	27/08/2024
Reference	14.1.5



Provided by	Inspector
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Added	27/08/2024
Reference	14.1.6

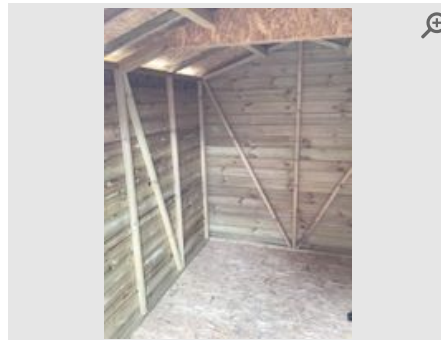


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Added	27/08/2024
Reference	14.1.7

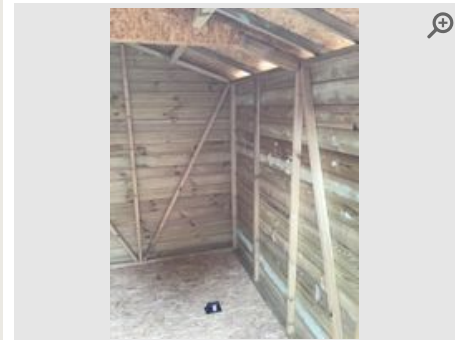
Shed



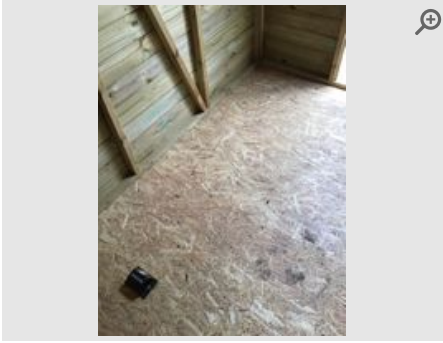
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Added	27/08/2024
Reference	14.2.1



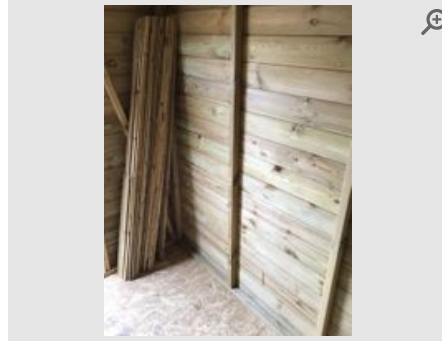
Provided by	Inspector
Captured (via App):	27/08/2024 10:30 AM
Added	27/08/2024
Reference	14.2.2



Provided by	Inspector
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Added	27/08/2024
Reference	14.2.3

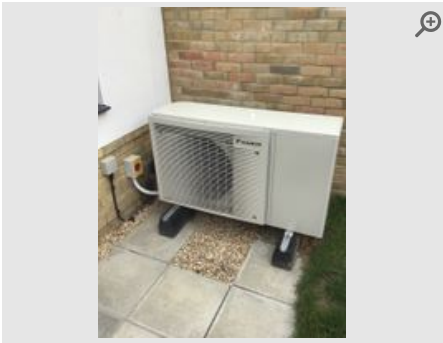


Provided by	Inspector
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Added	27/08/2024
Reference	14.2.4



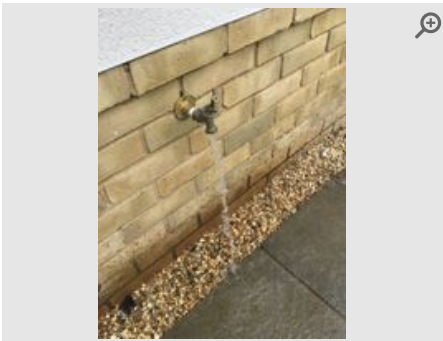
Provided by	Inspector
Captured (via App):	27/08/2024 10:30 AM
Added	27/08/2024
Reference	14.2.5

Daikin Air conditioning unit



Provided by	Inspector
Captured (via App):	27/08/2024 10:31 AM
Added	27/08/2024
Reference	14.3.1

Outside Tap - WATER TEST



Provided by	Inspector
Captured (via App):	27/08/2024 10:31 AM
Added	27/08/2024
Reference	14.4.1

Charging Point



Provided by	Inspector
Captured (via App):	27/08/2024 10:33 AM
Added	27/08/2024
Reference	14.5.1

15 Car Parking Space

Item	Description	Condition	Cleanliness	Photos
15.1 Overview (Parking Space)	Block paved area. No markings. Free of oil/paint stains	● Good	● Good	📷 1 photo

📷 Car Parking Space Photos

Overview (Parking Space)



Provided by	Inspector
Captured (via App):	27/08/2024 10:34 AM
Added	27/08/2024
Reference	15.1.1




Declaration

Was the tenant present during the inspection

NO

Inspector Signature



Name:

John Treby

Date:

27/08/2024 at 1:44pm

Disclaimer

The term 'Inspector' is used hereafter to define the Inventory Hive software user that is responsible for completing this property report. It is the duty and ultimate responsibility of the Inspector and Tenant to agree upon the accuracy of this report.

This report has been prepared by an inspector who is not an expert in buildings, furnishings, decorations, woods, antiques or a qualified surveyor.

This report relates only to the furniture and all the landlord's equipment and contents in the property. It is no guarantee, or report on, the adequacy of, or safety of, any such equipment or contents, merely a record that such items exist in the property at the date of preparing the report and the superficial condition of same.

The inspector will not take water readings unless the meter is clearly visible within the property or attached to an exterior wall at low accessible level.

Windows throughout the property have not been tested for function or operation. Descriptions are purely based on the superficial appearance of windows, frames and locks. The inspector can accept no liability arising from any failure of the windows or parts thereof to function properly at all.

Inspectors do not check gas or electrical appliances and give no guarantee with regard to the safety or reliability of such items. It should be noted that inspectors are not required to inspect smoke or carbon monoxide alarms, testing such alarm 'test functions' may occur. However, this is no guarantee, or report on, the adequacy of these alarms. It is merely a record that batteries were present (if tested) upon completion of this report.

The inspector cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. Inspectors reserve the right not to handle or move items deemed to be fragile or valuable. In addition, the inspectors reserve the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

Furniture and furnishings (Fire) Safety Regulations 1988 – (1993)

The fire and safety regulation regarding furnishings, gas, electrical and similar services are ultimately the responsibility of the instructing principle. Where the report notes "Fire Label Present", this should not be interpreted to mean the item complies with the "furniture and furnishings (fire) (safety) (amendments) 1993". It is a record that the item had a label as described or similar to that detailed in the "guide" published by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

Safety Certificate and Legislation Compliance

The safety certificate and legislation compliance checklists 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 Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Health & Safety / Insurance Risk-Avoidance Steps

The safety certificate and legislation compliance checklists 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 Inventory Hive software to highlight issues that may exist at the property at the date of preparing this report. Inventory Hive accepts no responsibility for the contents of these steps. It is the responsibility of the Inspector and Tenant to agree upon the accuracy of these steps.

Guidance Notes to Tenants

What should I know about the check-out process?

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 made via the electronic process 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. Details of any alterations to the property after the report has been agreed upon will be recorded by an inspector (Inventory Hive user).

A 'Check-Out' report will be conducted to determine any changes to the report. The tenant should gain permission from the managing agent/landlord if they wish to remove or store any items during the tenancy and this should be confirmed in writing by the managing agent/landlord.

The inspector cannot undertake to move heavy items of furniture or to make searches in inaccessible locations such as loft spaces, cellars, locked rooms and high level cupboards, or to unpack items. Inspectors reserve the right not to handle or move items deemed to be fragile or valuable. In addition, the inspector reserves the right not to handle items that may be of a health hazard and to generalise/summarise on such items deemed to be unsuitable for further inspection.

What should I know before the check-out report is created?

All items should be returned to their original position (as detailed on the report); this includes stored or boxed items not used during the tenancy. Any items listed as 'Item Missing' can often result in a replacement cost or a charge being made. Managing agents/landlords may also charge for the removal of unapproved items left by a tenant at the end of the tenancy that were not included in the original report.

At the time of the property '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' inspection has commenced. Tenants should be advised of the date and time of the 'Check-Out' and provide access, or let the appointed inspector know the details of their departure of the property. Additional costs are sometimes charged by managing agents/landlords if the inspector is not able to complete the 'Check-Out' inspection due to the tenant not being ready to vacate or if they are delayed.

The 'Check-Out' report is advisory and is based on information available to the inspector at the time of the 'Check-Out'. It must not be treated as a final statement of tenant responsibility. It remains the responsibility of the agent/landlord and tenant to fully agree any issues and/or deductions (if any) from the deposit.

Issues to look out for during the tenancy...

Cleaning

Soiling 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.

Soft Furnishings

Excessive discolouring which cannot be attributed to sun bleaching and/or the passage of time, soiling or damage may result in repair or cleaning costs being charged to tenants. Discolouration due to smoke, staining, burns or tears to curtains may also incur costs.

Flooring

Hard floors require sweeping and mopping where necessary (in accordance with any specialist cleaning materials/advice provided by the managing agent/landlord). Tenants are often charged by the managing agent/landlord for repairs or replacement costs due to soiling, staining or damage such as cigarette or iron burns.

Decoration

As specified in the majority of tenancy agreements, tenants should gain signed, written permission (keep a copy) from the managing agent/landlord prior to putting nails, pins and other fixtures into walls and ceilings and should avoid the use of tac or tape. Additional marks/fittings are often noted at the 'Check-Out' and any damage or repair work required is often charged to tenants by managing agents/landlords.

Beds & Linen

Mattresses, divan bases, pillows, and duvets are often inspected for soiling where practically possible. Costs may be incurred by tenants for clearing, compensation or a percentage of the replacement charge by the managing agent/landlord in the event that any such items are soiled beyond that noted to the report. Beds should not be made up at the time of the 'Check-Out' inspection and any linen should be left clean, pressed and folded.

Kitchen Surfaces and Sinks

Kitchen surfaces and sinks are often inspected for knife cuts, cup marks, scorch and burn damage. Using appropriate items such as chopping boards and heat pads will help prevent damage.

Crockery, Chinaware, Kitchen Utensils

These items are often checked for soiling, chips and damage. If damage has occurred that is not considered as consistent with 'fair wear and tear', compensation or replacement costs may be incurred by the tenant.

Keys

All keys listed in the report should be kept safe and handed back at the 'Check-Out'. When keys get lost or are not returned to the managing agent, landlord or inspector, tenants are often charged for replacement keys or possibly for the changing of locks. Any additional keys cut during the tenancy should also be returned to the agent.

Gardens & Exterior Areas

Most tenancy agreements state that the tenant is responsible for the maintenance of gardens and exterior areas such as driveways unless agreed in writing otherwise. This includes the cutting of lawns, weeding and maintaining the garden, paths, driveways, flowerbeds etc according to the season. If the standard is found to be below the condition as detailed to the report, (with consideration given for a change in season) tenants are often charged for necessary work to bring the affected area back the required level.