

Inventory Report



3 Windsor Road, [REDACTED],
[REDACTED], England, [REDACTED]

TENANT NAME

TENANCY TYPE

Single

REPORT CONFIRMED BY
George Bale

PROPERTY VISIT DATE
10/10/2021

PREPARED ON BEHALF OF

[REDACTED]

Telephone: [REDACTED]

 [View Photo Gallery](#)

This report contains



Inventory details: Record of appliance manuals (if any present); Record of key handover; Record of meter readings (where accessible).



Detailed descriptions and schedule of condition and cleanliness for all fixtures and fittings.



Disclaimer and check-out guidance details.

Property Information

This is a recently redecorated semi detached 4 bedroom house with front and rear gardens. The property is presented in good condition and is cleaned to a good domestic standard.

Report Information

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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



Schedule of Cleanliness and Condition

General Overview

Room/Space	Description	Condition	Cleanliness	Photos
Entrance/Hallway	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 10 photos
Toilet	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 6 photos
Kitchen	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Conservatory	Immaculate. Neutral smell (no smoking or pet odours).	● Good	● Excellent	📷 8 photos
Living Room/Lounge	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Stairway/Landing	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 9 photos
Bedroom	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Bedroom	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Bathroom	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Bedroom	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Bedroom	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Loft	Clean & Tidy	● Good	● Good	📷 8 photos
Front Garden	Weed free. Pruned & trimmed plants. Pruned & trimmed shrubs. Gravel area. Paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos
Back Garden	Weed free. Pruned & trimmed plants. Gravel area. Paved area. Slabs intact Good seasonal order. Fencing appears secure. No rubbish present. Numerous flower beds and shrubs. No Tenant access to garage.	● Good	● Good	📷 8 photos
Detached Garage	Not for tenant use.	● Good	● Good	📷 N/A
Driveway	Tarmacked area Free of oil/paint stains.	● Good	● Good	📷 2 photos



Utility Details

Electricity - Single Rate Meter

Supplier

Serial Number (MSN)

Location

18L2029406

Exterior/cabinet (front)

Serial
Photo

Location
Photo



Provided by

Inspector

Captured (via App):

10/10/2021 11:17 AM

Added

10/10/2021



Provided by

Inspector

Captured (Certified by inspector)

10/10/2021

Added

10/10/2021

Access Details

Date	Notes	Reading
10/10/2021		06979



Provided by

Inspector

Captured (via App):

10/10/2021 11:18 AM

Added

10/10/2021

Gas - Standard Meter

Supplier

Serial Number (MSN)

Location

E6S14277131861

Exterior/cabinet (front)

Serial

Location

Photo

Photo



Provided by

Inspector

Captured (via App):

10/10/2021 11:16 AM

Added

10/10/2021



Provided by

Inspector

Captured (via App):

10/10/2021 11:16 AM

Added

10/10/2021

Access Details

Date	Notes	Reading
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Provided by

Inspector

Captured (via App):

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Added

10/10/2021

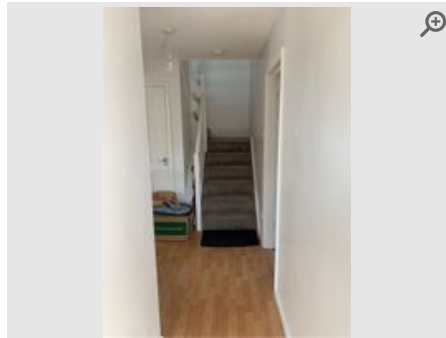


Room Details

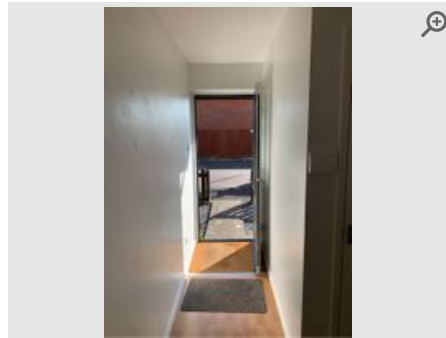
The small thumbnail images in this section can be used as a reference point. **Larger copies** of these images can be found in the **'Room Image Library'** section towards the end of this report.

1 Entrance/Hallway				
Item	Description	Condition	Cleanliness	Photos
General Overview 1.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 10 photos
Front Door 1.2	Composite double glazed. Clear glass. Obscured glass. Lever handle. Brushed chrome handle. Spyhole. Integrated privacy lock. Doorbell (wireless). Chrome Letterbox. Free of marks and scratches Free of marks and scratches to front side and reverse. Glazing in a good clean condition.	● Good	● Good	📷 5 photos
Door Frame & Skirting 1.3	UPVC (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 1.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 1.5	Ceiling. Pendant fixing. Light shade fitted. Fabric. Plastic No cobwebs present to light fittings. All bulbs in working order.	● New Item	● Excellent	📷 1 photo
Smoke Alarm 1.6	Battery powered. Purchased in last month. Ei Electronics Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● New Item	● Excellent	📷 1 photo
Walls 1.7	Plastered & painted white Free of marks stains and scuffs. No picture hooks or raw plugs present. Small number of filled holes on right wall and above radiator.	● Good	● Excellent	📷 2 photos
Radiator 1.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 1.9	All sockets/switches plastic All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 1.10	Laminate wood effect. Door mat present. Metal threshold strip Free of stains, marks and scratches. 2 doormats. Built in doormat shows slight signs of wear.	● Good	● Excellent	📷 6 photos
Storage Cupboard 1.11	Wood panelled; brushed chrome handle. White. Natural wood. Lever handle. Shelving present. Miscellaneous items. Walls free of marks/stains. Floor free of marks/stains. Shelving intact. Coat hook intact Under stairs cupboard. Plastered and painted walls. Coathook on left wall. Light above door. 4 shelves on rear wall.	● Good	● Excellent	📷 7 photos
Alarm Keypad 1.12	Plastic Casing. Flip fascia. Buttons Intact. Free of marks DECOMMISSIONED	● Good	● Excellent	📷 N/A

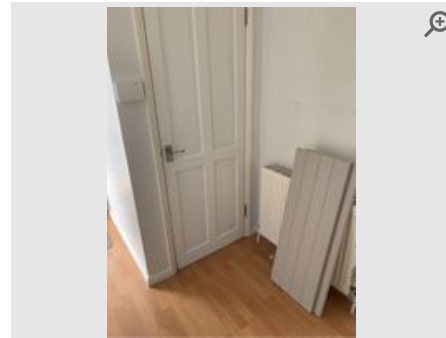
General Overview



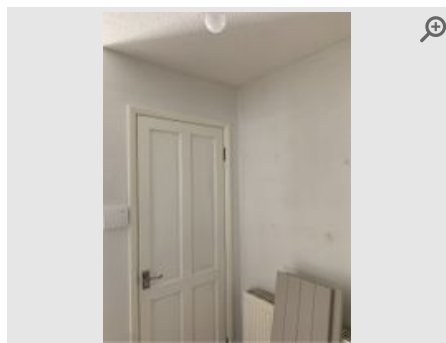
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Added	10/10/2021
Reference	1.1.1



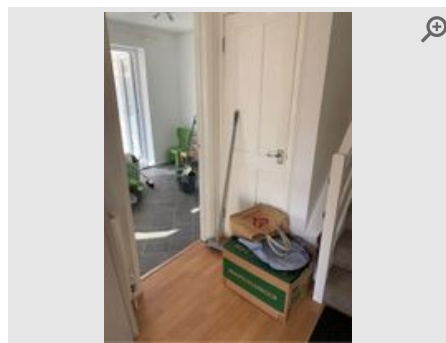
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Added	10/10/2021
Reference	1.1.2



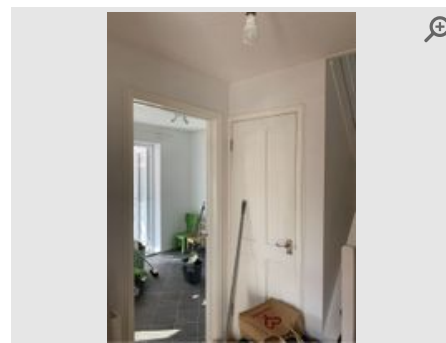
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Reference	1.1.3



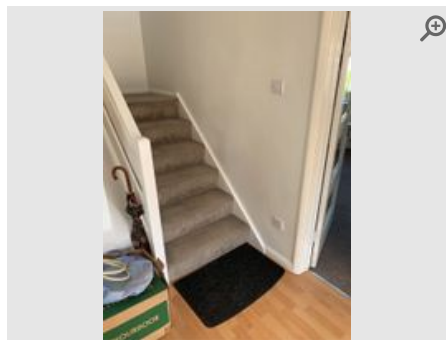
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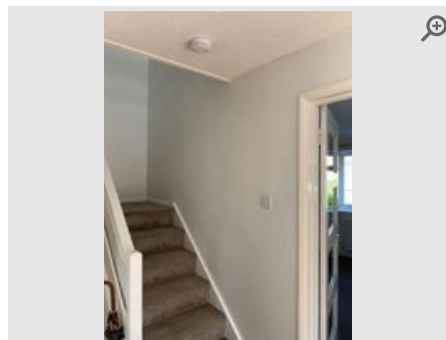
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Added	10/10/2021
Reference	1.1.5



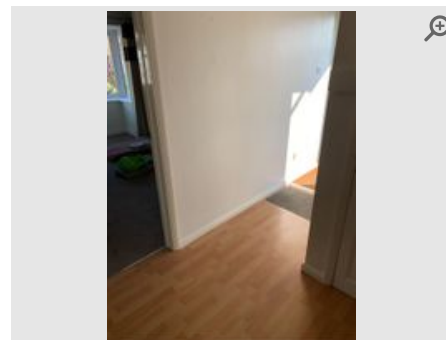
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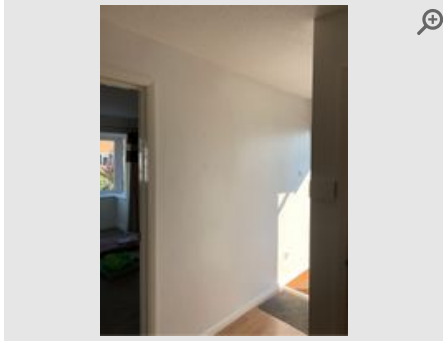
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Added	10/10/2021
Reference	1.1.7



Provided by	Inspector
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Added	10/10/2021
Reference	1.1.8



Provided by	Inspector
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Added	10/10/2021
Reference	1.1.9

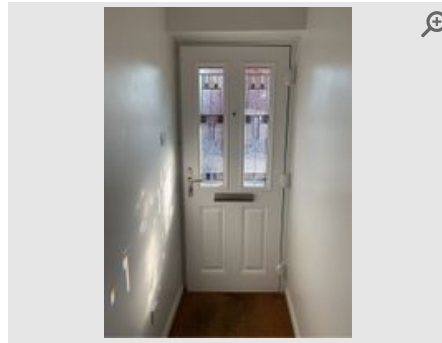


Provided by	Inspector
Captured (via App):	10/10/2021 11:24 AM
Added	10/10/2021
Reference	1.1.10

Front Door



Provided by	Inspector
Captured (via App):	10/10/2021 11:26 AM
Added	10/10/2021
Reference	1.2.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:26 AM
Added	10/10/2021
Reference	1.2.2



Provided by	Inspector
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Added	10/10/2021
Reference	1.2.3

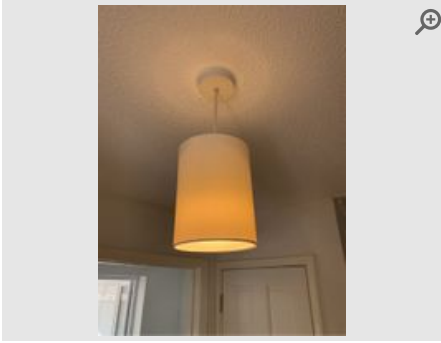


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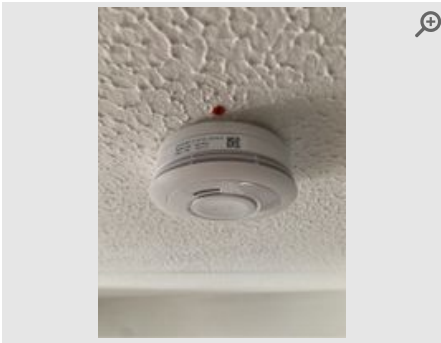
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Added	10/10/2021
Reference	1.2.5

Light Fittings



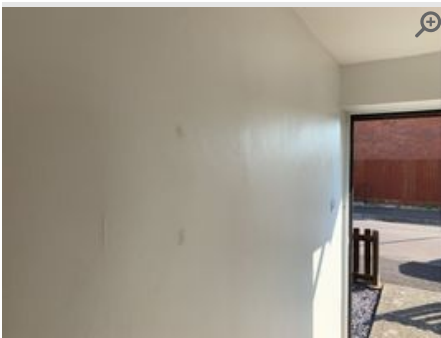
Provided by	Inspector
Captured (via App):	10/10/2021 11:35 AM
Added	10/10/2021
Reference	1.5.1

Smoke Alarm



Provided by	Inspector
Captured (via App):	10/10/2021 11:28 AM
Added	10/10/2021
Reference	1.6.1

Walls



Provided by	Inspector
Captured (via App):	10/10/2021 11:29 AM
Added	10/10/2021
Reference	1.7.1



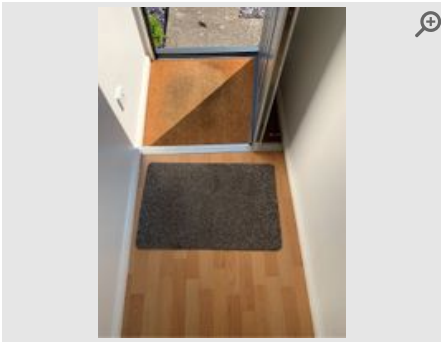
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Reference	1.7.2

Radiator

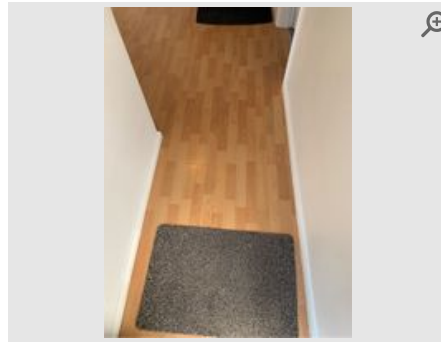


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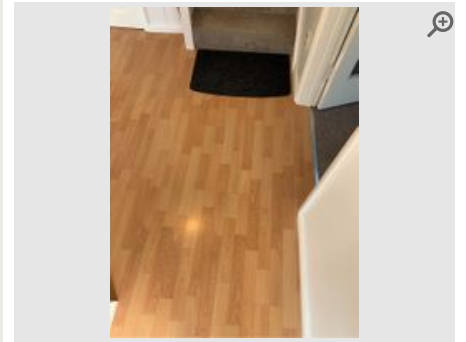
Floor



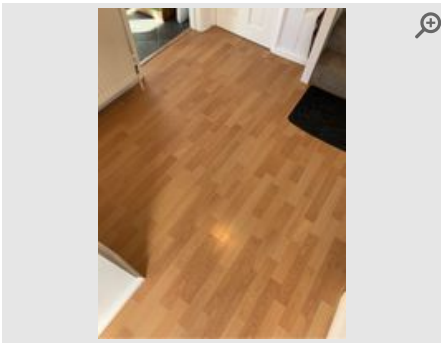
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Reference	1.10.1



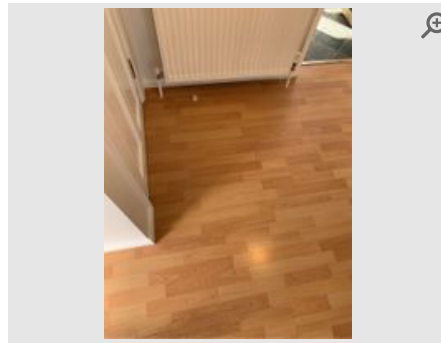
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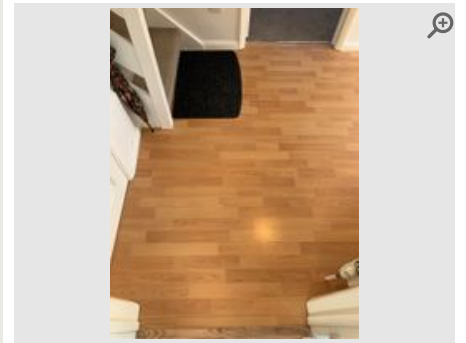
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Added	10/10/2021
Reference	1.10.3



Provided by	Inspector
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Reference	1.10.4

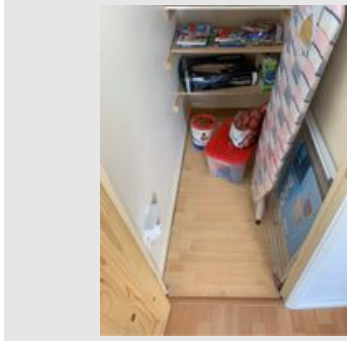


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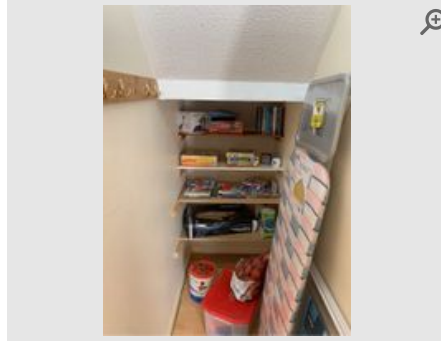


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Reference	1.10.6

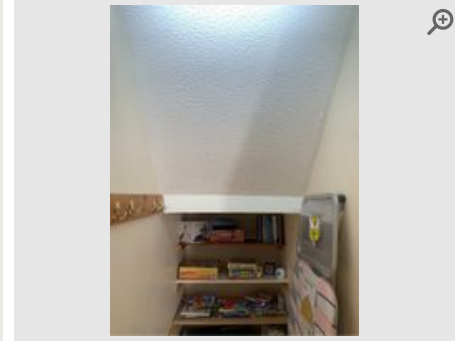
Storage Cupboard



Provided by	Inspector
Captured (via App):	10/10/2021 11:39 AM
Added	10/10/2021
Reference	1.11.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:39 AM
Added	10/10/2021
Reference	1.11.2



Provided by	Inspector
Captured (via App):	10/10/2021 11:39 AM
Added	10/10/2021
Reference	1.11.3



Provided by	Inspector
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Added	10/10/2021
Reference	1.11.4



Provided by	Inspector
Captured (via App):	10/10/2021 11:39 AM
Added	10/10/2021
Reference	1.11.5



Provided by	Inspector
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Reference	1.11.6

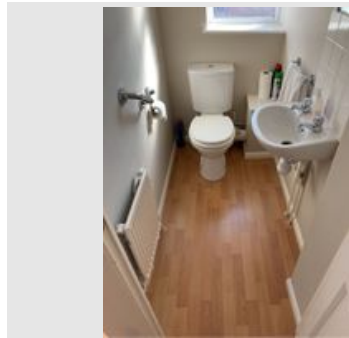


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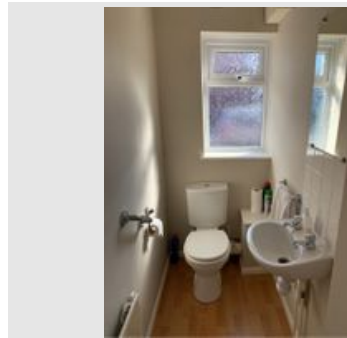
2 Toilet

Item	Description	Condition	Cleanliness	Photos
General Overview 2.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 6 photos
Door (Internal) 2.2	Wood panelled. White (gloss). Lever handle. Brushed chrome handle. Coat hook (reverse side). Integrated privacy lock Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 2 photos
Door Frame & Skirting 2.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 2.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 2.5	Ceiling. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 1 photo
Switches/Cord 2.6	Switch/cord present and intact. Owl weight on pull cord. Cord routed through hook.	● Good	● Good	📷 2 photos
Walls 2.7	Wallpapered & painted. Tiled (around wet areas) Free of major marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 2.8	Standard window. 1 in total. UPVC double glazed. Obscured glass. Wooden sills Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 1 photo
Radiator 2.9	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Floor 2.10	Laminate wood effect. Laminate threshold strip Free of stains, marks and scratches.	● Good	● Excellent	📷 1 photo
Sink/Basin 2.11	Wall-mounted porcelain. Separate taps. Chrome taps. Plug & chain Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps. Plug hole tarnished.	● Fair	● Excellent	📷 2 photos
Toilet 2.12	Porcelain. Coated wooden seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Excellent	📷 3 photos
Toilet Fixings 2.13	Toilet roll holder. Towel holder. Chrome. Toilet brush (plastic). Free of marks and scratches. Securely fitted Securely fixed. Chrome handle.	● Good	● Excellent	📷 3 photos
Fuse Board 2.14	Fuseboard unit. Plastic casing. Flip cover. Free of marks and scratches. Free of dirt/dust	● Good	● Excellent	📷 1 photo
Coat Hook 2.15	Wall mounted. Chrome. Wooden base. Appears securely fixed. Free of marks and scratches	● Good	● Excellent	📷 1 photo
Alarm panel. 2.16	DECOMMISSIONED	● Good	● Excellent	📷 1 photo
Wall Mirror 2.17	Wall-mounted rectangular. Free of marks. No cracks/chips. Free of dirt/dust	● Good	● Excellent	📷 1 photo

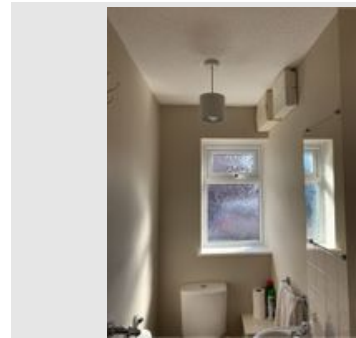
General Overview



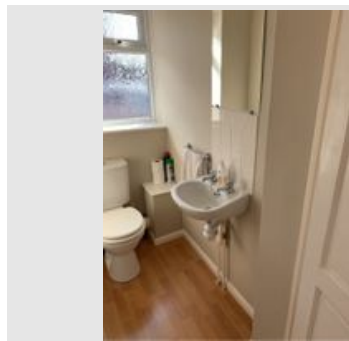
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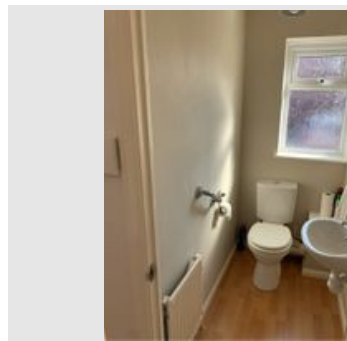
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Reference	2.1.2



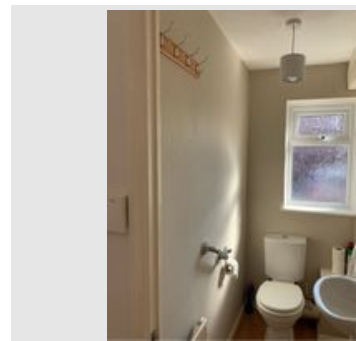
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Reference	2.1.3



Provided by	Inspector
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Added	10/10/2021
Reference	2.1.4



Provided by	Inspector
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Added	10/10/2021
Reference	2.1.5

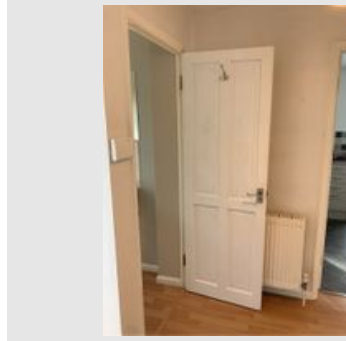


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Reference	2.1.6

Door (Internal)

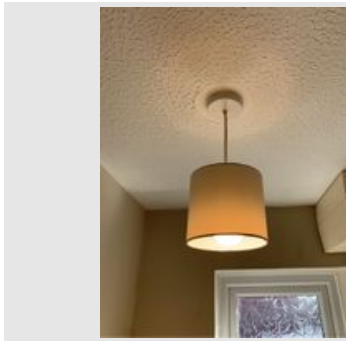


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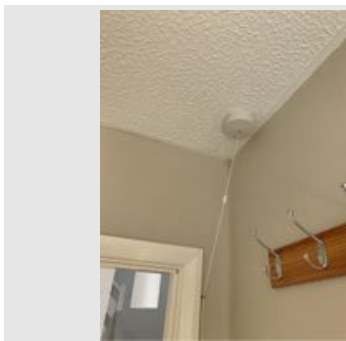
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Added	10/10/2021
Reference	2.2.2

Light Fittings

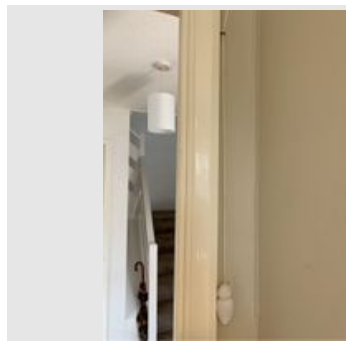


Provided by	Inspector
Captured (via App):	10/10/2021 11:49 AM
Added	10/10/2021
Reference	2.5.1

Switches/Cord

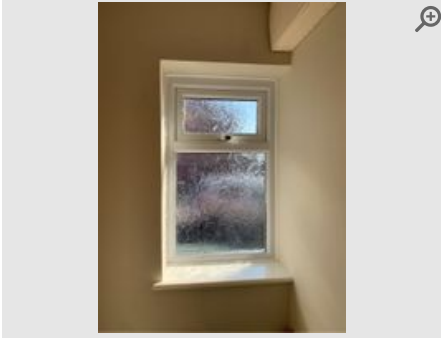


Provided by	Inspector
Captured (via App):	10/10/2021 11:49 AM
Added	10/10/2021
Reference	2.6.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:49 AM
Added	10/10/2021
Reference	2.6.2

Windows and Sills



Provided by	Inspector
Captured (via App):	10/10/2021 11:50 AM
Added	10/10/2021
Reference	2.8.1

Radiator



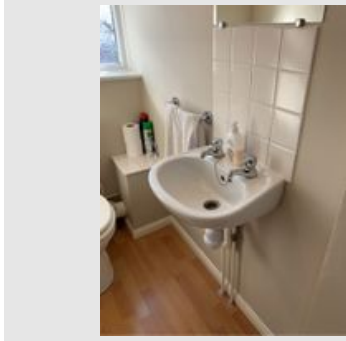
Provided by	Inspector
Captured (via App):	10/10/2021 11:50 AM
Added	10/10/2021
Reference	2.9.1

Floor



Provided by	Inspector
Captured (via App):	10/10/2021 11:51 AM
Added	10/10/2021
Reference	2.10.1

Sink/Basin



Provided by	Inspector
Captured (via App):	10/10/2021 11:51 AM
Added	10/10/2021
Reference	2.11.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:51 AM
Added	10/10/2021
Reference	2.11.2

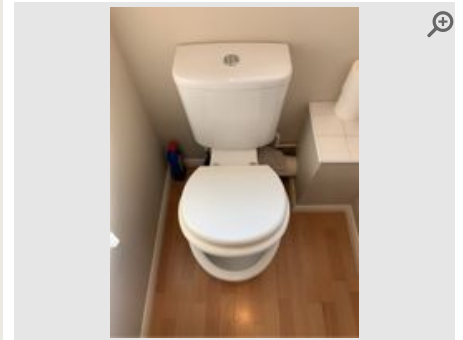
Toilet



Provided by	Inspector
Captured (via App):	10/10/2021 11:52 AM
Added	10/10/2021
Reference	2.12.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:52 AM
Added	10/10/2021
Reference	2.12.2

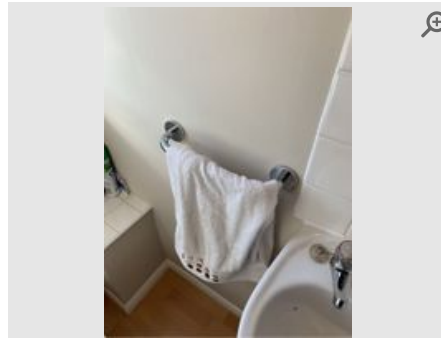


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Added	10/10/2021
Reference	2.12.3

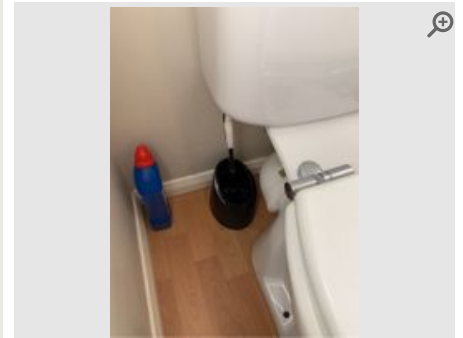
Toilet Fixings



Provided by	Inspector
Captured (via App):	10/10/2021 11:53 AM
Added	10/10/2021
Reference	2.13.1



Provided by	Inspector
Captured (via App):	10/10/2021 11:53 AM
Added	10/10/2021
Reference	2.13.2



Provided by	Inspector
Captured (via App):	10/10/2021 11:53 AM
Added	10/10/2021
Reference	2.13.3

Fuse Board



Provided by	Inspector
Captured (via App):	10/10/2021 11:46 AM
Added	10/10/2021
Reference	2.14.1

Coat Hook



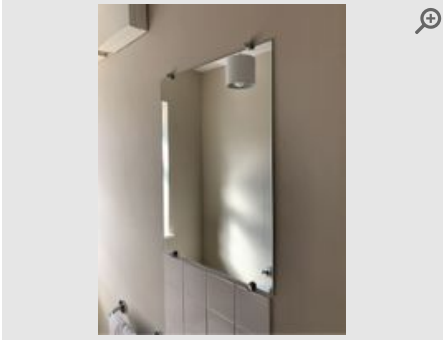
Provided by	Inspector
Captured (via App):	10/10/2021 11:54 AM
Added	10/10/2021
Reference	2.15.1

Alarm panel.



Provided by	Inspector
Captured (via App):	10/10/2021 11:54 AM
Added	10/10/2021
Reference	2.16.1

Wall Mirror



Provided by	Inspector
Captured (via App):	10/10/2021 11:54 AM
Added	10/10/2021
Reference	2.17.1

3 Kitchen

Item	Description	Condition	Cleanliness	Photos
General Overview 3.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 3.2	Wood/glazed. White (gloss). Lever handle. Brushed chrome handle. Clear glass Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 1 photo
Door Frame & Skirting 3.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 3.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 3.5	Ceiling. Spotlight(s). Bar fixing. Trio fixing. Under-cupboard fixing No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 5 photos
Walls 3.6	Plastered & painted white. Tiled (around worktops). Free of marks. Walls painted 0-1 months ago Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 3.7	Standard window. UPVC double glazed. Clear glass. Tiled sills. Roller blind. Fabric blind. Sills free of marks. Frames free of marks. Grey blinds Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 2 photos
Radiator 3.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 3.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 3.10	Vinyl. Laminate threshold strip Free of stains, marks and scratches.	● Good	● Excellent	📷 6 photos
Kitchen Cupboards/Units 3.11	Wall units present. Base units present. 15 hinged doors. Laminated. Fixed handles. Laminated shelving. All shelving is intact. Handles/hinges intact. Doors free of marks. Shelves free of marks. Free of grease/food residue All handles and hinges intact. Free of landlord items inside, any items present are tenants. Free of stains underneath sink. Free of grease and food residue inside.	● Good	● Excellent	📷 6 photos
Kitchen Drawers 3.12	7 drawers. Laminated. Fixed handles. Free of marks and stains. Handles/runners intact. Free of grease/food residue All handles and runners intact. Free of items inside. Free of grease and food residue inside.	● Good	● Excellent	📷 8 photos
Kitchen Worksurfaces 3.13	Laminate granite effect worksurface. Free of marks/scratches Free of marks and scratches. Free of grease and food residue. Free of dust.	● Good	● Excellent	📷 6 photos
Kitchen Sink 3.14	Double bowl. Draining board. Stainless steel. Mixer tap. Chrome taps Free of scratches and cracks. No food residue or grease present. Plug present.	● Good	● Excellent	📷 2 photos
Hob 3.15	Gas hob. 4 rings. Rings intact. Dials/Knobs intact. Free of grease. Free of dried food. Free of dust Free of grease and food residue. Free of dust. Dials/knobs intact.	● Good	● Excellent	📷 1 photo
Oven 3.16	Double oven. Gas cooker. Chrome rack x 3. Grill tray & rack. Dials/Knobs intact. Cleaned within last month. Hotpoint Free of grease and food residue inside. Seal intact and door hinge functioning smoothly.	● Good	● Excellent	📷 3 photos
Extractor Cooker Hood 3.17	Chimney hood. Hood filter clean. All bulbs/spots working. Fan switch responsive Hood filter free of grease and food residue. All bulbs/spots in working order. Fan switches are responsive. Glazed.	● Good	● Excellent	📷 2 photos

Item	Description	Condition	Cleanliness	Photos
Patio Doors 3.18	UPVC double glazed french doors. Clear glass. Keys present. Curtain pole; wooden Exterior showing small signs of wear. Newly painted threshold panel.	● Good	● Excellent	📷 6 photos
Carbon Monoxide Alarm 3.19	Not fixed to wall/ceiling. Test button/function working. Battery powered. Fire Angel. Tenant note: Test periodically 2 total	● Good	● Excellent	📷 2 photos
Boiler 3.20	Wall-mounted. Combination. Glow-worm. Free of marks and scratches. Buttons & dials intact. Free of dirt/dust	● Good	● Excellent	📷 2 photos

General Overview



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.5



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.6



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.7



Provided by	Inspector
Captured (via App):	10/10/2021 12:32 PM
Added	10/10/2021
Reference	3.1.8

Door (Internal)



Provided by	Inspector
Captured (via App):	10/10/2021 12:33 PM
Added	10/10/2021
Reference	3.2.1

Light Fittings



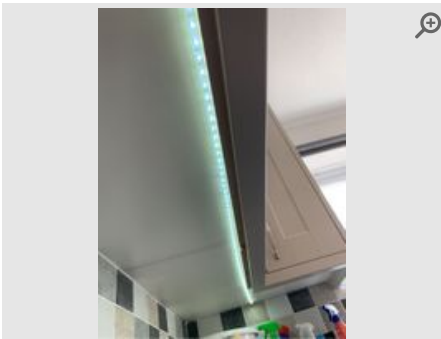
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Added	10/10/2021
Reference	3.5.1



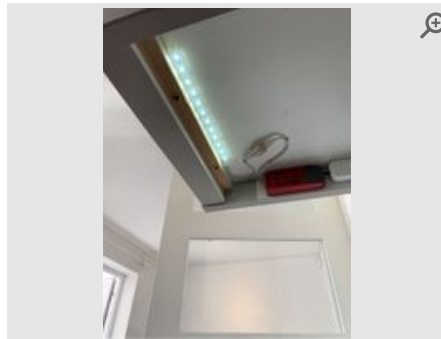
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Added	10/10/2021
Reference	3.5.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:34 PM
Added	10/10/2021
Reference	3.5.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:34 PM
Added	10/10/2021
Reference	3.5.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:34 PM
Added	10/10/2021
Reference	3.5.5

Windows and Sills



Provided by	Inspector
Captured (via App):	10/10/2021 12:35 PM
Added	10/10/2021
Reference	3.7.1



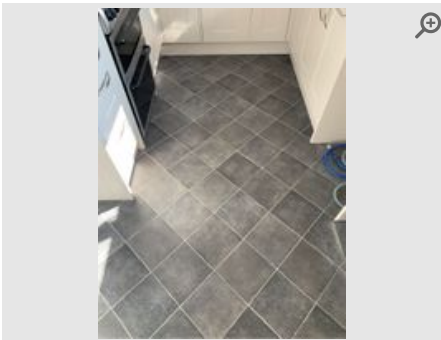
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Added	10/10/2021
Reference	3.7.2

Radiator

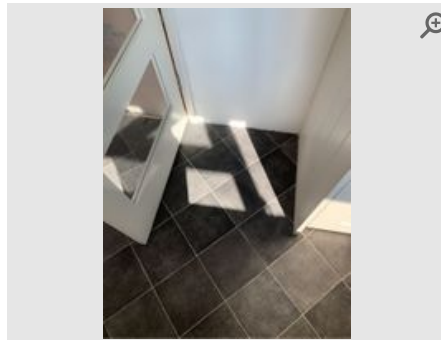


Provided by	Inspector
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Added	10/10/2021
Reference	3.8.1

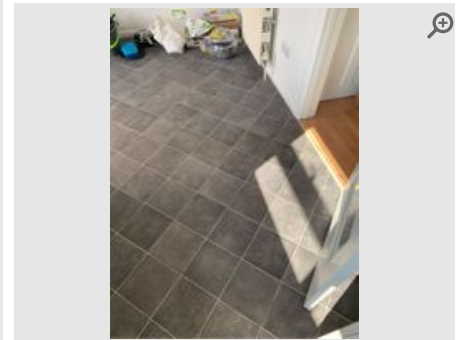
Floor



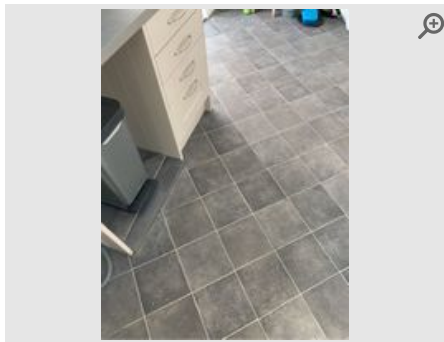
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Added	10/10/2021
Reference	3.10.1



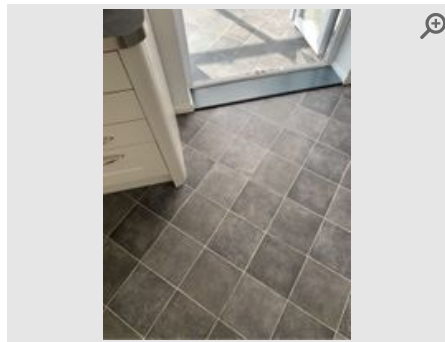
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Added	10/10/2021
Reference	3.10.2



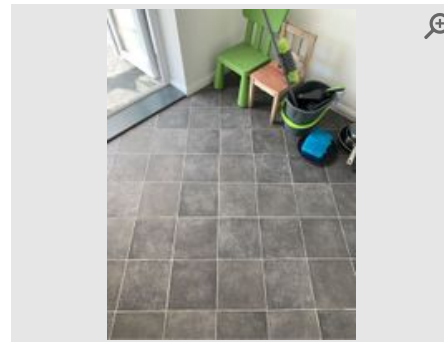
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Captured (via App):	10/10/2021 12:36 PM
Added	10/10/2021
Reference	3.10.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:36 PM
Added	10/10/2021
Reference	3.10.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:36 PM
Added	10/10/2021
Reference	3.10.5

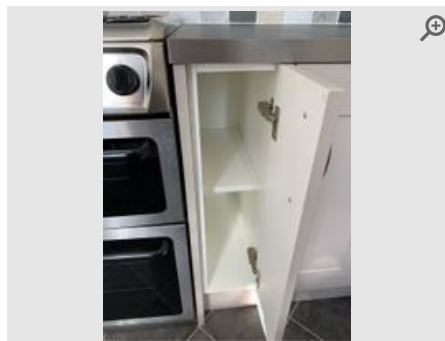


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Added	10/10/2021
Reference	3.10.6

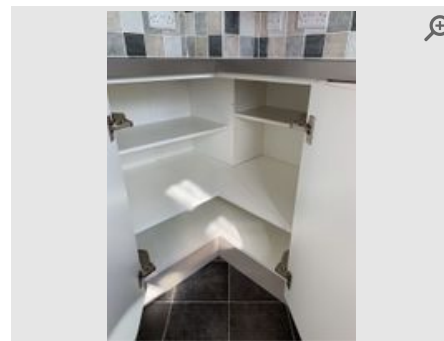
Kitchen Cupboards/Units



Provided by	Inspector
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Added	10/10/2021
Reference	3.11.1



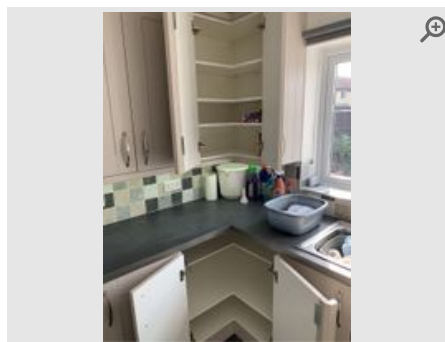
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Added	10/10/2021
Reference	3.11.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:39 PM
Added	10/10/2021
Reference	3.11.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:39 PM
Added	10/10/2021
Reference	3.11.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:39 PM
Added	10/10/2021
Reference	3.11.5



Provided by	Inspector
Captured (via App):	10/10/2021 12:39 PM
Added	10/10/2021
Reference	3.11.6

Kitchen Drawers



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.5



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.6



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.7



Provided by	Inspector
Captured (via App):	10/10/2021 12:42 PM
Added	10/10/2021
Reference	3.12.8

Kitchen Worksurfaces



Provided by	Inspector
Captured (via App):	10/10/2021 12:43 PM
Added	10/10/2021
Reference	3.13.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:43 PM
Added	10/10/2021
Reference	3.13.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:43 PM
Added	10/10/2021
Reference	3.13.3



Provided by	Inspector
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Added	10/10/2021
Reference	3.13.4



Provided by	Inspector
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Added	10/10/2021
Reference	3.13.5

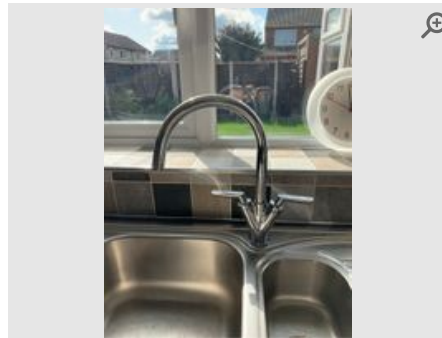


Provided by	Inspector
Captured (via App):	10/10/2021 12:43 PM
Added	10/10/2021
Reference	3.13.6

Kitchen Sink



Provided by	Inspector
Captured (via App):	10/10/2021 12:44 PM
Added	10/10/2021
Reference	3.14.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:44 PM
Added	10/10/2021
Reference	3.14.2

Hob



Provided by	Inspector
Captured (via App):	10/10/2021 12:44 PM
Added	10/10/2021
Reference	3.15.1

Oven



Provided by	Inspector
Captured (via App):	10/10/2021 12:46 PM
Added	10/10/2021
Reference	3.16.1

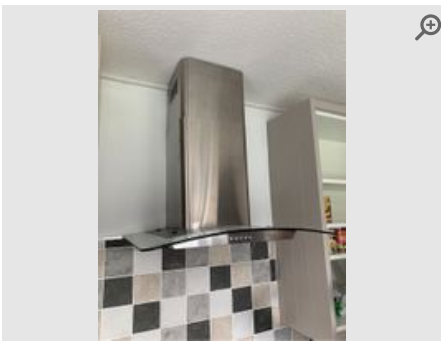


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Added	10/10/2021
Reference	3.16.2

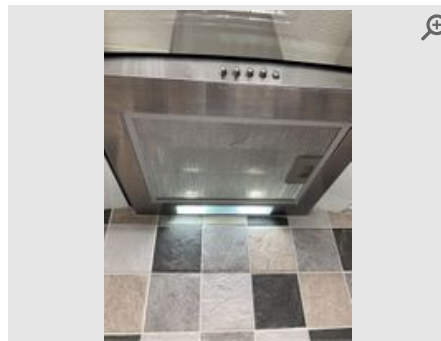


Provided by	Inspector
Captured (via App):	10/10/2021 12:46 PM
Added	10/10/2021
Reference	3.16.3

Extractor Cooker Hood



Provided by	Inspector
Captured (via App):	10/10/2021 12:48 PM
Added	10/10/2021
Reference	3.17.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:48 PM
Added	10/10/2021
Reference	3.17.2

Patio Doors



Provided by	Inspector
Captured (via App):	10/10/2021 12:28 PM
Added	10/10/2021
Reference	3.18.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:28 PM
Added	10/10/2021
Reference	3.18.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:28 PM
Added	10/10/2021
Reference	3.18.3



Provided by	Inspector
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Added	10/10/2021
Reference	3.18.4

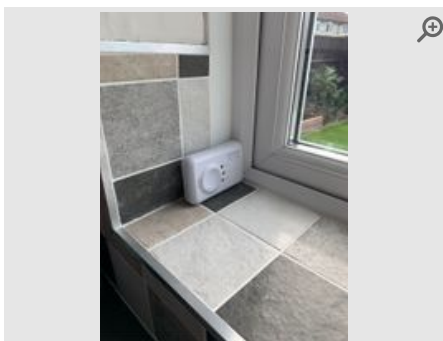


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Added	10/10/2021
Reference	3.18.5

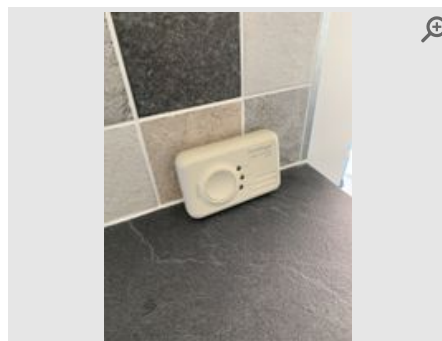


Provided by	Inspector
Captured (via App):	10/10/2021 12:29 PM
Added	10/10/2021
Reference	3.18.6

Carbon Monoxide Alarm



Provided by	Inspector
Captured (via App):	10/10/2021 12:49 PM
Added	10/10/2021
Reference	3.19.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:49 PM
Added	10/10/2021
Reference	3.19.2

Boiler



Provided by	Inspector
Captured (via App):	10/10/2021 1:46 PM
Added	10/10/2021
Reference	3.20.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:46 PM
Added	10/10/2021
Reference	3.20.2

4 Conservatory

Item	Description	Condition	Cleanliness	Photos
General Overview 4.1	Immaculate. Neutral smell (no smoking or pet odours).	● Good	● Excellent	📷 8 photos
Ceiling (conservatory) 4.2	Plastic opaque panels. Free of marks and stains. Free of dirt/dust Free of marks, mould and cobwebs. Glazing/panels intact.	● Good	● Excellent	📷 2 photos
Light Fittings 4.3	Wall. Spotlight(s) No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 1 photo
Walls 4.4	Exposed brickwork Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present. UPVC wall.	● Good	● Excellent	📷 4 photos
Windows and Sills 4.5	5 in total. UPVC double glazed. Clear glass Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 N/A
Patio Doors 4.6	UPVC double glazed. Clear glass. Keys present Windows intact and free of mould to edges. Handles intact and doors open smoothly.	● Good	● Excellent	📷 2 photos
Sockets & Switches 4.7	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 4.8	Vinyl. Door mat present. Free of stains. Free of marks/scratches Free of stains, marks and scratches.	● Good	● Excellent	📷 4 photos

General Overview



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.4



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.5



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.6



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.7



Provided by	Inspector
Captured (via App):	10/10/2021 12:20 PM
Added	10/10/2021
Reference	4.1.8

Ceiling (conservatory)



Provided by	Inspector
Captured (via App):	10/10/2021 12:21 PM
Added	10/10/2021
Reference	4.2.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:21 PM
Added	10/10/2021
Reference	4.2.2

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 12:22 PM
Added	10/10/2021
Reference	4.3.1

Walls



Provided by	Inspector
Captured (via App):	10/10/2021 12:22 PM
Added	10/10/2021
Reference	4.4.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:22 PM
Added	10/10/2021
Reference	4.4.2



Provided by	Inspector
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Added	10/10/2021
Reference	4.4.3

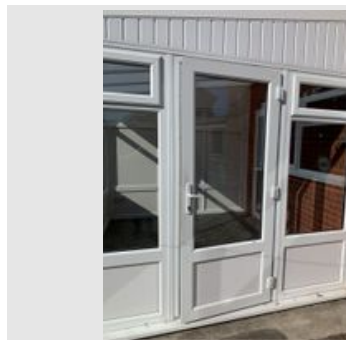


Provided by	Inspector
Captured (via App):	10/10/2021 12:22 PM
Added	10/10/2021
Reference	4.4.4

Patio Doors

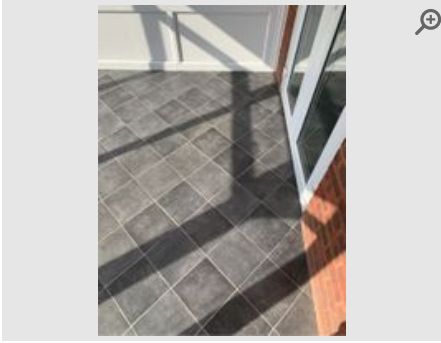


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Added	10/10/2021
Reference	4.6.1

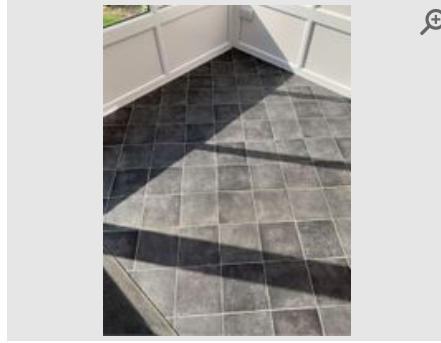


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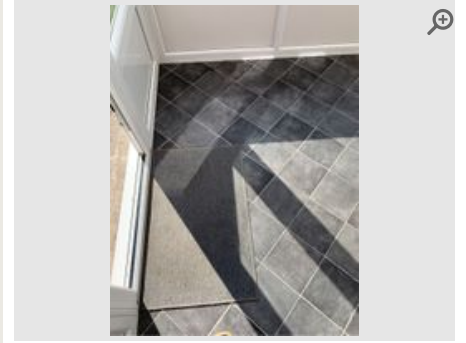
Floor



Provided by	Inspector
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Added	10/10/2021
Reference	4.8.1



Provided by	Inspector
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Reference	4.8.2



Provided by	Inspector
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Added	10/10/2021
Reference	4.8.3



Provided by	Inspector
Captured (via App):	10/10/2021 12:24 PM
Added	10/10/2021
Reference	4.8.4

5 Living Room/Lounge

Item	Description	Condition	Cleanliness	Photos
General Overview 5.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 5.2	Wood/glazed. White (gloss). Lever handle. Clear glass Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 2 photos
Door Frame & Skirting 5.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 5.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 5.5	Ceiling. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 2 photos
Walls 5.6	Plastered & painted. Plastered & painted white Free of marks stains and scuffs. No picture hooks or raw plugs present. Small number of filled holes on left wall, right of bay window, between windows and above radiator. Hairline crack above radiator.	● Good	● Excellent	📷 4 photos
Windows and Sills 5.7	Bay window. Standard window. UPVC double glazed. Clear glass. Wooden sills. Curtain pole; metal. Curtains present Sills free of marks and mould. Windows intact and free of mould to edges. Cream and brown patterned curtains.	● Good	● Excellent	📷 5 photos
Radiator 5.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 2 photos
Sockets & Switches 5.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 5.10	Carpeted. Metal threshold strip Free of stains, marks and scratches.	● Good	● Excellent	📷 6 photos

General Overview



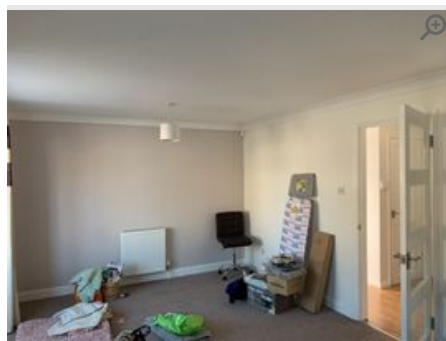
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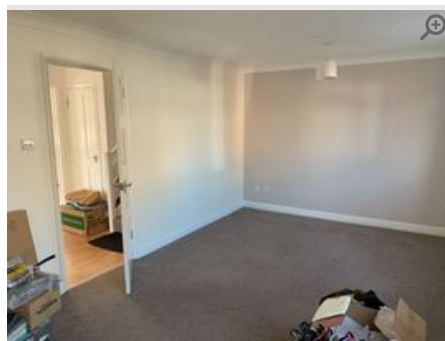
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Reference	5.1.3



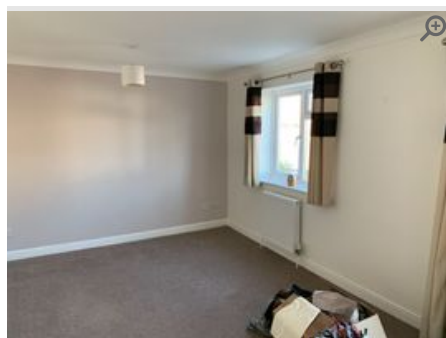
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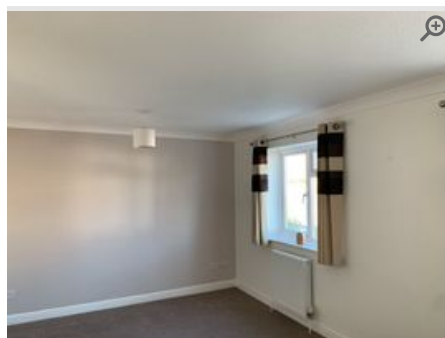
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Reference	5.1.6

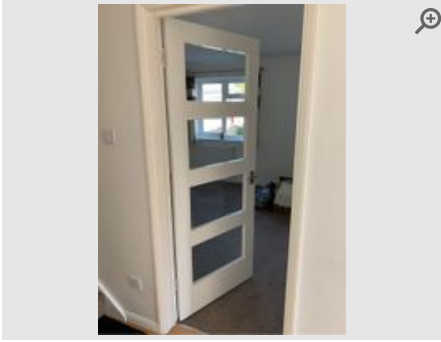


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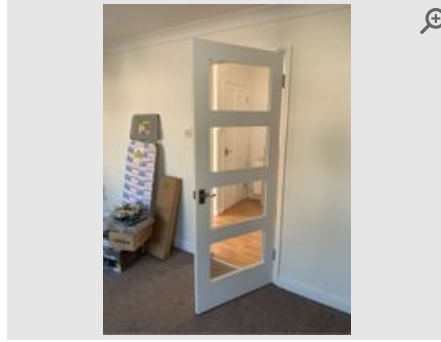


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Reference	5.1.8

Door (Internal)

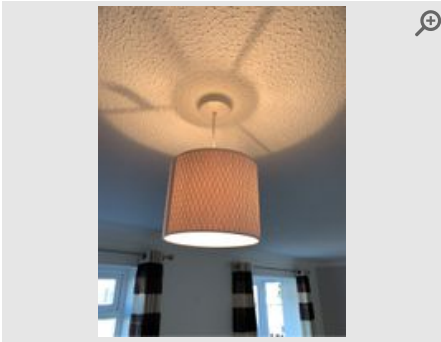


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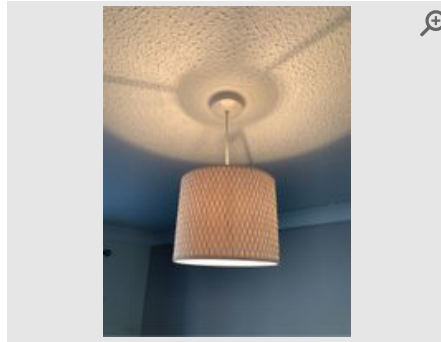


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Light Fittings

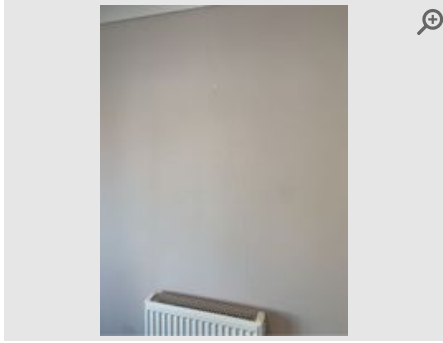


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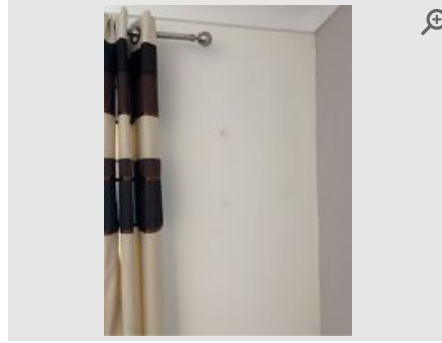


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Reference	5.5.2

Walls



Provided by	Inspector
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Added	10/10/2021
Reference	5.6.1



Provided by	Inspector
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Reference	5.6.3

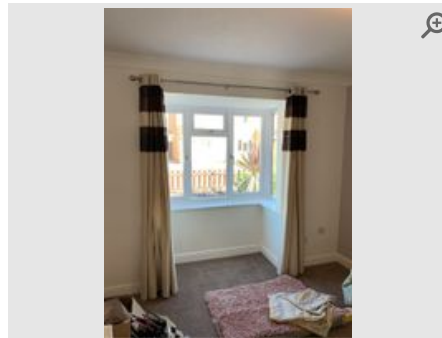


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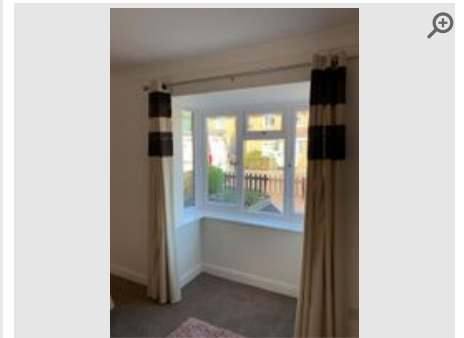
Windows and Sills



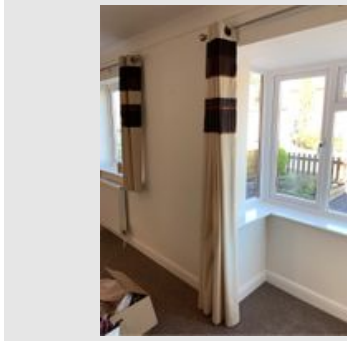
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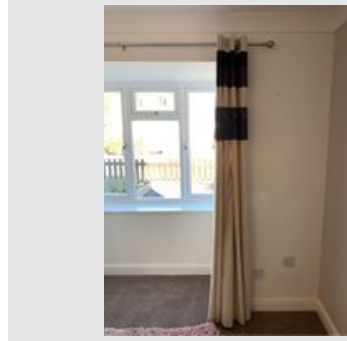
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Reference	5.7.3



Provided by	Inspector
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Added	10/10/2021
Reference	5.7.4



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Added	10/10/2021
Reference	5.7.5

Radiator

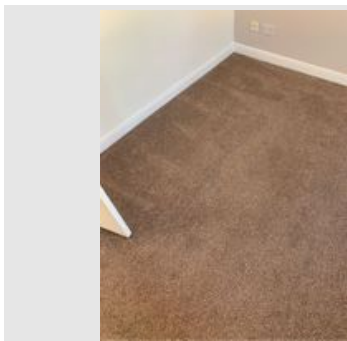


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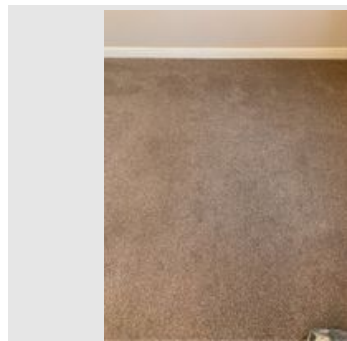


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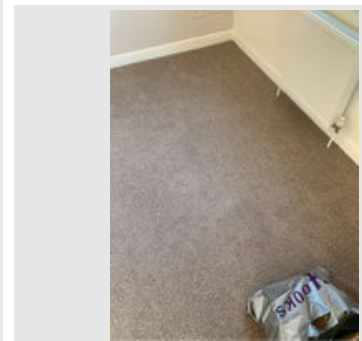
Floor



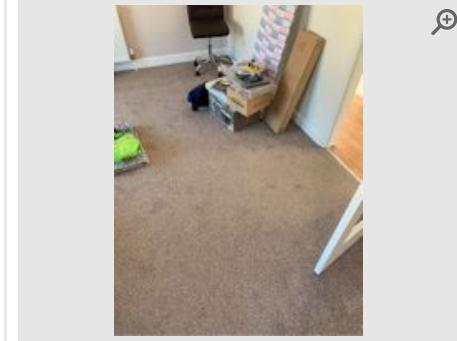
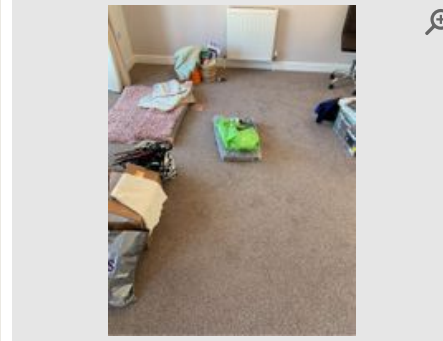
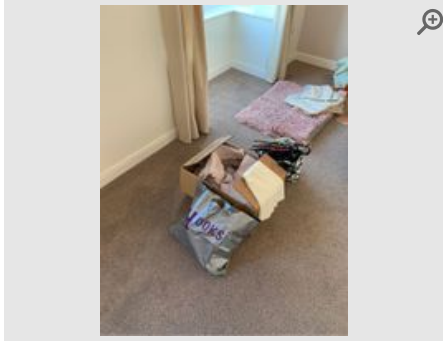
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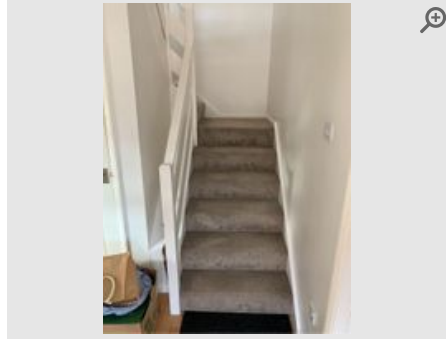
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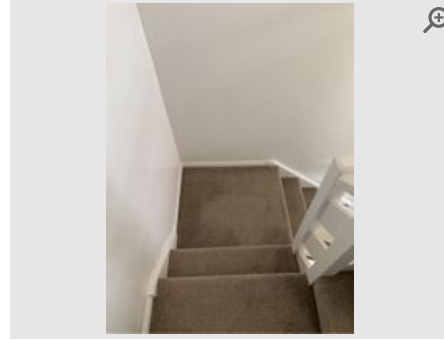
6 Stairway/Landing

Item	Description	Condition	Cleanliness	Photos
General Overview 6.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 9 photos
Bannister/Hand Rail 6.2	Wooden balustrades. Wooden handrail. Solid wood. White. Appears securely fixed Appears securely fixed and intact. Free of major marks and scratches. Signs of wear in high traffic areas	● Good	● Excellent	📷 1 photo
Floor 6.3	Carpeted Free of stains, marks and scratches.	● Good	● Excellent	📷 6 photos
Walls 6.4	Plastered & painted white Free of marks stains and scuffs. No raw plug or filled holes present. One picture hook.	● Good	● Excellent	📷 N/A
Ceiling 6.5	Plastered/Painted white. Loft hatch present Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Loft Hatch 6.6	Wooden. Loft ladders built-in. Frame is free of marks. Hatch is free of marks Free of marks and scratches.	● Good	● Excellent	📷 N/A
Smoke Alarm 6.7	Battery powered. Purchased in last month. Ei Electronics Ceiling mounted alarm. Test function working. Note to tenant: Please test periodically.	● New Item	● Excellent	📷 1 photo
Light Fittings 6.8	Ceiling. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order.	● New Item	● Excellent	📷 1 photo
Sockets & Switches 6.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Skirting Board 6.10	Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Storage Cupboard 6.11	Wood panelled; chrome handle. White. Free of marks/stains. Shelving present. Walls free of marks/stains. Floor free of marks/stains. Shelving intact Free of marks and scratches to front side and reverse of door. Free of items and rubbish inside.	● Good	● Excellent	📷 7 photos
Wall Mirror 6.12	Wall-mounted rectangular. Free of marks. No cracks/chips. Free of dirt/dust	● Good	● Excellent	📷 1 photo

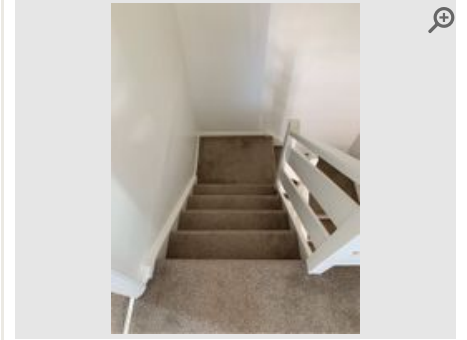
General Overview



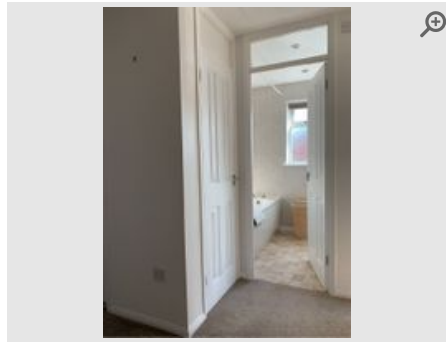
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Added	10/10/2021
Reference	6.1.1



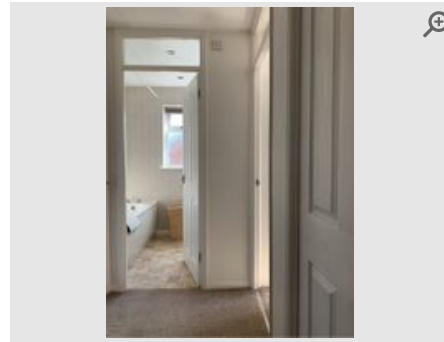
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Added	10/10/2021
Reference	6.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	6.1.3



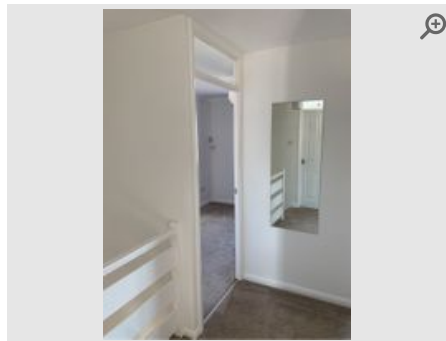
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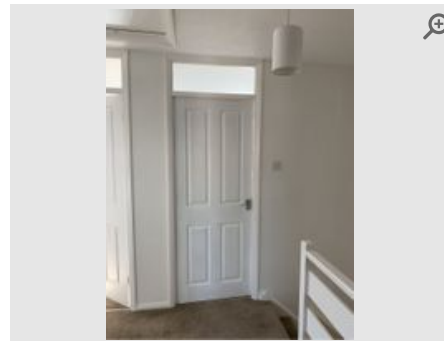
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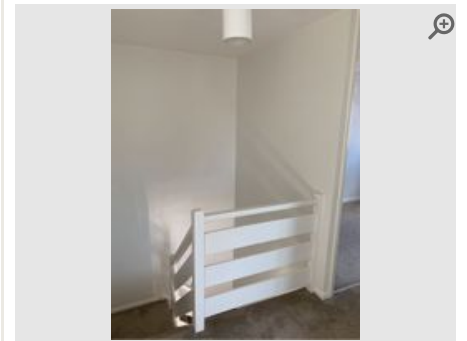
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Reference	6.1.7

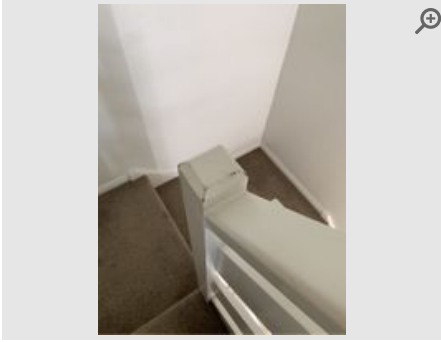


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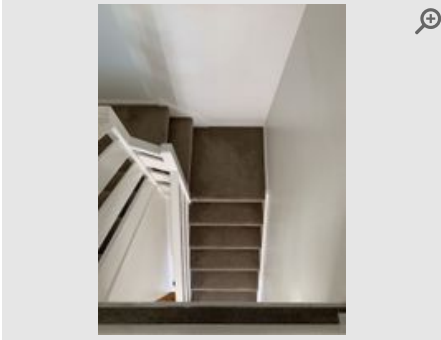
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Reference	6.1.9

Bannister/Hand Rail

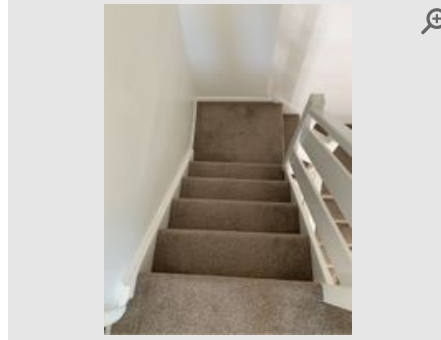


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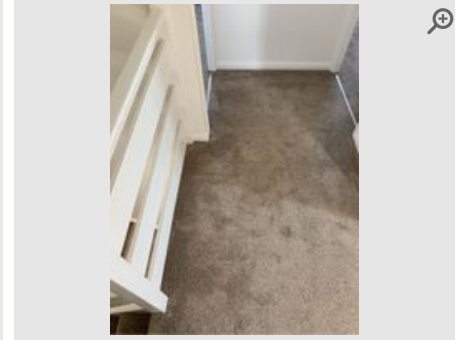
Floor



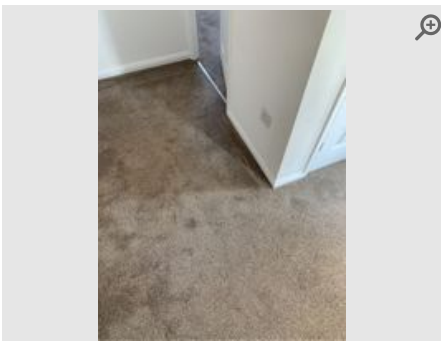
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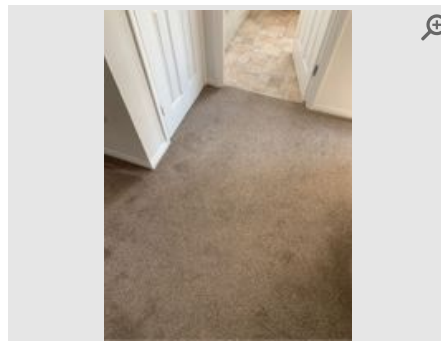
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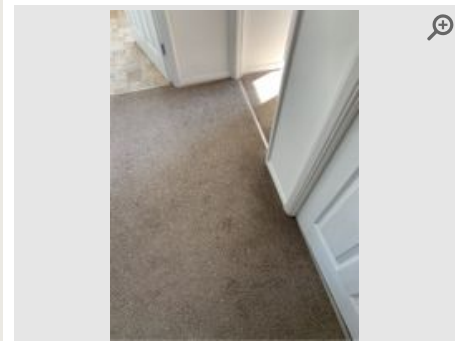
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Reference	6.3.4



Provided by	Inspector
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Reference	6.3.5



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Added	10/10/2021
Reference	6.3.6

Smoke Alarm



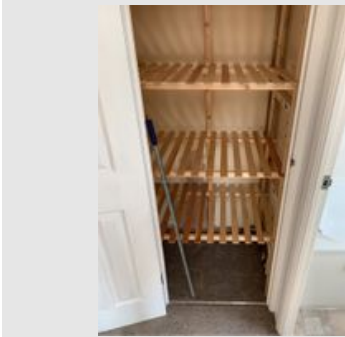
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Reference	6.7.1

Light Fittings



Provided by	Inspector
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Added	10/10/2021
Reference	6.8.1

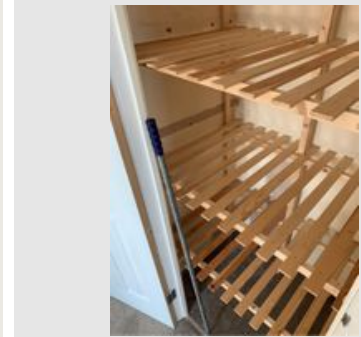
Storage Cupboard



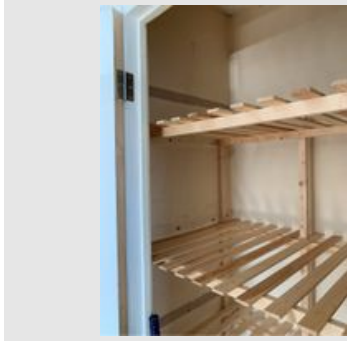
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Reference	6.11.1



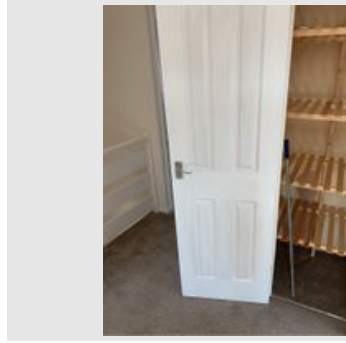
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Reference	6.11.2



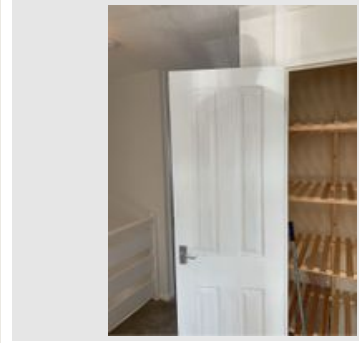
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Reference	6.11.3



Provided by	Inspector
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Reference	6.11.4



Provided by	Inspector
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Reference	6.11.5



Provided by	Inspector
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Added	10/10/2021
Reference	6.11.6



Provided by	Inspector
Captured (via App):	10/10/2021 1:06 PM
Added	10/10/2021
Reference	6.11.7

Wall Mirror



Provided by	Inspector
Captured (via App):	10/10/2021 1:06 PM
Added	10/10/2021
Reference	6.12.1

7 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 7.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 7.2	Wood panelled; chrome handle. White (gloss). Lever handle. Glazed panel above door. Coat hook (reverse side) Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 N/A
Door Frame & Skirting 7.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 7.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 7.5	Ceiling. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 1 photo
Walls 7.6	Plastered & painted. Plastered & painted white Free of marks stains and scuffs. No picture hooks, raw plugs present. Some filled holes present on left and back wall. Purple feature wall.	● Good	● Excellent	📷 N/A
Windows and Sills 7.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Wooden sills. Curtain pole; metal. Curtains present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 1 photo
Radiator 7.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 7.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 7.10	Carpeted Free of stains, marks and scratches.	● Good	● Excellent	📷 6 photos

General Overview



Provided by	Inspector
Captured (via App):	10/10/2021 1:07 PM
Added	10/10/2021
Reference	7.1.1



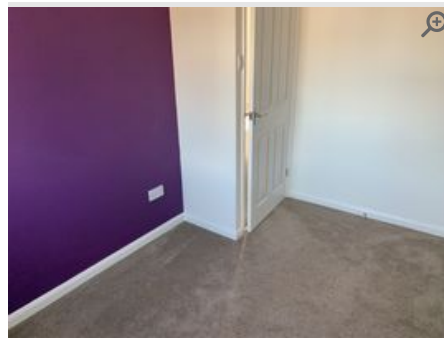
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Added	10/10/2021
Reference	7.1.2



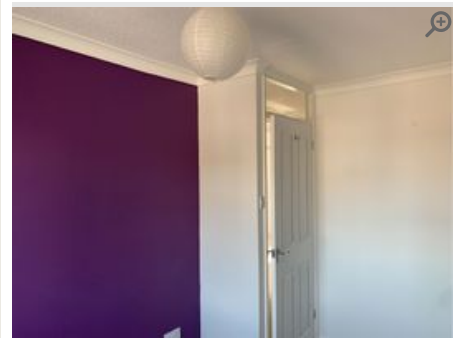
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Reference	7.1.3



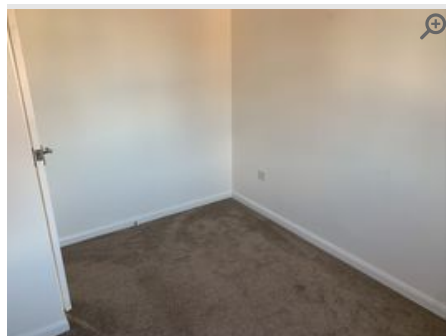
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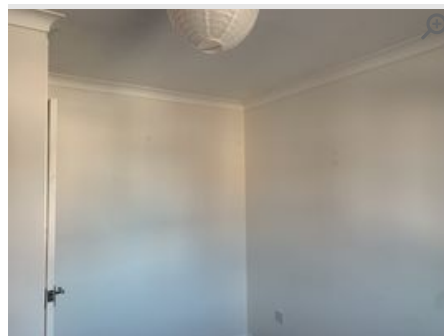
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Added	10/10/2021
Reference	7.1.5



Provided by	Inspector
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Added	10/10/2021
Reference	7.1.6

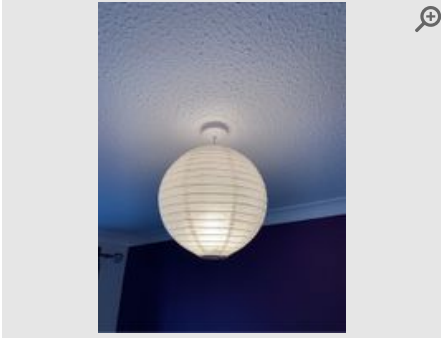


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Reference	7.1.7



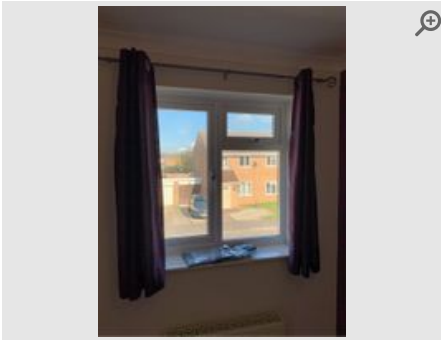
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Added	10/10/2021
Reference	7.1.8

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 1:08 PM
Added	10/10/2021
Reference	7.5.1

Windows and Sills



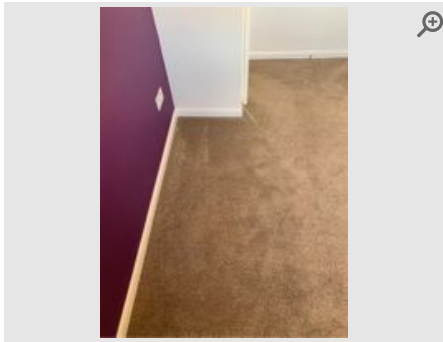
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Added	10/10/2021
Reference	7.7.1

Radiator

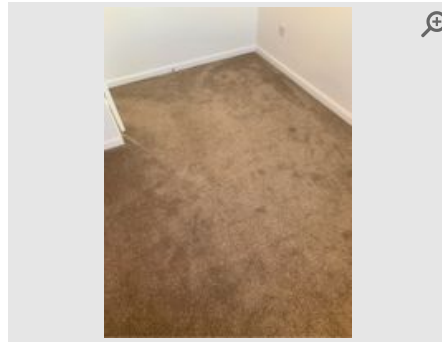


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Added	10/10/2021
Reference	7.8.1

Floor



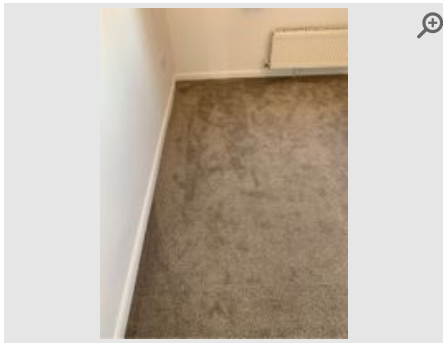
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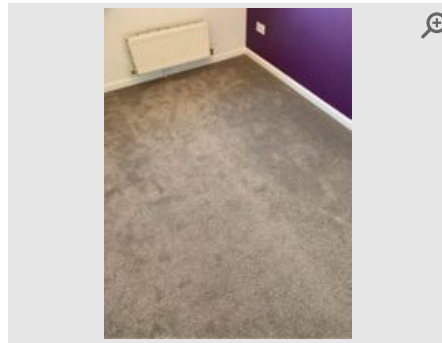
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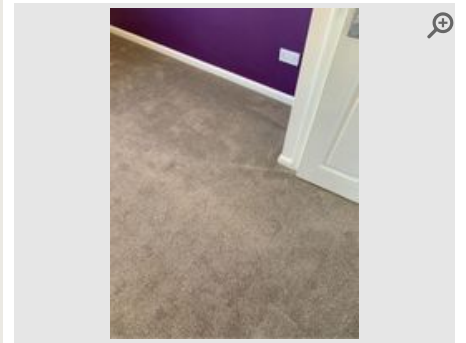
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Reference	7.10.3



Provided by	Inspector
Captured (via App):	10/10/2021 1:09 PM
Added	10/10/2021
Reference	7.10.4



Provided by	Inspector
Captured (via App):	10/10/2021 1:09 PM
Added	10/10/2021
Reference	7.10.5



Provided by	Inspector
Captured (via App):	10/10/2021 1:09 PM
Added	10/10/2021
Reference	7.10.6

8 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 8.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 8.2	Wood panelled; chrome handle. White (gloss). Lever handle. Glazed panel above door. Coat hook (reverse side) Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 N/A
Door Frame & Skirting 8.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 8.4	Plastered/Painted white. White coving Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 8.5	Ceiling. Wall. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order. Wall fittings being attached.	● Good	● Excellent	📷 2 photos
Walls 8.6	Plastered & painted. Plastered & painted white Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 8.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Wooden sills. Curtain pole; metal. Curtains present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 2 photos
Radiator 8.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 8.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 8.10	Carpeted. Metal threshold strip Free of stains, marks and scratches.	● Good	● Excellent	📷 4 photos
Storage Cupboard/Wardrobe 8.11	Built-in. Wood panelled. Free of marks/stains. Rail present. Shelving present Free of marks and scratches to front side and reverse of door. Door runner intact. Free of items and rubbish inside.	● Good	● Excellent	📷 4 photos

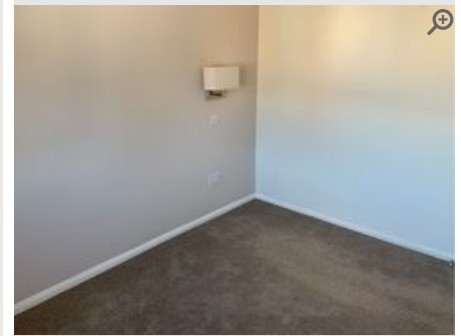
General Overview



Provided by	Inspector
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Added	10/10/2021
Reference	8.1.1



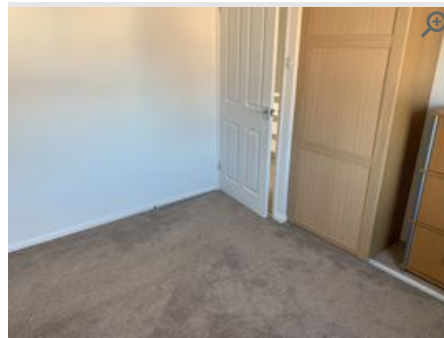
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Added	10/10/2021
Reference	8.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	8.1.3



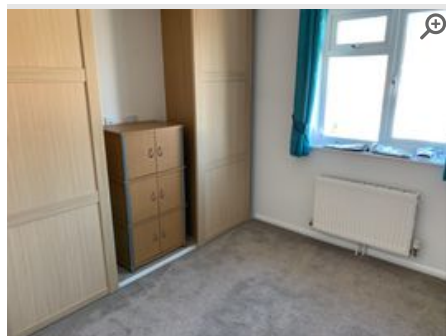
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Reference	8.1.4



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Added	10/10/2021
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Reference	8.1.6

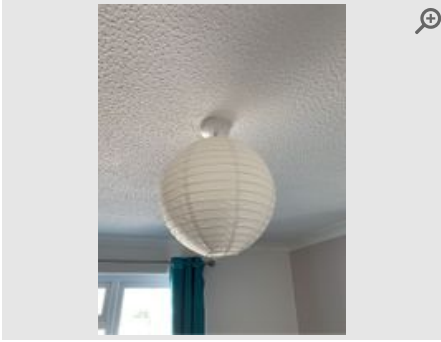


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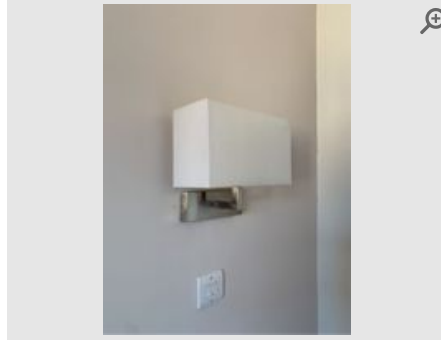


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Light Fittings

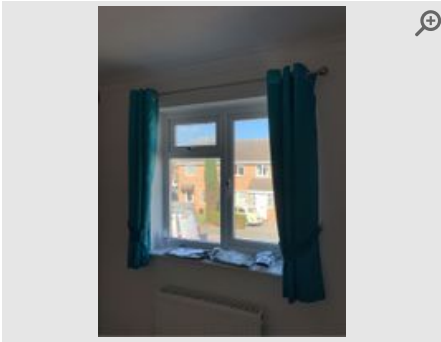


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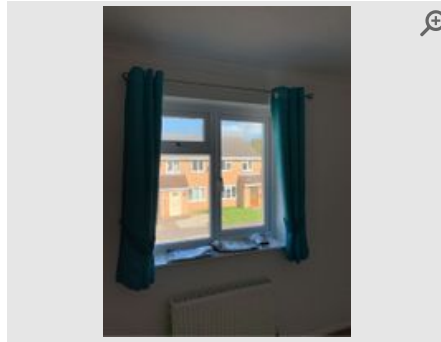


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Added	10/10/2021
Reference	8.5.2

Windows and Sills



Provided by	Inspector
Captured (via App):	10/10/2021 1:13 PM
Added	10/10/2021
Reference	8.7.1



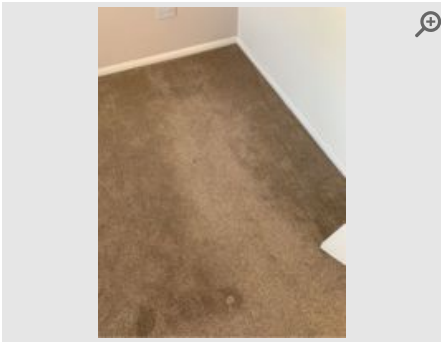
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Added	10/10/2021
Reference	8.7.2

Radiator



Provided by	Inspector
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Added	10/10/2021
Reference	8.8.1

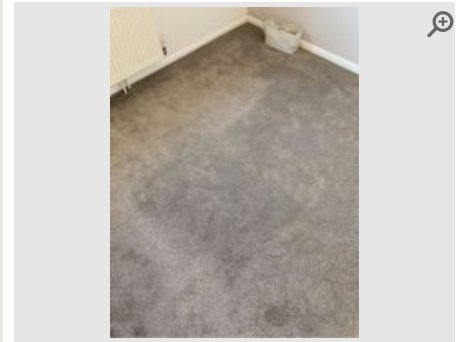
Floor



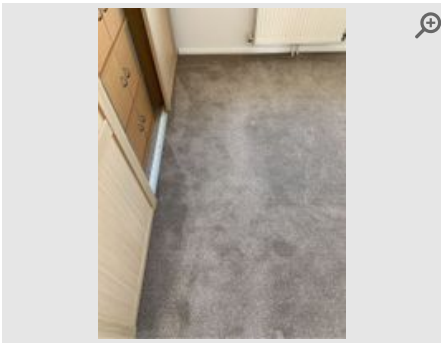
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Reference	8.10.2

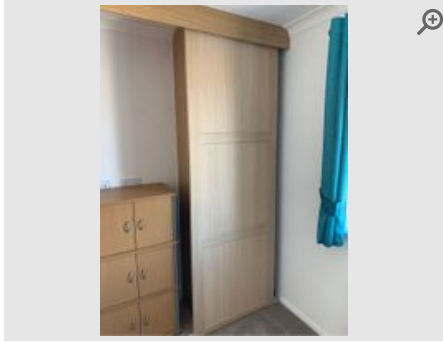


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Added	10/10/2021
Reference	8.10.3



Provided by	Inspector
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Reference	8.10.4

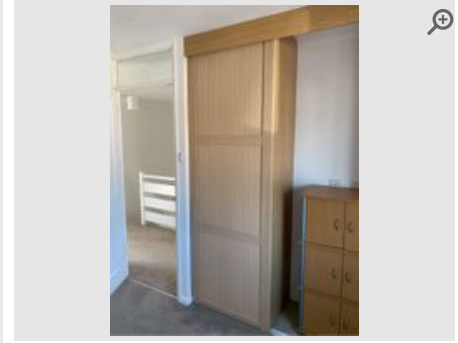
Storage Cupboard/Wardrobe



Provided by	Inspector
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Added	10/10/2021
Reference	8.11.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:15 PM
Added	10/10/2021
Reference	8.11.2



Provided by	Inspector
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Added	10/10/2021
Reference	8.11.3



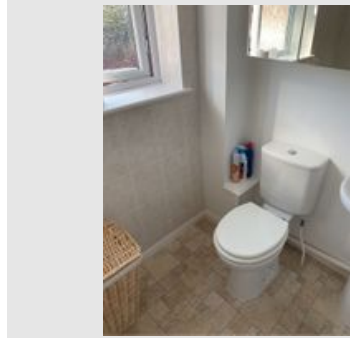
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Added	10/10/2021
Reference	8.11.4

9 Bathroom

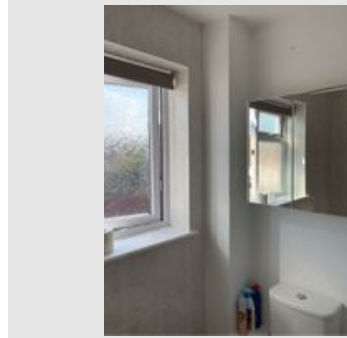
Item	Description	Condition	Cleanliness	Photos
General Overview 9.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 9.2	Wood panelled; chrome handle. White (gloss). Lever handle. Glazed panel above door. Coat hook (reverse side). Integrated privacy lock Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 N/A
Door Frame & Skirting 9.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 9.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 9.5	Ceiling. Recessed spotlight fixing(s) No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 2 photos
Extractor Fan 9.6	White casing. Free of dust inside Responsive when switched. Free of dust inside.	● Good	● Excellent	📷 1 photo
Switches/Cord 9.7	Switch/cord present and intact. Owl weight on pull cord. Cord routed around shower rail.	● Good	● Excellent	📷 5 photos
Walls 9.8	Plastered & painted white. Tiled (around wet areas) Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 9.9	Standard window. 1 in total. UPVC double glazed. Obscured glass. Tiled sills. Roller blind. Fabric blind Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 1 photo
Radiator 9.10	White ladder style Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Floor 9.11	Vinyl Free of stains, marks and scratches. Tile effect.	● Good	● Excellent	📷 3 photos
Shower 9.12	Shower head & hose. Shower riser. Power shower. Chrome/Plastic. Triton. Shower head intact. Hose intact. Casing/controls free of marks. Clean & free of mould. Free of limescale Securely fixed to wall. Clean and free of limescale and mould. No gaps to sealant.	● Good	● Excellent	📷 4 photos
Bath 9.13	Standard. Acrylic/Plastic. Separate taps. Chrome taps. Plug & chain No gaps to bath sealant. Exterior panel intact. Clean and free of debris inside. Plug present.	● Good	● Excellent	📷 3 photos
Sink/Basin 9.14	Pedestal porcelain. Separate taps. Chrome taps. Plug & chain Basin intact and free of cracks/chips. No gaps to sealant around edges. Clean and free of hairs. No limescale present to taps.	● Good	● Excellent	📷 2 photos
Toilet 9.15	Porcelain. Coated wooden seat & lid. Flush button Free of cracks/chips. Flush intact. Seat secure and intact. Clean inside and to tank/base.	● Good	● Excellent	📷 2 photos
Cabinet 9.16	2 hinged doors. 3 shelves. Laminate. Mirrored Securely fixed to wall. Free of soiling/stains inside. Free of items inside. Hinges functioning well.	● Good	● Excellent	📷 2 photos
Mirror 9.17	Wall-mounted rectangular. Free of marks. No cracks/chips. Free from smears Wall-mounted and securely fixed. No cracks/chips. Free of smears and dust.	● Good	● Excellent	📷 1 photo

Item	Description	Condition	Cleanliness	Photos
Bathroom Fixings 9.18	Shower curtain & pole. Toilet brush (plastic). Washing basket (wicker). Free of marks and scratches. Securely fitted Securely fixed.	● Good	● Excellent	📷 4 photos

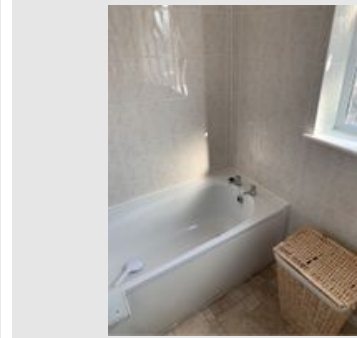
General Overview



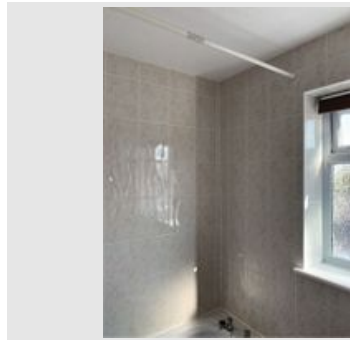
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Added	10/10/2021
Reference	9.1.1



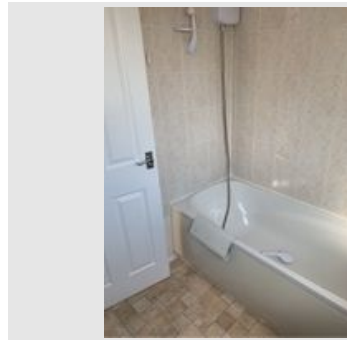
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Added	10/10/2021
Reference	9.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	9.1.3



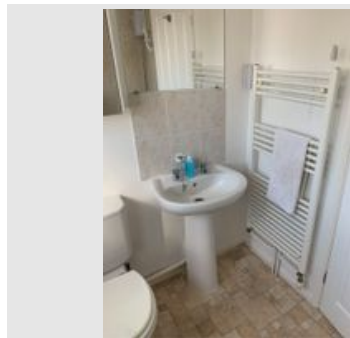
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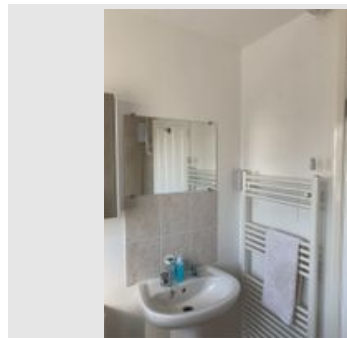
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Reference	9.1.5



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Added	10/10/2021
Reference	9.1.6



Provided by	Inspector
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Added	10/10/2021
Reference	9.1.7



Provided by	Inspector
Captured (via App):	10/10/2021 1:18 PM
Added	10/10/2021
Reference	9.1.8

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 1:27 PM
Added	10/10/2021
Reference	9.5.1



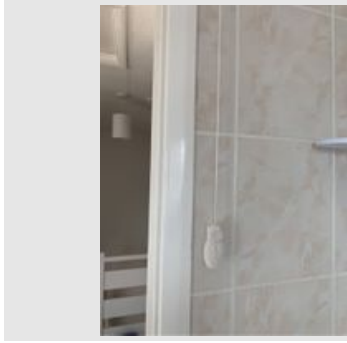
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Added	10/10/2021
Reference	9.5.2

Extractor Fan

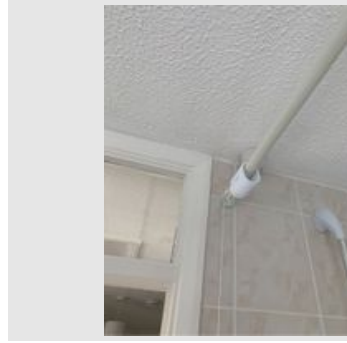


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Added	10/10/2021
Reference	9.6.1

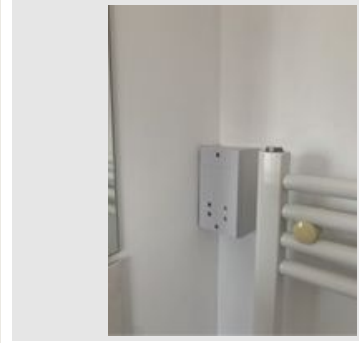
Switches/Cord



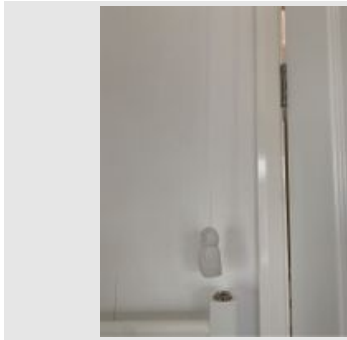
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Added	10/10/2021
Reference	9.7.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:29 PM
Added	10/10/2021
Reference	9.7.2



Provided by	Inspector
Captured (via App):	10/10/2021 1:30 PM
Added	10/10/2021
Reference	9.7.3



Provided by	Inspector
Captured (via App):	10/10/2021 1:30 PM
Added	10/10/2021
Reference	9.7.4



Provided by	Inspector
Captured (via App):	10/10/2021 1:30 PM
Added	10/10/2021
Reference	9.7.5

Windows and Sills



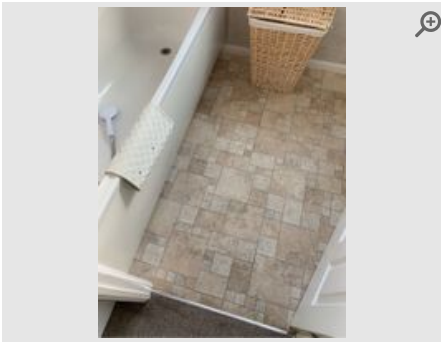
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Added	10/10/2021
Reference	9.9.1

Radiator

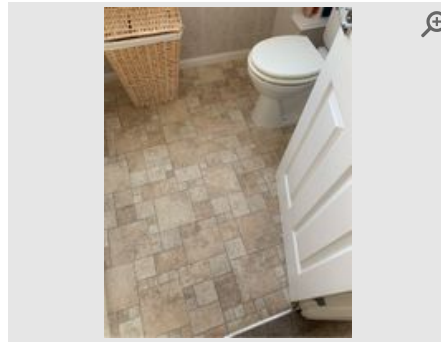


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Reference	9.10.1

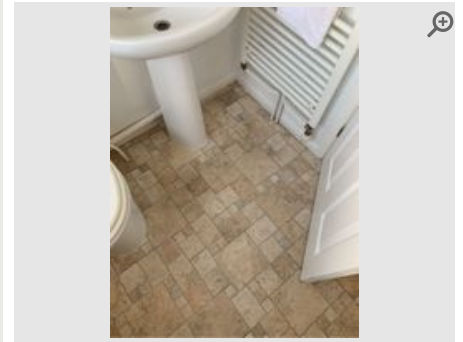
Floor



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Added	10/10/2021
Reference	9.11.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:30 PM
Added	10/10/2021
Reference	9.11.2



Provided by	Inspector
Captured (via App):	10/10/2021 1:30 PM
Added	10/10/2021
Reference	9.11.3

Shower



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.12.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.12.2



Provided by	Inspector
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Added	10/10/2021
Reference	9.12.3



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.12.4

Bath



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.13.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.13.2



Provided by	Inspector
Captured (via App):	10/10/2021 1:31 PM
Added	10/10/2021
Reference	9.13.3

Sink/Basin

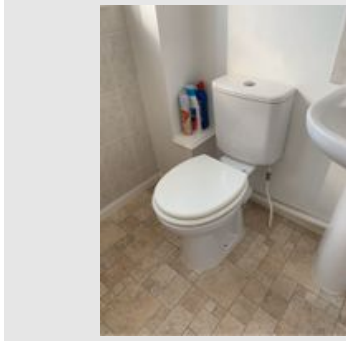


Provided by	Inspector
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Added	10/10/2021
Reference	9.14.1

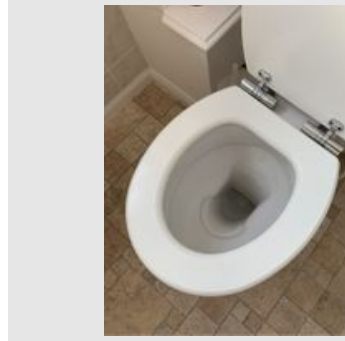


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Captured (via App):	10/10/2021 1:32 PM
Added	10/10/2021
Reference	9.14.2

Toilet



Provided by	Inspector
Captured (via App):	10/10/2021 1:32 PM
Added	10/10/2021
Reference	9.15.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:32 PM
Added	10/10/2021
Reference	9.15.2

Cabinet



Provided by	Inspector
Captured (via App):	10/10/2021 1:32 PM
Added	10/10/2021
Reference	9.16.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:32 PM
Added	10/10/2021
Reference	9.16.2

Mirror



Provided by	Inspector
Captured (via App):	10/10/2021 1:33 PM
Added	10/10/2021
Reference	9.17.1

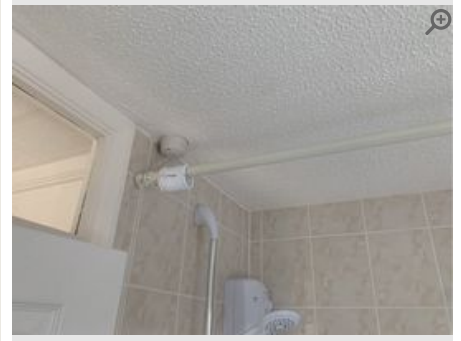
Bathroom Fixings



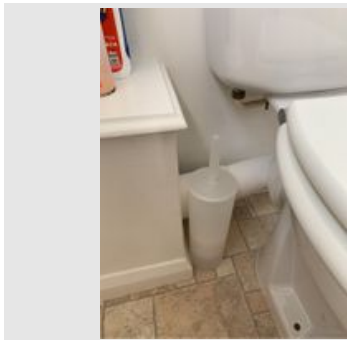
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Added	10/10/2021
Reference	9.18.1



Provided by	Inspector
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Added	10/10/2021
Reference	9.18.2



Provided by	Inspector
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Added	10/10/2021
Reference	9.18.3

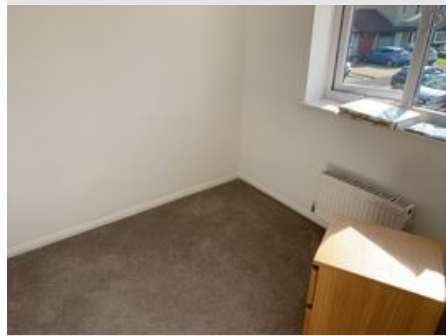


Provided by	Inspector
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Added	10/10/2021
Reference	9.18.4

10 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 10.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 10.2	Wood panelled; chrome handle. White (gloss). Lever handle. Glazed panel above door Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 N/A
Door Frame & Skirting 10.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 10.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 10.5	Ceiling. Pendant fixing. Light shade fitted No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 1 photo
Walls 10.6	Plastered & painted white. Walls painted 0-1 months ago Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 10.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Wooden sills. Roller blind. Fabric blind. Curtain pole; metal Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 1 photo
Radiator 10.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 10.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 10.10	Carpeted Free of stains, marks and scratches.	● Good	● Excellent	📷 5 photos

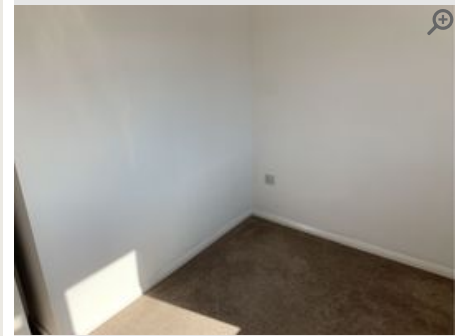
General Overview



Provided by	Inspector
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Added	10/10/2021
Reference	10.1.1



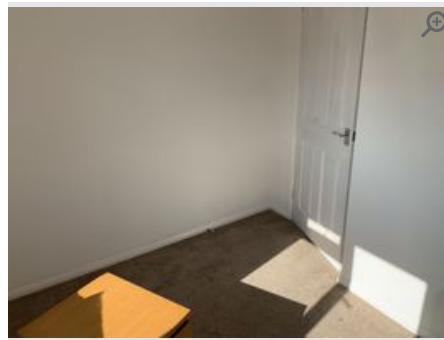
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Added	10/10/2021
Reference	10.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	10.1.3



Provided by	Inspector
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Added	10/10/2021
Reference	10.1.4



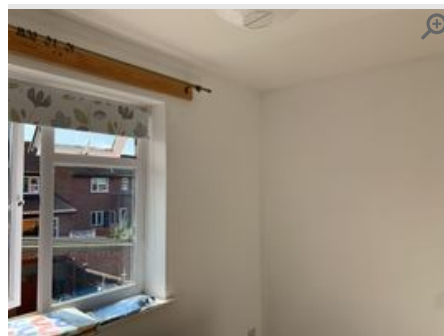
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Added	10/10/2021
Reference	10.1.5



Provided by	Inspector
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Added	10/10/2021
Reference	10.1.6

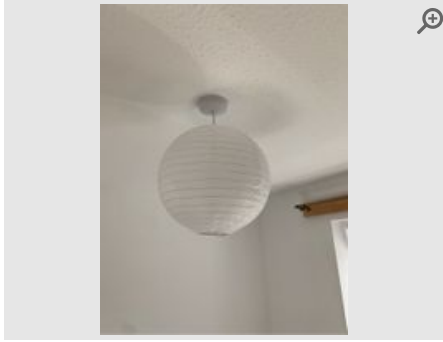


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Added	10/10/2021
Reference	10.1.7



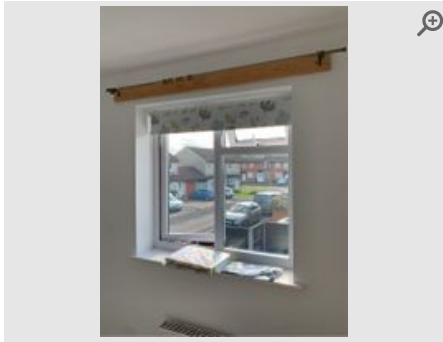
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Captured (via App):	10/10/2021 1:34 PM
Added	10/10/2021
Reference	10.1.8

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 1:34 PM
Added	10/10/2021
Reference	10.5.1

Windows and Sills



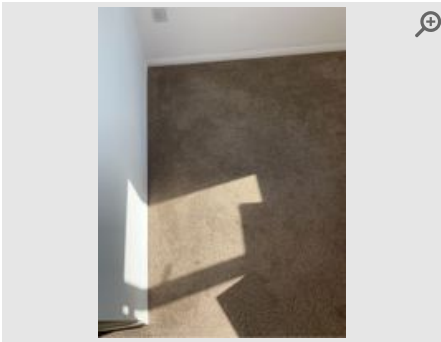
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Added	10/10/2021
Reference	10.7.1

Radiator

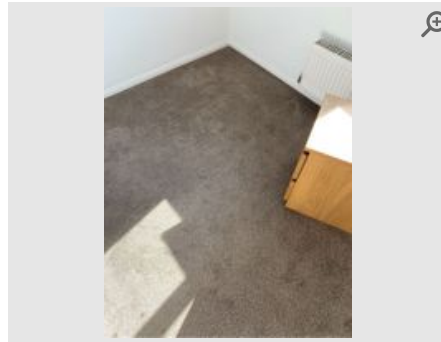


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Reference	10.8.1

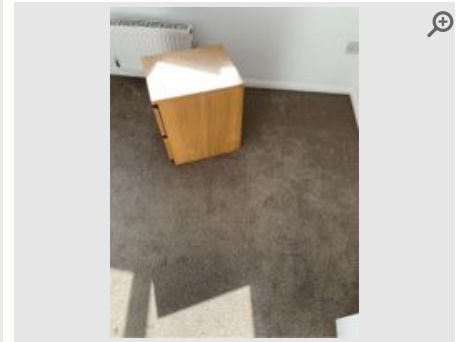
Floor



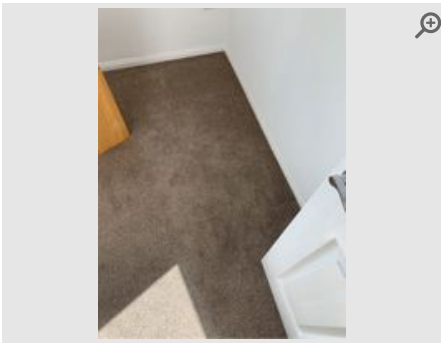
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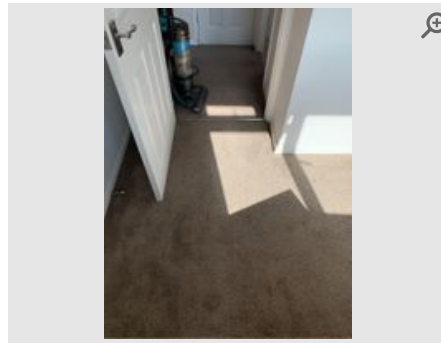
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Added	10/10/2021
Reference	10.10.2



Provided by	Inspector
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Added	10/10/2021
Reference	10.10.3



Provided by	Inspector
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Added	10/10/2021
Reference	10.10.4



Provided by	Inspector
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Reference	10.10.5

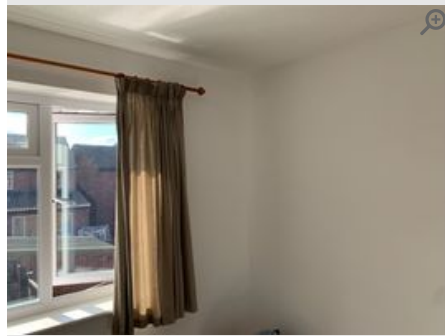
11 Bedroom

Item	Description	Condition	Cleanliness	Photos
General Overview 11.1	Immaculate. Neutral smell (no smoking or pet odours). Room is unfurnished and as such any items shown in images are not the landlords, unless items are described within this report.	● Good	● Excellent	📷 8 photos
Door (Internal) 11.2	Wood panelled; chrome handle. White (gloss). Lever handle. Glazed panel above door Free of marks and scratches to front side and reverse.	● Good	● Excellent	📷 N/A
Door Frame & Skirting 11.3	Gloss painted wood (frame). Gloss painted wood (skirting). White (gloss) Free of marks, dents and dust.	● Good	● Excellent	📷 N/A
Ceiling 11.4	Plastered/Painted white Free of marks, mould and cobwebs.	● Good	● Excellent	📷 N/A
Light Fittings 11.5	Ceiling. Spotlight(s) No cobwebs present to light fittings. All bulbs in working order.	● Good	● Excellent	📷 1 photo
Walls 11.6	Plastered & painted white. Walls painted 0-1 months ago Free of marks stains and scuffs. No picture hooks, raw plug or filled holes present.	● Good	● Excellent	📷 N/A
Windows and Sills 11.7	Standard window. 1 in total. UPVC double glazed. Clear glass. Wooden sills. Curtain pole; wooden. Curtains present Sills free of marks and mould. Windows intact and free of mould to edges.	● Good	● Excellent	📷 1 photo
Radiator 11.8	White panelled Wall mounted radiator(s) free of marks and scuffs. All valve caps present and intact.	● Good	● Excellent	📷 1 photo
Sockets & Switches 11.9	All sockets and switches present and intact with no signs of damage.	● Good	● Excellent	📷 N/A
Floor 11.10	Carpeted Free of stains, marks and scratches.	● Good	● Excellent	📷 5 photos

General Overview



Provided by	Inspector
Captured (via App):	10/10/2021 1:38 PM
Added	10/10/2021
Reference	11.1.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:38 PM
Added	10/10/2021
Reference	11.1.2



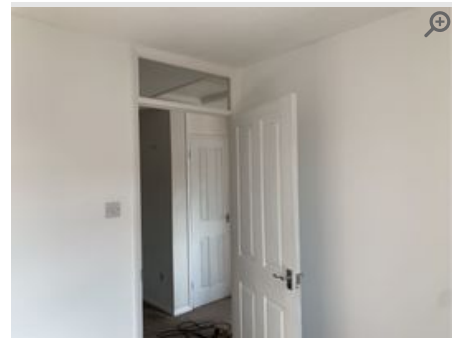
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Added	10/10/2021
Reference	11.1.3



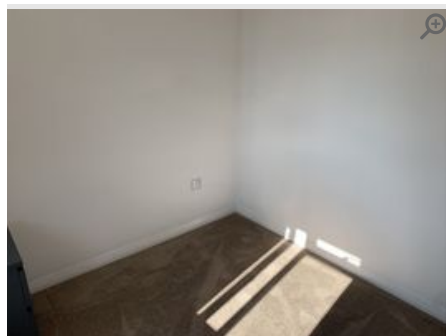
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Reference	11.1.4



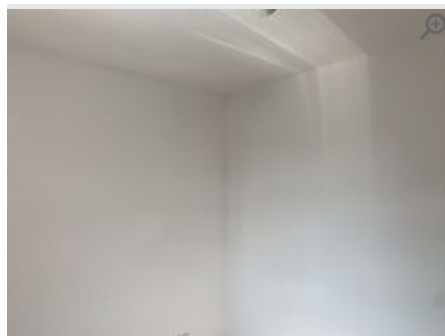
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Added	10/10/2021
Reference	11.1.5



Provided by	Inspector
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Added	10/10/2021
Reference	11.1.6



Provided by	Inspector
Captured (via App):	10/10/2021 1:38 PM
Added	10/10/2021
Reference	11.1.7



Provided by	Inspector
Captured (via App):	10/10/2021 1:38 PM
Added	10/10/2021
Reference	11.1.8

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 1:39 PM
Added	10/10/2021
Reference	11.5.1

Windows and Sills



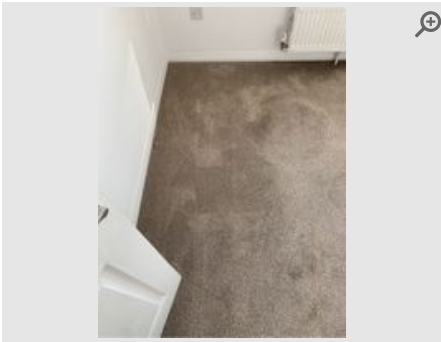
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Added	10/10/2021
Reference	11.7.1

Radiator

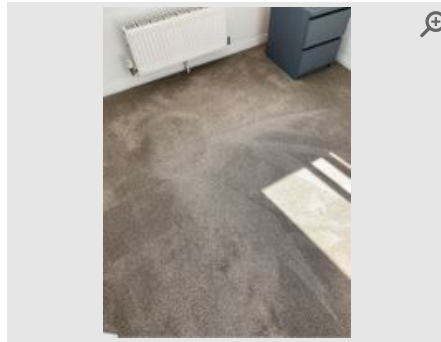


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Added	10/10/2021
Reference	11.8.1

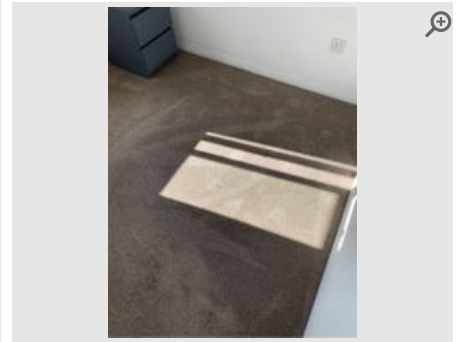
Floor



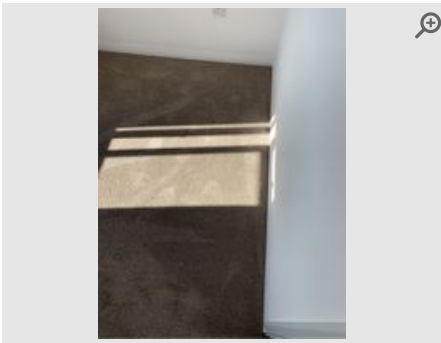
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Added	10/10/2021
Reference	11.10.1



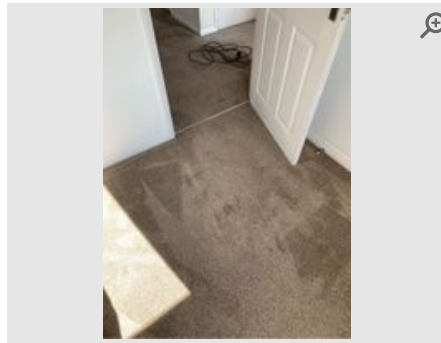
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Reference	11.10.2



Provided by	Inspector
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Added	10/10/2021
Reference	11.10.3



Provided by	Inspector
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Added	10/10/2021
Reference	11.10.4



Provided by	Inspector
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Added	10/10/2021
Reference	11.10.5

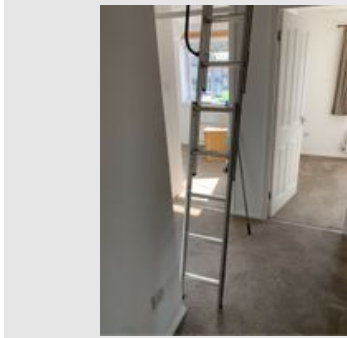
12 Loft

Item	Description	Condition	Cleanliness	Photos
General Overview 12.1	Clean & Tidy	● Good	● Good	📷 8 photos
Floor 12.2	Free of stains, marks and scratches. Centre area boarded, side areas under rafters open insulation.	● Good	● Good	📷 N/A
Walls 12.3	Exposed brick either end.	● Good	● Good	📷 N/A
Ceiling 12.4	Wooden beams Free of marks and mould.	● Good	● Good	📷 N/A
Sockets & Switches 12.5	All sockets/switches plastic. All fixings present & intact	● Good	● Good	📷 1 photo
Light Fittings 12.6	Ceiling. Pendant fixing. Strip light	● Good	● Good	📷 2 photos

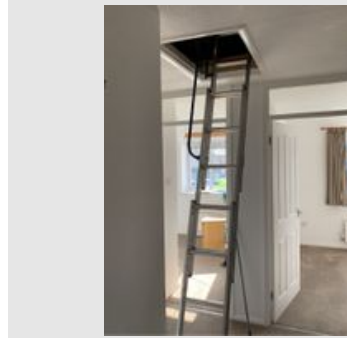


Loft Photos

General Overview



Provided by	Inspector
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Added	10/10/2021
Reference	12.1.1



Provided by	Inspector
Captured (via App):	10/10/2021 1:42 PM
Added	10/10/2021
Reference	12.1.2



Provided by	Inspector
Captured (via App):	10/10/2021 1:42 PM
Added	10/10/2021
Reference	12.1.3



Provided by	Inspector
Captured (via App):	10/10/2021 1:42 PM
Added	10/10/2021
Reference	12.1.4



Provided by	Inspector
Captured (via App):	10/10/2021 1:42 PM
Added	10/10/2021
Reference	12.1.5



Provided by	Inspector
Captured (via App):	10/10/2021 1:42 PM
Added	10/10/2021
Reference	12.1.6



Provided by	Inspector
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Added	10/10/2021
Reference	12.1.7



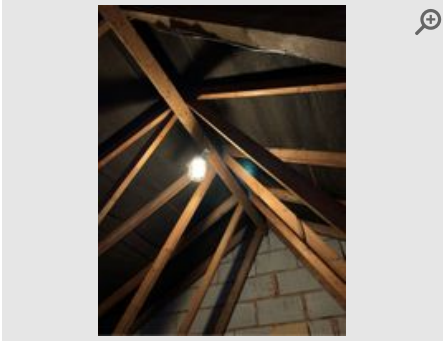
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Added	10/10/2021
Reference	12.1.8

Sockets & Switches



Provided by	Inspector
Captured (via App):	10/10/2021 1:43 PM
Added	10/10/2021
Reference	12.5.1

Light Fittings



Provided by	Inspector
Captured (via App):	10/10/2021 1:44 PM
Added	10/10/2021
Reference	12.6.1

Provided by	Inspector
Captured (via App):	10/10/2021 1:44 PM
Added	10/10/2021
Reference	12.6.2

13 Front Garden

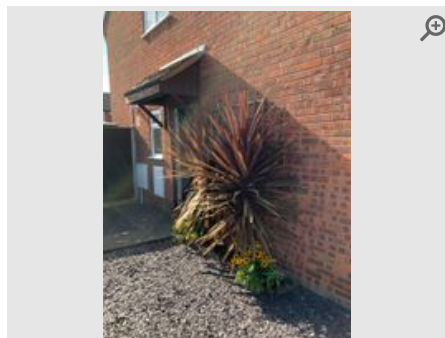
Item	Description	Condition	Cleanliness	Photos
Overview (External) 13.1	Weed free. Pruned & trimmed plants. Pruned & trimmed shrubs. Gravel area. Paved area Good seasonal order. Fencing appears secure. No rubbish present.	● Good	● Good	📷 8 photos

📷 Front Garden Photos

Overview (External)



Provided by	Inspector
Captured (via App):	10/10/2021 1:48 PM
Added	10/10/2021
Reference	13.1.1



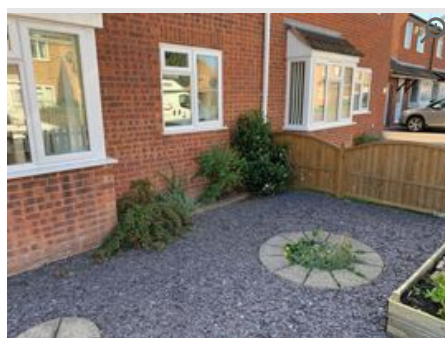
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Added	10/10/2021
Reference	13.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	13.1.3



Provided by	Inspector
Captured (via App):	10/10/2021 1:48 PM
Added	10/10/2021
Reference	13.1.4



Provided by	Inspector
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Added	10/10/2021
Reference	13.1.5



Provided by	Inspector
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Added	10/10/2021
Reference	13.1.6



Provided by	Inspector
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Added	10/10/2021
Reference	13.1.7



Provided by	Inspector
Captured (via App):	10/10/2021 1:48 PM
Added	10/10/2021
Reference	13.1.8

14 Back Garden

Item	Description	Condition	Cleanliness	Photos
Overview (External) 14.1	Weed free. Pruned & trimmed plants. Gravel area. Paved area. Slabs intact Good seasonal order. Fencing appears secure. No rubbish present. Numerous flower beds and shrubs. No Tenant access to garage.	● Good	● Good	📷 8 photos
Shed 14.2	Wood (Feather Edge). Felt roof. Hinged door. Latch intact. Windows intact. Lawnmower. Free of marks. Free of dirt/dust Hinged door with no padlock present. Coat hooks on right wall. Single window.	● Good	● Good	📷 8 photos
Washing Line 14.3	Fixed line. Free of marks	● Fair	● Good	📷 2 photos
Wheelie Bin 14.4	Black bin	● Good	● Good	📷 1 photo
Bins 14.5	Recycle. Recycling box Green and black boxes. Brown food waste,	● Good	● Good	📷 1 photo
Plants/Shrubs/Trees 14.6	Excellent seasonal order. Plants pruned. Shrubs pruned	● Good	● Good	📷 N/A
Flower bed/Plants 14.7	Good seasonal order. Pruned & trimmed. Weeded	● Good	● Good	📷 5 photos
Gate 14.8	Wooden gate Yake lock. Bolt.	● Fair	● Good	📷 2 photos
Lawnmower 14.9	Electric powered	● Good	● Fair	📷 2 photos
Exterior Lighting 14.10	Floodlight. Wall light	● Good	● Good	📷 1 photo

Overview (External)



Provided by	Inspector
Captured (via App):	10/10/2021 12:03 PM
Added	10/10/2021
Reference	14.1.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:03 PM
Added	10/10/2021
Reference	14.1.2



Provided by	Inspector
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Added	10/10/2021
Reference	14.1.3



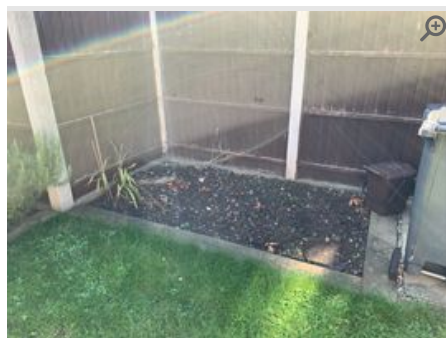
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Added	10/10/2021
Reference	14.1.4



Provided by	Inspector
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Added	10/10/2021
Reference	14.1.5



Provided by	Inspector
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Added	10/10/2021
Reference	14.1.6



Provided by	Inspector
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Added	10/10/2021
Reference	14.1.7

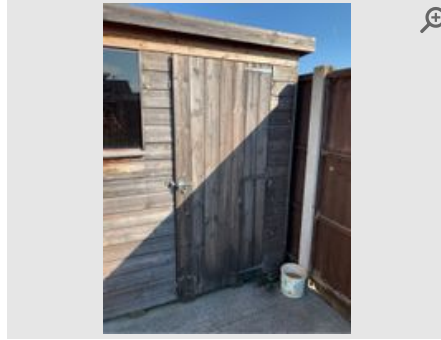


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Added	10/10/2021
Reference	14.1.8

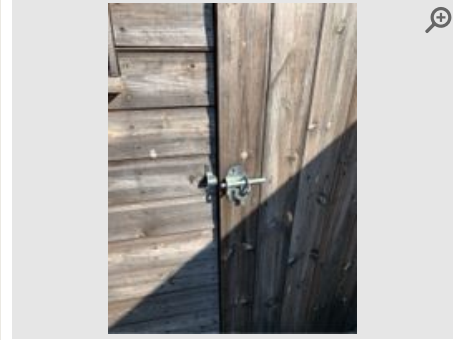
Shed



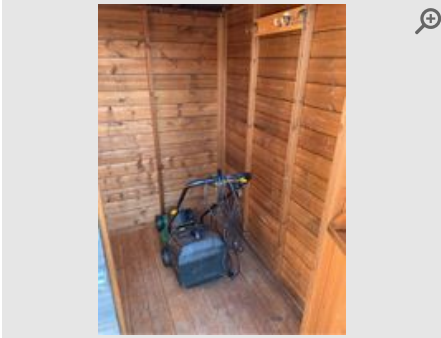
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Added	10/10/2021
Reference	14.2.1



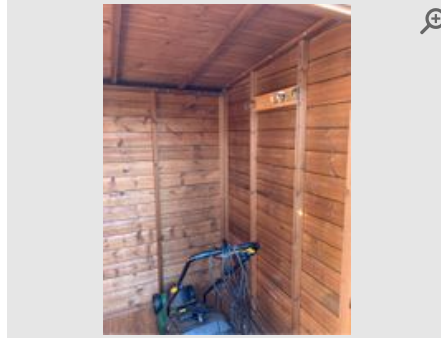
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Added	10/10/2021
Reference	14.2.2



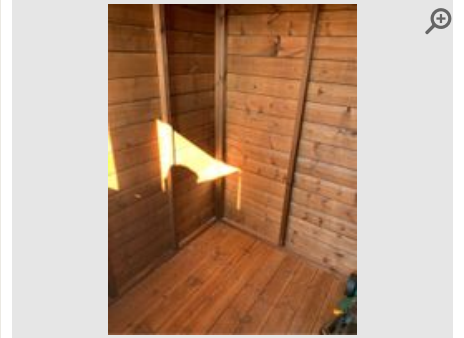
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Added	10/10/2021
Reference	14.2.3



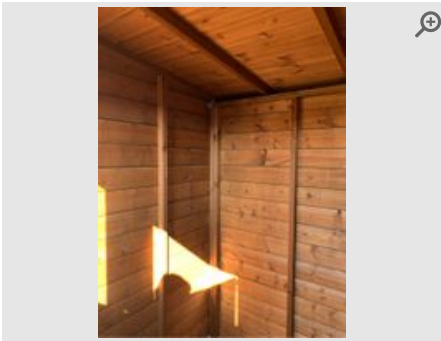
Provided by	Inspector
Captured (via App):	10/10/2021 12:00 PM
Added	10/10/2021
Reference	14.2.4



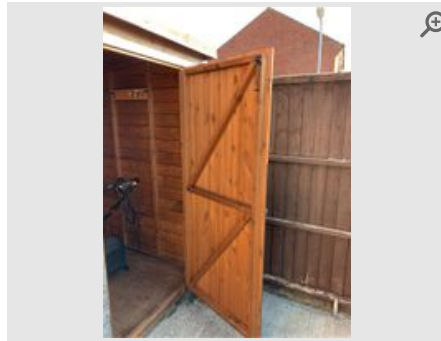
Provided by	Inspector
Captured (via App):	10/10/2021 12:00 PM
Added	10/10/2021
Reference	14.2.5



Provided by	Inspector
Captured (via App):	10/10/2021 12:00 PM
Added	10/10/2021
Reference	14.2.6

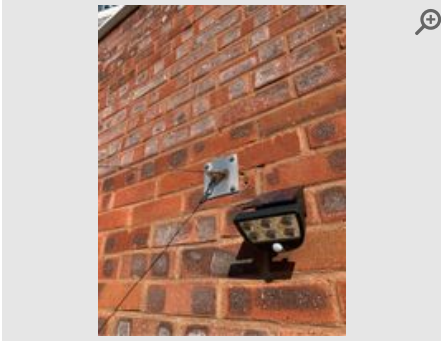


Provided by	Inspector
Captured (via App):	10/10/2021 12:00 PM
Added	10/10/2021
Reference	14.2.7



Provided by	Inspector
Captured (via App):	10/10/2021 12:00 PM
Added	10/10/2021
Reference	14.2.8

Washing Line

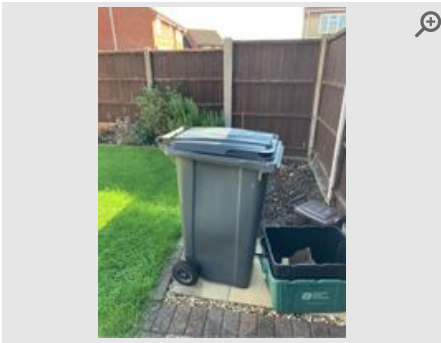


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Added	10/10/2021
Reference	14.3.1



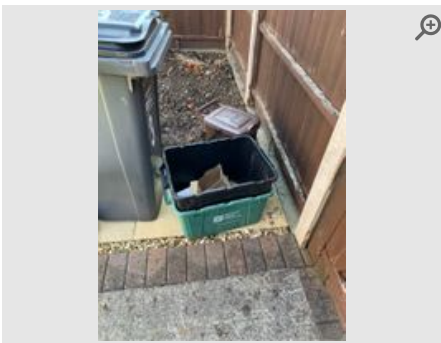
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Captured (via App):	10/10/2021 12:01 PM
Added	10/10/2021
Reference	14.3.2

Wheelie Bin



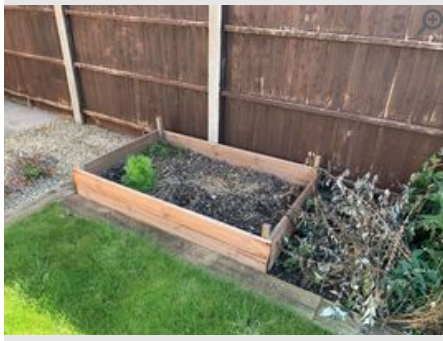
Provided by	Inspector
Captured (via App):	10/10/2021 12:01 PM
Added	10/10/2021
Reference	14.4.1

Bins



Provided by	Inspector
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Added	10/10/2021
Reference	14.5.1

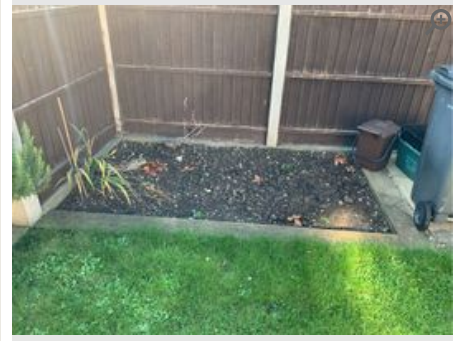
Flower bed/Plants



Provided by	Inspector
Captured (via App):	10/10/2021 12:03 PM
Added	10/10/2021
Reference	14.7.1



Provided by	Inspector
Captured (via App):	10/10/2021 12:03 PM
Added	10/10/2021
Reference	14.7.2



Provided by	Inspector
Captured (via App):	10/10/2021 12:03 PM
Added	10/10/2021
Reference	14.7.3

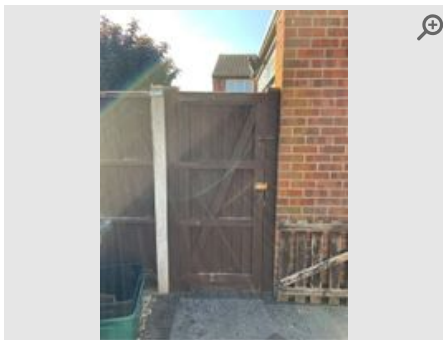


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Added	10/10/2021
Reference	14.7.4

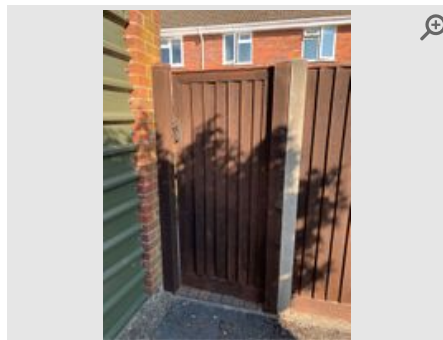


Provided by	Inspector
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Added	10/10/2021
Reference	14.7.5

Gate

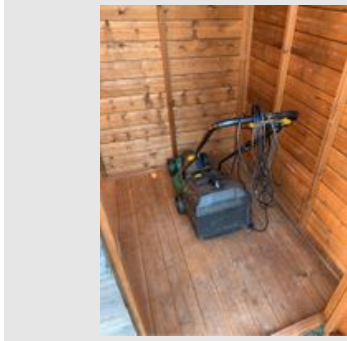


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Added	10/10/2021
Reference	14.8.1



Provided by	Inspector
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Added	10/10/2021
Reference	14.8.2

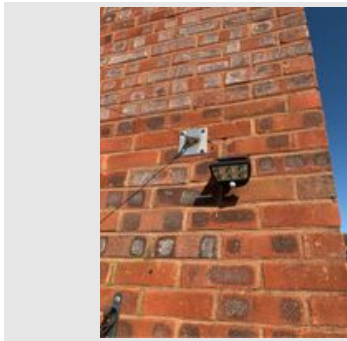
Lawnmower



Provided by	Inspector
Captured (via App):	10/10/2021 12:05 PM
Added	10/10/2021
Reference	14.9.1

Provided by	Inspector
Captured (via App):	10/10/2021 12:05 PM
Added	10/10/2021
Reference	14.9.2

Exterior Lighting



Provided by	Inspector
Captured (via App):	10/10/2021 12:01 PM
Added	10/10/2021
Reference	14.10.1

15 Detached Garage

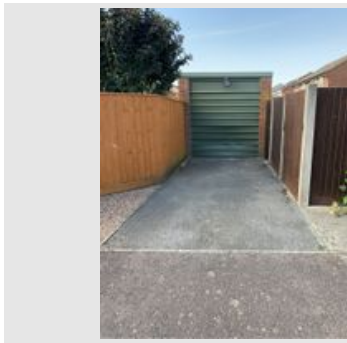
Item	Description	Condition	Cleanliness	Photos
Overview (Garage) 15.1	Not for tenant use.	● Good	● Good	📷 N/A

16 Driveway

Item	Description	Condition	Cleanliness	Photos
Overview (Parking Space) 16.1	Tarmacked area Free of oil/paint stains.	● Good	● Good	📷 2 photos

📷 Driveway Photos

Overview (Parking Space)



Provided by	Inspector
Captured (via App):	10/10/2021 1:49 PM
Added	10/10/2021
Reference	16.1.1

Provided by	Inspector
Captured (via App):	10/10/2021 1:49 PM
Added	10/10/2021
Reference	16.1.2



Declaration

Was the tenant present during the inspection

NO

Inspector Signature

Name:

George Bale

Date:

10/10/2021 at 1:51pm

The term 'Inspector' is used hereafter to define the person 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.

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

Carpets should either be professionally cleaned or vacuumed including edges and corners depending on the level of soiling and/or the terms of tenancy agreement. Receipts for professional cleaning should be given to the inspector at the time of the 'Check-Out' inspection. 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.

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.

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.

